August 2025

All Home Types
Detached
Attached

Local Market Insight

West Chester Area (Chester, PA)

Presented by
Lauren Davis
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New Listings 120

-2.4% from Jul 2025: **123**

-1.6% from Aug 2024: **122**

YTD	2025	2024	+/-
	1,052	**954**	10.3%

5-year Aug average: **125**

New Pendings 111

12.1% from Jul 2025: **99**

2.8% from Aug 2024: **108**

YTD	2025	2024	+/-
	851	**817**	4.2%

5-year Aug average: **114**

Closed Sales 105

-6.3% from Jul 2025: **112**

-1.9% from Aug 2024: **107**

YTD	2025	2024	+/-
	810	**742**	9.2%

5-year Aug average: **116**

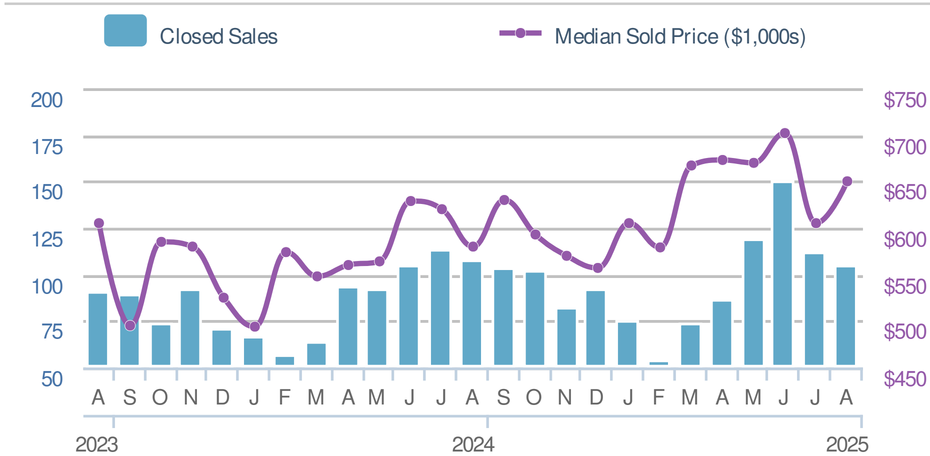
Median Sold Price $650,000

7.4% from Jul 2025: **$605,000**

12.1% from Aug 2024: **$580,000**

YTD	2025	2024	+/-
	$660,000	**$577,500**	14.3%

5-year Aug average: **$563,200**



Active Listings 121

121

Min 81 — 101 — Max 121

5-year Aug average

Jul 2025	Aug 2024
133	**103**

Avg DOM 19

19

Min 12 — 14 — Max 19

5-year Aug average

Jul 2025	Aug 2024	YTD
12	**14**	**15**

Avg Sold to OLP Ratio 100.3%

100.3%

Min 100.3% — 101.2% — Max 103.0%

5-year Aug average

Jul 2025	Aug 2024	YTD
100.9%	**100.4%**	**100.9%**

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New Listings 72

-8.9% from Jul 2025: **79**

1.4% from Aug 2024: **71**

YTD	2025	2024	+/-
	634	**504**	25.8%

5-year Aug average: **67**

New Pendings 72

20.0% from Jul 2025: **60**

26.3% from Aug 2024: **57**

YTD	2025	2024	+/-
	483	**409**	18.1%

5-year Aug average: **59**

Closed Sales 65

6.6% from Jul 2025: **61**

25.0% from Aug 2024: **52**

YTD	2025	2024	+/-
	445	**362**	22.9%

5-year Aug average: **61**

Median Sold Price $800,000

9.3% from Jul 2025: **$732,000**

-2.7% from Aug 2024: **$822,500**

YTD	2025	2024	+/-
	$825,000	**$768,659**	7.3%

5-year Aug average: **$709,100**

Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for August was $800,000, representing an increase of 9.3% compared to last month and a decrease of 2.7% from Aug 2024. The average days on market for units sold in August was 17 days, 25% above the 5-year August average of 14 days. There was a 20% month over month increase in new contract activity with 72 New Pendings; a 4% MoM increase in All Pendings (new contracts + contracts carried over from July) to 155; and a 12.4% decrease in supply to 78 active units.

This activity resulted in a Contract Ratio of 1.99 pendings per active listing, up from 1.67 in July and an increase from 1.97 in August 2024. The Contract Ratio is 12% lower than the 5-year August average of 2.27. 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 78

78

Min 35 | 56 | Max 78

5-year Aug average

Jul 2025	Aug 2024
89	**64**

Avg DOM 17

17

Min 9 | 14 | Max 17

5-year Aug average

Jul 2025	Aug 2024	YTD
10	**12**	**12**

Avg Sold to OLP Ratio 101.0%

101.0%

Min 100.7% | 101.4% | Max 102.6%

5-year Aug average

Jul 2025	Aug 2024	YTD
102.0%	**100.7%**	**101.7%**

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

MarketStats by ShowingTime

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West Chester Area (Chester, PA) - Attached

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New Listings 48

9.1% from Jul 2025: **44**	-5.9% from Aug 2024: **51**

YTD	2025	2024	+/-
	418	**450**	-7.1%

5-year Aug average: **58**

New Pendings 39

0.0% from Jul 2025: **39**	-23.5% from Aug 2024: **51**

YTD	2025	2024	+/-
	368	**408**	-9.8%

5-year Aug average: **55**

Closed Sales 40

-21.6% from Jul 2025: **51**	-27.3% from Aug 2024: **55**

YTD	2025	2024	+/-
	365	**380**	-3.9%

5-year Aug average: **55**

Median Sold Price $495,000

7.6% from Jul 2025: **$460,000**	7.6% from Aug 2024: **$460,000**

YTD	2025	2024	+/-
	$500,000	**$490,000**	2.0%

5-year Aug average: **$438,400**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for August was $495,000, representing an increase of 7.6% compared to last month and an increase of 7.6% from Aug 2024. The average days on market for units sold in August was 21 days, 44% above the 5-year August average of 15 days. There was no month over month change in new contract activity with 39 New Pendings; a 2% MoM increase in All Pendings (new contracts + contracts carried over from July) to 52; and a 2.3% decrease in supply to 43 active units.

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 1.16 in July and a decrease from 2.74 in August 2024. The Contract Ratio is 38% lower than the 5-year August average of 1.94. 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 43

43

Min 39 | 45 5-year Aug average | Max 56

Jul 2025	Aug 2024
44	**39**

Avg DOM 21

21

Min 10 | 15 5-year Aug average | Max 21

Jul 2025	Aug 2024	YTD
14	**16**	**18**

Avg Sold to OLP Ratio 99.1%

99.1%

Min 99.1% | 101.0% 5-year Aug average | Max 103.7%

Jul 2025	Aug 2024	YTD
99.6%	**100.1%**	**99.9%**

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