August 2025

All Home Types
Detached
Attached

Local Market Insight

West Chester Area (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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August 2025

West Chester Area (Delaware, PA)

New Listings 8

0.0% from Jul 2025: **8**
100.0% from Aug 2024: **4**

YTD	2025	2024	+/-
	63	**50**	26.0%

5-year Aug average: **6**

New Pendings 4

-55.6% from Jul 2025: **9**
0.0% from Aug 2024: **4**

YTD	2025	2024	+/-
	50	**37**	35.1%

5-year Aug average: **5**

Closed Sales 9

50.0% from Jul 2025: **6**
125.0% from Aug 2024: **4**

YTD	2025	2024	+/-
	51	**40**	27.5%

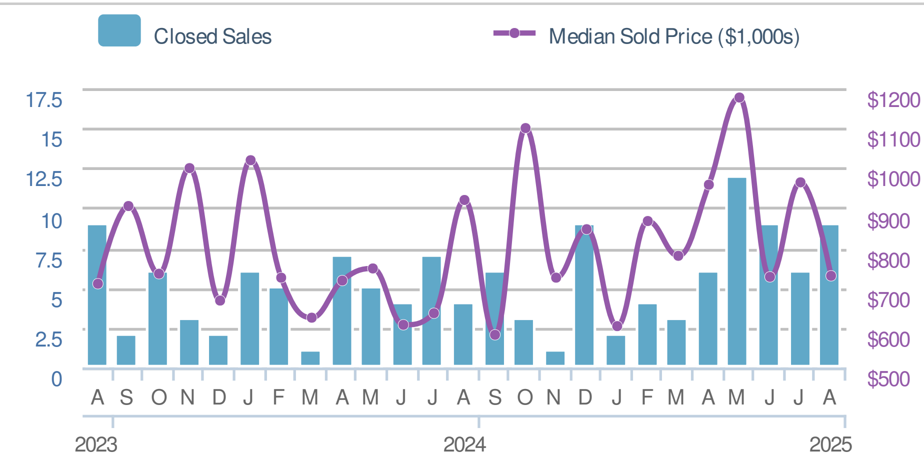
5-year Aug average: **8**

Median Sold Price $730,000

-24.3% from Jul 2025: **$964,500**
-20.7% from Aug 2024: **$920,000**

YTD	2025	2024	+/-
	$810,000	**$731,250**	10.8%

5-year Aug average: **$757,500**



Active Listings 18

18
Min 1
9
Max 18
5-year Aug average

Jul 2025	Aug 2024
13	**11**

Avg DOM 9

9
Min 6
12
Max 17
5-year Aug average

Jul 2025	Aug 2024	YTD
20	**13**	**28**

Avg Sold to OLP Ratio 101.2%

101.2%
Min 96.3%
99.8%
Max 102.3%
5-year Aug average

Jul 2025	Aug 2024	YTD
97.9%	**96.3%**	**99.8%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.
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New Listings 6

0.0% from Jul 2025: 6

200.0% from Aug 2024: 2

YTD	2025	2024	+/-
	51	33	54.5%

5-year Aug average: **4**

New Pendings 4

-33.3% from Jul 2025: 6

33.3% from Aug 2024: 3

YTD	2025	2024	+/-
	41	24	70.8%

5-year Aug average: **3**

Closed Sales 4

-33.3% from Jul 2025: 6

33.3% from Aug 2024: 3

YTD	2025	2024	+/-
	40	27	48.1%

5-year Aug average: **5**

Median Sold Price $760,000

-21.2% from Jul 2025: $964,500

-30.9% from Aug 2024: $1,100,000

YTD	2025	2024	+/-
	$932,500	$850,000	9.7%

5-year Aug average: **$892,000**

Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for August was $760,000, representing a decrease of 21.2% compared to last month and a decrease of 30.9% from Aug 2024. The average days on market for units sold in August was 10 days, 21% below the 5-year August average of 13 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 7; and a 25% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.58 in July and a decrease from 0.56 in August 2024. The Contract Ratio is 59% lower than the 5-year August average of 1.15. 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 15

15

Min 1 | 8 5-year Aug average | Max 15

Jul 2025	Aug 2024
12	9

Avg DOM 10

10

Min 4 | 13 5-year Aug average | Max 22

Jul 2025	Aug 2024	YTD
20	16	29

Avg Sold to OLP Ratio 100.0%

100.0%

Min 95.3% | 100.4% 5-year Aug average | Max 105.7%

Jul 2025	Aug 2024	YTD
97.9%	95.3%	99.8%

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

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New Listings 2

0.0%	0.0%
from Jul 2025: **2**	from Aug 2024: **2**

YTD	2025	2024	+/-
	12	**17**	-29.4%

5-year Aug average: **2**

New Pendings 0

-100.0%	-100.0%
from Jul 2025: **3**	from Aug 2024: **1**

YTD	2025	2024	+/-
	9	**13**	-30.8%

5-year Aug average: **2**

Closed Sales 5

0.0%	400.0%
from Jul 2025: **0**	from Aug 2024: **1**

YTD	2025	2024	+/-
	11	**13**	-15.4%

5-year Aug average: **3**

Median Sold Price $632,500

0.0%	-1.9%
from Jul 2025: **$0**	from Aug 2024: **$645,000**

YTD	2025	2024	+/-
	$632,500	**$615,000**	2.8%

5-year Aug average: **$569,100**

Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for August was $632,500, representing an increase of 0% compared to last month and a decrease of 1.9% from Aug 2024. The average days on market for units sold in August was 8 days, 23% below the 5-year August average of 10 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 0; and a 200% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 5.00 in July and a decrease from 1.00 in August 2024. The Contract Ratio is 100% lower than the 5-year August average of 0.30. 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 3

3

Min 0 | 2 | Max 3

5-year Aug average

Jul 2025	Aug 2024
1	**2**

Avg DOM 8

8

Min 7 | 10 | Max 21

5-year Aug average

Jul 2025	Aug 2024	YTD
0	**7**	**22**

Avg Sold to OLP Ratio 102.2%

102.2%

Min 98.1% | 99.8% | Max 102.2%

5-year Aug average

Jul 2025	Aug 2024	YTD
0.0%	**99.2%**	**99.8%**

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

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