August 2025

All Home Types
Detached
Attached

Local Market Insight

Tredyffrin-Easttown (Chester, PA)

MarketStats by ShowingTime

Presented by
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August 2025
Tredyffrin-Easttown (Chester, PA)

New Listings — 35

-43.5% from Jul 2025: **62**
-5.4% from Aug 2024: **37**

YTD	2025	2024	+/-
	443	**411**	7.8%

5-year Aug average: **43**

New Pendings — 45

-4.3% from Jul 2025: **47**
21.6% from Aug 2024: **37**

YTD	2025	2024	+/-
	379	**356**	6.5%

5-year Aug average: **43**

Closed Sales — 63

31.3% from Jul 2025: **48**
6.8% from Aug 2024: **59**

YTD	2025	2024	+/-
	349	**343**	1.7%

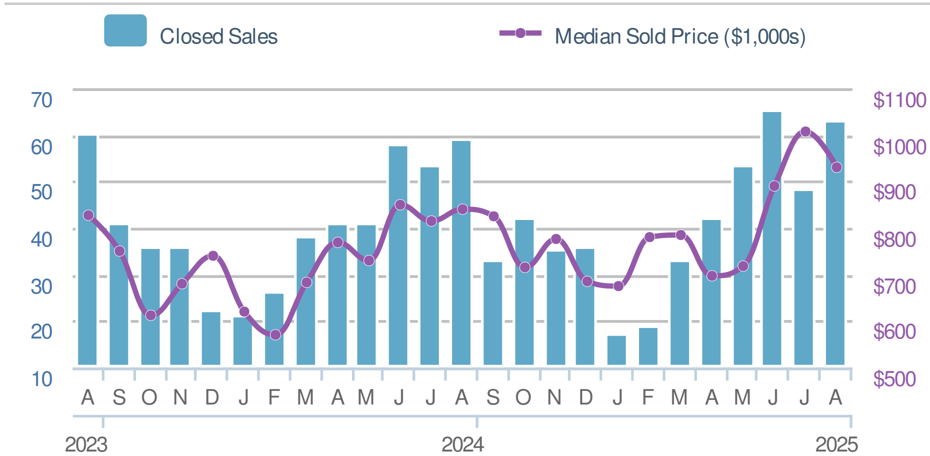
5-year Aug average: **66**

Median Sold Price — $930,500

-7.6% from Jul 2025: **$1,007,500**
10.8% from Aug 2024: **$840,000**

YTD	2025	2024	+/-
	$825,000	**$761,000**	8.4%

5-year Aug average: **$766,100**



Active Listings — 53

53
Min 40
47
Max 58
5-year Aug average

Jul 2025	Aug 2024
66	**41**

Avg DOM — 19

19
Min 12
18
Max 32
5-year Aug average

Jul 2025	Aug 2024	YTD
14	**32**	**16**

Avg Sold to OLP Ratio — 101.2%

101.2%
Min 100.3%
101.1%
Max 102.2%
5-year Aug average

Jul 2025	Aug 2024	YTD
104.2%	**101.3%**	**103.2%**

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New Listings — 17

-55.3% from Jul 2025: **38**

0.0% from Aug 2024: **17**

YTD	2025	2024	+/-
	278	**253**	9.9%

5-year Aug average: **22**

New Pendings — 23

-8.0% from Jul 2025: **25**

4.5% from Aug 2024: **22**

YTD	2025	2024	+/-
	228	**218**	4.6%

5-year Aug average: **22**

Closed Sales — 35

0.0% from Jul 2025: **35**

2.9% from Aug 2024: **34**

YTD	2025	2024	+/-
	204	**206**	-1.0%

5-year Aug average: **41**

Median Sold Price — $1,200,000

-7.7% from Jul 2025: **$1,300,000**

25.3% from Aug 2024: **$957,500**

YTD	2025	2024	+/-
	$1,080,000	**$985,750**	9.6%

5-year Aug average: **$952,000**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for August was $1,200,000, representing a decrease of 7.7% compared to last month and an increase of 25.3% from Aug 2024. The average days on market for units sold in August was 15 days, 6% below the 5-year August average of 16 days. There was an 8% month over month decrease in new contract activity with 23 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 35; and a 17% decrease in supply to 39 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.04 in July and a decrease from 1.67 in August 2024. The Contract Ratio is 33% lower than the 5-year August average of 1.34. 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 — 39

39

Min 21 — 33 (5-year Aug average) — Max 45

Jul 2025	Aug 2024
47	**21**

Avg DOM — 15

15

Min 12 — 16 (5-year Aug average) — Max 23

Jul 2025	Aug 2024	YTD
16	**23**	**13**

Avg Sold to OLP Ratio — 102.5%

102.5%

Min 99.0% — 101.1% (5-year Aug average) — Max 102.5%

Jul 2025	Aug 2024	YTD
104.4%	**101.6%**	**105.0%**

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

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New Listings 18

-25.0% from Jul 2025: **24**
-10.0% from Aug 2024: **20**

YTD	2025	2024	+/-
	165	**158**	4.4%

5-year Aug average: **21**

New Pendings 22

0.0% from Jul 2025: **22**
46.7% from Aug 2024: **15**

YTD	2025	2024	+/-
	151	**138**	9.4%

5-year Aug average: **21**

Closed Sales 28

115.4% from Jul 2025: **13**
12.0% from Aug 2024: **25**

YTD	2025	2024	+/-
	145	**137**	5.8%

5-year Aug average: **25**

Median Sold Price $463,000

-5.5% from Jul 2025: **$490,000**
-11.0% from Aug 2024: **$520,000**

YTD	2025	2024	+/-
	$415,000	**$480,000**	-13.5%

5-year Aug average: **$436,800**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for August was $463,000, representing a decrease of 5.5% compared to last month and a decrease of 11% from Aug 2024. The average days on market for units sold in August was 24 days, 19% above the 5-year August average of 20 days. There was no month over month change in new contract activity with 22 New Pendings; a 21.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 22; and a 26.3% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 1.47 in July and an increase from 0.70 in August 2024. The Contract Ratio is 31% lower than the 5-year August average of 2.26. 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 9 — 13 (5-year Aug average) — Max 20

Jul 2025	Aug 2024
19	**20**

Avg DOM 24

24
Min 7 — 20 (5-year Aug average) — Max 44

Jul 2025	Aug 2024	YTD
7	**44**	**19**

Avg Sold to OLP Ratio 99.6%

99.6%
Min 99.6% — 101.3% (5-year Aug average) — Max 103.0%

Jul 2025	Aug 2024	YTD
103.8%	**100.9%**	**100.6%**

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