August 2025

All Home Types
Detached
Attached

Local Market Insight

Twin Valley (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 13

0.0% from Jul 2025: **13**	-51.9% from Aug 2024: **27**

YTD	2025	2024	+/-
	124	**175**	-29.1%

5-year Aug average: **18**

New Pendings — 17

70.0% from Jul 2025: **10**	-5.6% from Aug 2024: **18**

YTD	2025	2024	+/-
	108	**120**	-10.0%

5-year Aug average: **15**

Closed Sales — 10

-60.0% from Jul 2025: **25**	-41.2% from Aug 2024: **17**

YTD	2025	2024	+/-
	118	**120**	-1.7%

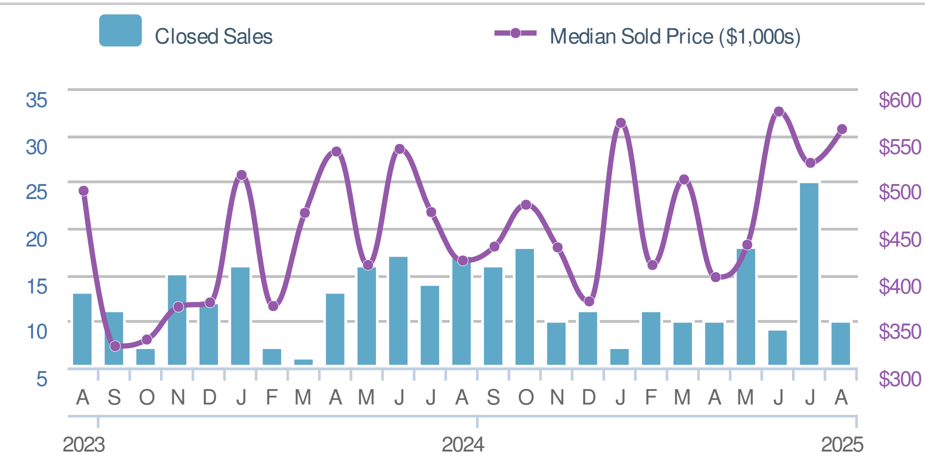
5-year Aug average: **14**

Median Sold Price — $556,000

6.9% from Jul 2025: **$520,000**	34.0% from Aug 2024: **$415,000**

YTD	2025	2024	+/-
	$520,000	**$517,000**	0.6%

5-year Aug average: **$430,914**



Active Listings — 18

18
Min 11 — 19 — Max 37
5-year Aug average

Jul 2025	Aug 2024
20	**37**

Avg DOM — 32

32
Min 14 — 19 — Max 32
5-year Aug average

Jul 2025	Aug 2024	YTD
15	**16**	**24**

Avg Sold to OLP Ratio — 99.4%

99.4%
Min 99.4% — 102.9% — Max 112.1%
5-year Aug average

Jul 2025	Aug 2024	YTD
98.3%	**99.4%**	**99.1%**

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

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New Listings 12

9.1% from Jul 2025: **11**

-45.5% from Aug 2024: **22**

YTD	2025	2024	+/-
	105	**153**	-31.4%

5-year Aug average: **14**

New Pendings 13

44.4% from Jul 2025: **9**

-13.3% from Aug 2024: **15**

YTD	2025	2024	+/-
	86	**99**	-13.1%

5-year Aug average: **12**

Closed Sales 7

-63.2% from Jul 2025: **19**

-46.2% from Aug 2024: **13**

YTD	2025	2024	+/-
	99	**101**	-2.0%

5-year Aug average: **11**

Median Sold Price $560,000

0.0% from Jul 2025: **$560,000**

13.1% from Aug 2024: **$495,000**

YTD	2025	2024	+/-
	$565,967	**$536,360**	5.5%

5-year Aug average: **$453,443**

Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for August was $560,000, representing no change compared to last month and an increase of 13.1% from Aug 2024. The average days on market for units sold in August was 23 days, 20% above the 5-year August average of 19 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 19; and no change in supply with 17 active units.

This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 0.82 in July and a decrease from 1.15 in August 2024. The Contract Ratio is 19% lower than the 5-year August average of 1.38. 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 17

17

Min 9 — 17 — Max 33

5-year Aug average

Jul 2025	Aug 2024
17	**33**

Avg DOM 23

23

Min 15 — 19 — Max 23

5-year Aug average

Jul 2025	Aug 2024	YTD
12	**15**	**23**

Avg Sold to OLP Ratio 99.7%

99.7%

Min 99.7% — 103.7% — Max 116.3%

5-year Aug average

Jul 2025	Aug 2024	YTD
98.5%	**100.3%**	**99.1%**

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

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New Listings — 1

-50.0% from Jul 2025: **2**
-80.0% from Aug 2024: **5**

YTD	2025	2024	+/-
	19	**22**	-13.6%

5-year Aug average: **4**

New Pendings — 4

300.0% from Jul 2025: **1**
33.3% from Aug 2024: **3**

YTD	2025	2024	+/-
	22	**21**	4.8%

5-year Aug average: **4**

Closed Sales — 3

-50.0% from Jul 2025: **6**
-25.0% from Aug 2024: **4**

YTD	2025	2024	+/-
	19	**19**	0.0%

5-year Aug average: **3**

Median Sold Price — $552,000

65.4% from Jul 2025: **$333,750**
62.4% from Aug 2024: **$340,000**

YTD	2025	2024	+/-
	$423,000	**$400,000**	5.8%

5-year Aug average: **$379,554**

Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for August was $552,000, representing an increase of 65.4% compared to last month and an increase of 62.4% from Aug 2024. The average days on market for units sold in August was 53 days, 205% above the 5-year August average of 17 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 4; and a 66.7% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 1.00 in July and an increase from 1.00 in August 2024. The Contract Ratio is 11% higher than the 5-year August average of 3.60. 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 — 1

1

Min 1 — 2 (5-year Aug average) — Max 4

Jul 2025	Aug 2024
3	**4**

Avg DOM — 53

53

Min 3 — 17 (5-year Aug average) — Max 53

Jul 2025	Aug 2024	YTD
26	**19**	**26**

Avg Sold to OLP Ratio — 98.5%

98.5%

Min 97.0% — 101.1% (5-year Aug average) — Max 105.7%

Jul 2025	Aug 2024	YTD
97.8%	**97.0%**	**99.1%**

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