June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Chester County, PA

MarketStats
by ShowingTime

Presented by
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June 2026

Chester County, PA

New Listings 627

▼ -13.3% from May 2026: **723**

▼ -1.7% from Jun 2025: **638**

YTD	2026	2025	+/-
	3,865	**3,666**	5.4%

5-year Jun average: **670**

New Pendings 655

▲ 0.3% from May 2026: **653**

▲ 6.5% from Jun 2025: **615**

YTD	2026	2025	+/-
	3,121	**3,034**	2.9%

5-year Jun average: **616**

Closed Sales 661

▲ 31.4% from May 2026: **503**

▲ 3.8% from Jun 2025: **637**

YTD	2026	2025	+/-
	2,643	**2,695**	-1.9%

5-year Jun average: **650**

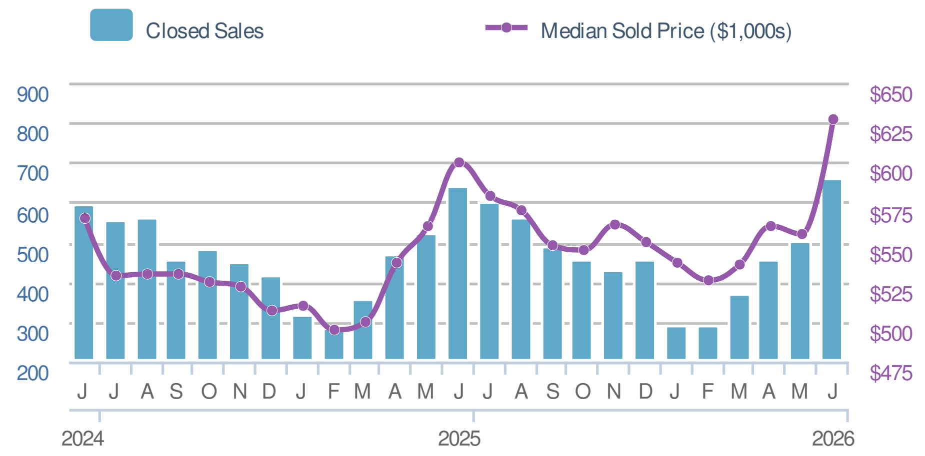
Median Sold Price $627,000

▲ 13.0% from May 2026: **$555,000**

▲ 4.5% from Jun 2025: **$600,000**

YTD	2026	2025	+/-
	$565,000	**$548,427**	3.0%

5-year Jun average: **$562,200**



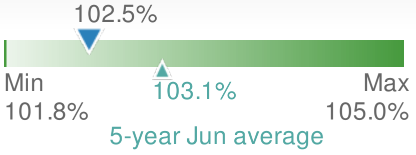
Active Listings 852

May 2026	Jun 2025
869	**753**

Avg DOM 14

May 2026	Jun 2025	YTD
18	**16**	**23**

Avg Sold to OLP Ratio 102.5%



May 2026	Jun 2025	YTD
101.3%	**101.8%**	**101.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Chester County, PA - Detached

New Listings 443

▼ -8.8% from May 2026: **486**

▼ -1.1% from Jun 2025: **448**

YTD	2026	2025	+/-
	2,593	**2,464**	5.2%

5-year Jun average: **454**

New Pendings 461

↔ 0.0% from May 2026: **461**

▲ 10.6% from Jun 2025: **417**

YTD	2026	2025	+/-
	2,074	**1,980**	4.7%

5-year Jun average: **418**

Closed Sales 457

▲ 42.8% from May 2026: **320**

▲ 5.8% from Jun 2025: **432**

YTD	2026	2025	+/-
	1,716	**1,734**	-1.0%

5-year Jun average: **442**

Median Sold Price $750,000

▲ 14.8% from May 2026: **$653,250**

▲ 6.7% from Jun 2025: **$702,871**

YTD	2026	2025	+/-
	$665,000	**$635,000**	4.7%

5-year Jun average: **$659,585**

Summary

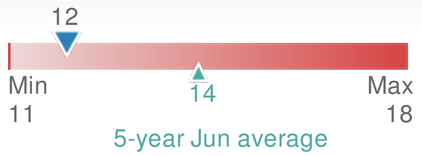
In Chester County, PA, the median sold price for Detached properties for June was $750,000, representing an increase of 14.8% compared to last month and an increase of 6.7% from Jun 2025. The average days on market for units sold in June was 12 days, 17% below the 5-year June average of 14 days. There was no month over month change in new contract activity with 461 New Pendings; a 1.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 741; and a 2.9% decrease in supply to 566 active units.

This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 1.29 in May and an increase from 1.25 in June 2025. The Contract Ratio is 10% lower than the 5-year June average of 1.46. 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 566

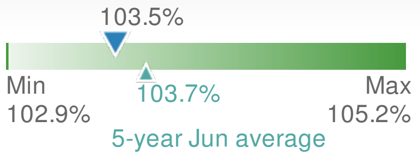
May 2026	Jun 2025
583	**557**

Avg DOM 12



May 2026	Jun 2025	YTD
17	**15**	**22**

Avg Sold to OLP Ratio 103.5%



May 2026	Jun 2025	YTD
101.6%	**102.9%**	**101.8%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Chester County, PA - Attached

New Listings 184

-22.4% from May 2026: **237**

-3.2% from Jun 2025: **190**

YTD	2026	2025	+/-
	1,271	**1,201**	5.8%

5-year Jun average: **215**

New Pendings 194

1.0% from May 2026: **192**

-2.0% from Jun 2025: **198**

YTD	2026	2025	+/-
	1,047	**1,054**	-0.7%

5-year Jun average: **198**

Closed Sales 204

11.5% from May 2026: **183**

-0.5% from Jun 2025: **205**

YTD	2026	2025	+/-
	927	**961**	-3.5%

5-year Jun average: **208**

Median Sold Price $437,500

0.1% from May 2026: **$437,000**

-7.3% from Jun 2025: **$472,000**

YTD	2026	2025	+/-
	$445,000	**$435,000**	2.3%

5-year Jun average: **$428,748**

Summary

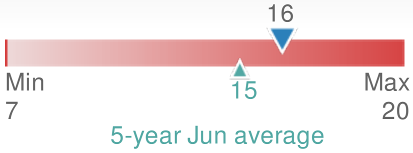
In Chester County, PA, the median sold price for Attached properties for June was $437,500, representing an increase of 0.1% compared to last month and a decrease of 7.3% from Jun 2025. The average days on market for units sold in June was 16 days, 8% above the 5-year June average of 15 days. There was a 1% month over month increase in new contract activity with 194 New Pendings; a 6.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 289; and no change in supply with 286 active units.

This activity resulted in a Contract Ratio of 1.01 pendings per active listing, down from 1.08 in May and a decrease from 1.46 in June 2025. The Contract Ratio is 48% lower than the 5-year June average of 1.92. 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 286

May 2026	Jun 2025
286	**196**

Avg DOM 16



May 2026	Jun 2025	YTD
20	**20**	**26**

Avg Sold to OLP Ratio 100.2%

May 2026	Jun 2025	YTD
100.6%	**99.5%**	**99.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Chester County, PA - Attached/Townhouse

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New Listings 159

-25.4% from May 2026: **213**

-3.6% from Jun 2025: **165**

YTD	2026	2025	+/-
	1,133	**1,040**	8.9%

5-year Jun average: **189**

New Pendings 173

-0.6% from May 2026: **174**

-0.6% from Jun 2025: **174**

YTD	2026	2025	+/-
	931	**916**	1.6%

5-year Jun average: **175**

Closed Sales 184

20.3% from May 2026: **153**

4.0% from Jun 2025: **177**

YTD	2026	2025	+/-
	811	**830**	-2.3%

5-year Jun average: **182**

Median Sold Price $447,500

-0.6% from May 2026: **$450,000**

-8.7% from Jun 2025: **$490,000**

YTD	2026	2025	+/-
	$455,000	**$459,500**	-1.0%

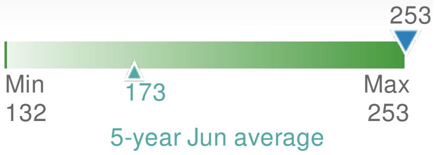
5-year Jun average: **$444,900**

Summary

In Chester County, PA, the median sold price for Attached/Townhouse properties for June was $447,500, representing a decrease of 0.6% compared to last month and a decrease of 8.7% from Jun 2025. The average days on market for units sold in June was 15 days, 1% below the 5-year June average of 15 days. There was a 0.6% month over month decrease in new contract activity with 173 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 267; and a 3.4% decrease in supply to 253 active units.

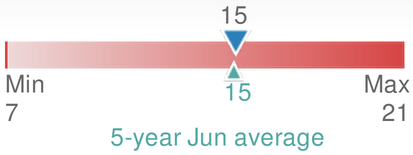
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.09 in May and a decrease from 1.60 in June 2025. The Contract Ratio is 45% lower than the 5-year June average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 253



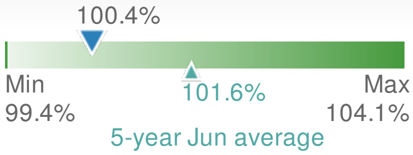
May 2026	Jun 2025
262	**165**

Avg DOM 15



May 2026	Jun 2025	YTD
20	**21**	**26**

Avg Sold to OLP Ratio 100.4%



May 2026	Jun 2025	YTD
100.6%	**99.4%**	**99.8%**

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Local Market **Insight**

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June 2026

Avon Grove (Chester, PA)

New Listings 31

-11.4% from May 2026: **35**

47.6% from Jun 2025: **21**

YTD	2026	2025	+/-
	178	**143**	24.5%

5-year Jun average: **33**

New Pendings 24

-7.7% from May 2026: **26**

14.3% from Jun 2025: **21**

YTD	2026	2025	+/-
	147	**123**	19.5%

5-year Jun average: **32**

Closed Sales 33

13.8% from May 2026: **29**

13.8% from Jun 2025: **29**

YTD	2026	2025	+/-
	129	**116**	11.2%

5-year Jun average: **34**

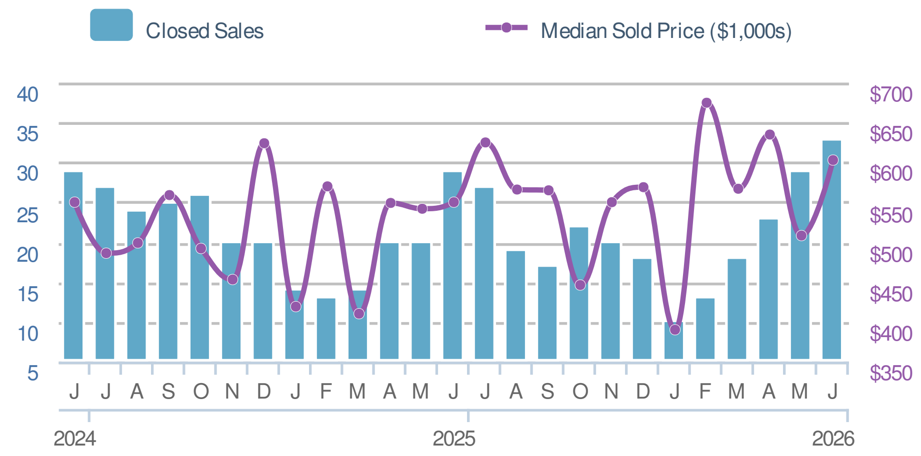
Median Sold Price $603,000

18.7% from May 2026: **$508,000**

9.6% from Jun 2025: **$550,000**

YTD	2026	2025	+/-
	$580,000	**$520,000**	11.5%

5-year Jun average: **$524,450**



Active Listings 40

40

Min 25 — 36 — Max 45

5-year Jun average

May 2026	Jun 2025
36	**45**

Avg DOM 12

12

Min 11 — 17 — Max 27

5-year Jun average

May 2026	Jun 2025	YTD
17	**27**	**24**

Avg Sold to OLP Ratio 102.1%

102.1%

Min 100.6% — 102.0% — Max 104.2%

5-year Jun average

May 2026	Jun 2025	YTD
100.5%	**100.6%**	**100.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

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June 2026

Avon Grove (Chester, PA) - Detached

New Listings 30

▼ -6.3%	▲ 50.0%
from May 2026: **32**	from Jun 2025: **20**

YTD	2026	2025	+/-
	163	**135**	20.7%

5-year Jun average: **30**

New Pendings 22

▼ -4.3%	▲ 10.0%
from May 2026: **23**	from Jun 2025: **20**

YTD	2026	2025	+/-
	135	**114**	18.4%

5-year Jun average: **28**

Closed Sales 28

↔ 0.0%	▲ 7.7%
from May 2026: **28**	from Jun 2025: **26**

YTD	2026	2025	+/-
	118	**105**	12.4%

5-year Jun average: **30**

Median Sold Price $633,309

▲ 22.6%	▲ 12.1%
from May 2026: **$516,500**	from Jun 2025: **$565,000**

YTD	2026	2025	+/-
	$592,500	**$537,500**	10.2%

5-year Jun average: **$552,872**

Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for June was $633,309, representing an increase of 22.6% compared to last month and an increase of 12.1% from Jun 2025. The average days on market for units sold in June was 13 days, 24% below the 5-year June average of 17 days. There was a 4.3% month over month decrease in new contract activity with 22 New Pendings; a 13.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 32; and an 18.2% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 1.12 in May and an increase from 0.75 in June 2025. The Contract Ratio is 51% lower than the 5-year June average of 1.68. 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.

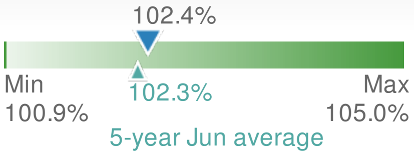
Active Listings 39

May 2026	Jun 2025
33	**44**

Avg DOM 13

May 2026	Jun 2025	YTD
17	**24**	**26**

Avg Sold to OLP Ratio 102.4%



May 2026	Jun 2025	YTD
100.5%	**100.9%**	**100.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026
Avon Grove (Chester, PA) - Attached

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New Listings
1

▼ -66.7% from May 2026: **3**

↔ 0.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	14	**8**	75.0%

5-year Jun average: **3**

New Pendings
2

▼ -33.3% from May 2026: **3**

▲ 100.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	12	**9**	33.3%

5-year Jun average: **4**

Closed Sales
5

▲ 400.0% from May 2026: **1**

▲ 66.7% from Jun 2025: **3**

YTD	2026	2025	+/-
	11	**11**	0.0%

5-year Jun average: **5**

Median Sold Price
$420,000

↔ 0.0% from May 2026: **$420,000**

▼ -7.7% from Jun 2025: **$455,000**

YTD	2026	2025	+/-
	$415,000	**$375,500**	10.5%

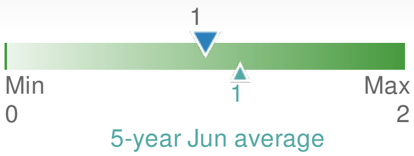
5-year Jun average: **$423,193**

Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for June was $420,000, representing no change compared to last month and a decrease of 7.7% from Jun 2025. The average days on market for units sold in June was 8 days, 57% below the 5-year June average of 19 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 3; and a 66.7% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.00 in May and an increase from 1.00 in June 2025. The Contract Ratio is 32% lower than the 5-year June average of 4.40. 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

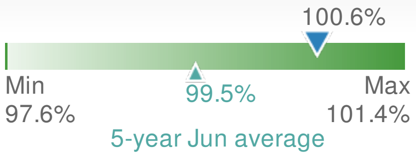


May 2026	Jun 2025
3	**1**

Avg DOM
8

May 2026	Jun 2025	YTD
6	**45**	**13**

Avg Sold to OLP Ratio
100.6%



May 2026	Jun 2025	YTD
100.0%	**97.6%**	**97.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Avon Grove (Chester, PA) - Attached/Townhouse

New Listings 1

▼-66.7% from May 2026: **3**	↔0.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	14	**6**	133.3%

5-year Jun average: **3**

New Pendings 2

▼-33.3% from May 2026: **3**	▲100.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	12	**7**	71.4%

5-year Jun average: **3**

Closed Sales 5

▲400.0% from May 2026: **1**	▲66.7% from Jun 2025: **3**

YTD	2026	2025	+/-
	11	**9**	22.2%

5-year Jun average: **5**

Median Sold Price $420,000

↔0.0% from May 2026: **$420,000**	▼-7.7% from Jun 2025: **$455,000**

YTD	2026	2025	+/-
	$415,000	**$385,000**	7.8%

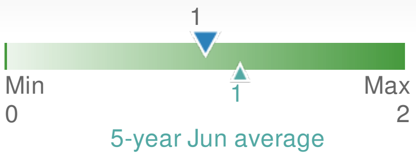
5-year Jun average: **$423,193**

Summary

In Avon Grove (Chester, PA), the median sold price for Attached/Townhouse properties for June was $420,000, representing no change compared to last month and a decrease of 7.7% from Jun 2025. The average days on market for units sold in June was 8 days, 57% below the 5-year June average of 19 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 3; and a 66.7% decrease in supply to 1 active units.

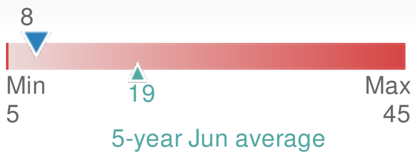
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.00 in May and an increase from 1.00 in June 2025. The Contract Ratio is 30% lower than the 5-year June average of 4.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 1



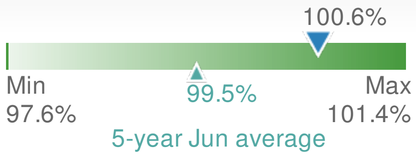
May 2026	Jun 2025
3	**1**

Avg DOM 8



May 2026	Jun 2025	YTD
6	**45**	**13**

Avg Sold to OLP Ratio 100.6%



May 2026	Jun 2025	YTD
100.0%	**97.6%**	**97.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Coatesville Area (Chester, PA)

New Listings 69

-26.6%	-16.9%
from May 2026: **94**	from Jun 2025: **83**

YTD	2026	2025	+/-
	538	**436**	23.4%

5-year Jun average: **82**

New Pendings 83

-8.8%	12.2%
from May 2026: **91**	from Jun 2025: **74**

YTD	2026	2025	+/-
	445	**386**	15.3%

5-year Jun average: **77**

Closed Sales 83

12.2%	16.9%
from May 2026: **74**	from Jun 2025: **71**

YTD	2026	2025	+/-
	394	**355**	11.0%

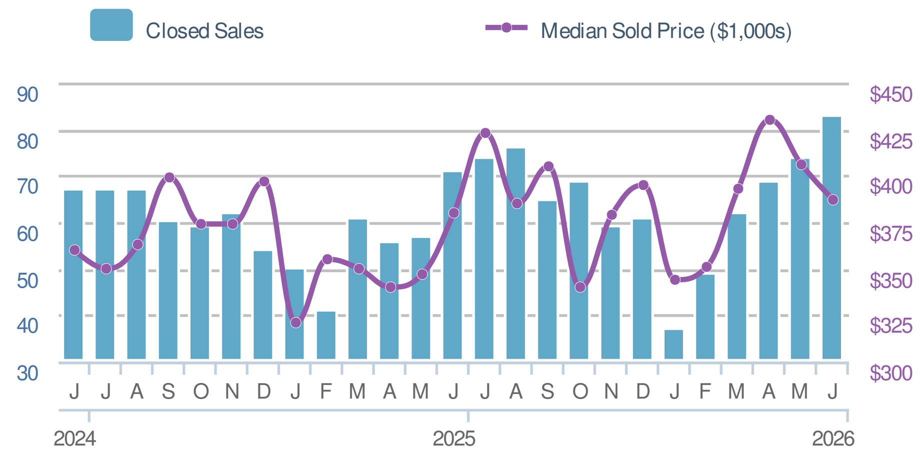
5-year Jun average: **79**

Median Sold Price $387,500

-4.8%	2.0%
from May 2026: **$406,962**	from Jun 2025: **$380,000**

YTD	2026	2025	+/-
	$395,490	**$348,990**	13.3%

5-year Jun average: **$360,428**



Active Listings 103

103

Min	80	Max
65		103

5-year Jun average

May 2026	Jun 2025
105	**93**

Avg DOM 14

14

Min	15	Max
9		19

5-year Jun average

May 2026	Jun 2025	YTD
17	**19**	**22**

Avg Sold to OLP Ratio 102.1%

102.1%

Min	102.4%	Max
100.8%		104.7%

5-year Jun average

May 2026	Jun 2025	YTD
100.0%	**100.8%**	**100.4%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Coatesville Area (Chester, PA) - Detached

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New Listings 49

▼-21.0% from May 2026: **62**

▼-12.5% from Jun 2025: **56**

YTD	2026	2025	+/-
	342	**286**	19.6%

5-year Jun average: **56**

New Pendings 55

▼-22.5% from May 2026: **71**

▲5.8% from Jun 2025: **52**

YTD	2026	2025	+/-
	293	**253**	15.8%

5-year Jun average: **53**

Closed Sales 58

▲23.4% from May 2026: **47**

▲18.4% from Jun 2025: **49**

YTD	2026	2025	+/-
	249	**218**	14.2%

5-year Jun average: **54**

Median Sold Price $436,250

▼-0.9% from May 2026: **$439,999**

▲2.6% from Jun 2025: **$425,000**

YTD	2026	2025	+/-
	$444,000	**$395,000**	12.4%

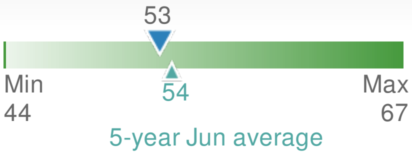
5-year Jun average: **$410,350**

Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for June was $436,250, representing a decrease of 0.9% compared to last month and an increase of 2.6% from Jun 2025. The average days on market for units sold in June was 15 days, 3% below the 5-year June average of 15 days. There was a 22.5% month over month decrease in new contract activity with 55 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 89; and an 8.6% decrease in supply to 53 active units.

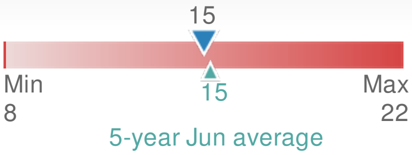
This activity resulted in a Contract Ratio of 1.68 pendings per active listing, up from 1.64 in May and an increase from 1.04 in June 2025. The Contract Ratio is 12% higher than the 5-year June average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 53



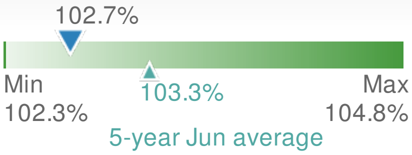
May 2026	Jun 2025
58	**67**

Avg DOM 15



May 2026	Jun 2025	YTD
18	**18**	**18**

Avg Sold to OLP Ratio 102.7%



May 2026	Jun 2025	YTD
98.7%	**102.3%**	**100.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Coatesville Area (Chester, PA) - Attached

New Listings 20

▼ -37.5% from May 2026: **32**

▼ -25.9% from Jun 2025: **27**

YTD	2026	2025	+/-
	196	**150**	30.7%

5-year Jun average: **26**

New Pendings 28

▲ 40.0% from May 2026: **20**

▲ 27.3% from Jun 2025: **22**

YTD	2026	2025	+/-
	152	**133**	14.3%

5-year Jun average: **25**

Closed Sales 25

▼ -7.4% from May 2026: **27**

▲ 13.6% from Jun 2025: **22**

YTD	2026	2025	+/-
	145	**137**	5.8%

5-year Jun average: **25**

Median Sold Price $350,000

▲ 9.4% from May 2026: **$320,000**

▼ -0.3% from Jun 2025: **$351,175**

YTD	2026	2025	+/-
	$325,000	**$326,060**	-0.3%

5-year Jun average: **$310,033**

Summary

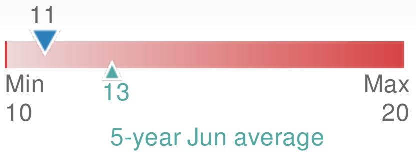
In Coatesville Area (Chester, PA), the median sold price for Attached properties for June was $350,000, representing an increase of 9.4% compared to last month and a decrease of 0.3% from Jun 2025. The average days on market for units sold in June was 11 days, 14% below the 5-year June average of 13 days. There was a 40% month over month increase in new contract activity with 28 New Pendings; a 1.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 51; and a 6.4% increase in supply to 50 active units.

This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.11 in May and a decrease from 1.96 in June 2025. The Contract Ratio is 57% lower than the 5-year June average of 2.35. 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 50

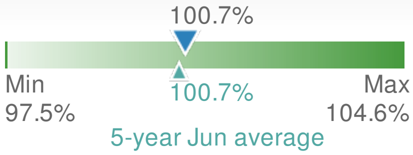
May 2026	Jun 2025
47	**26**

Avg DOM 11



May 2026	Jun 2025	YTD
15	**20**	**29**

Avg Sold to OLP Ratio 100.7%



May 2026	Jun 2025	YTD
102.3%	**97.5%**	**100.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Coatesville Area (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 19

▼ -38.7% from May 2026: **31**

▼ -26.9% from Jun 2025: **26**

YTD	2026	2025	+/-
	190	**145**	31.0%

5-year Jun average: **25**

New Pendings 27

▲ 42.1% from May 2026: **19**

▲ 28.6% from Jun 2025: **21**

YTD	2026	2025	+/-
	148	**128**	15.6%

5-year Jun average: **24**

Closed Sales 23

▼ -14.8% from May 2026: **27**

▲ 4.5% from Jun 2025: **22**

YTD	2026	2025	+/-
	140	**133**	5.3%

5-year Jun average: **25**

Median Sold Price $363,000

▲ 13.4% from May 2026: **$320,000**

▲ 3.4% from Jun 2025: **$351,175**

YTD	2026	2025	+/-
	$330,000	**$327,000**	0.9%

5-year Jun average: **$312,633**

Summary

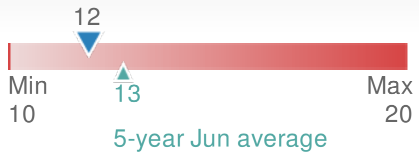
In Coatesville Area (Chester, PA), the median sold price for Attached/Townhouse properties for June was $363,000, representing an increase of 13.4% compared to last month and an increase of 3.4% from Jun 2025. The average days on market for units sold in June was 12 days, 8% below the 5-year June average of 13 days. There was a 42.1% month over month increase in new contract activity with 27 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 51; and a 4.3% increase in supply to 49 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.09 in May and a decrease from 1.92 in June 2025. The Contract Ratio is 58% lower than the 5-year June average of 2.50. 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 49

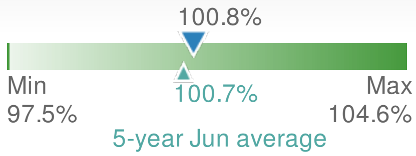
May 2026	Jun 2025
47	**26**

Avg DOM 12



May 2026	Jun 2025	YTD
15	**20**	**29**

Avg Sold to OLP Ratio 100.8%



May 2026	Jun 2025	YTD
102.3%	**97.5%**	**100.8%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Presented by
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June 2026

Downingtown Area (Chester, PA)

New Listings 107

▼ -1.8% from May 2026: **109**

▲ 4.9% from Jun 2025: **102**

YTD	2026	2025	+/-
	634	**526**	20.5%

5-year Jun average: **104**

New Pendings 109

▲ 13.5% from May 2026: **96**

▲ 22.5% from Jun 2025: **89**

YTD	2026	2025	+/-
	490	**422**	16.1%

5-year Jun average: **95**

Closed Sales 112

▲ 75.0% from May 2026: **64**

▲ 34.9% from Jun 2025: **83**

YTD	2026	2025	+/-
	407	**365**	11.5%

5-year Jun average: **91**

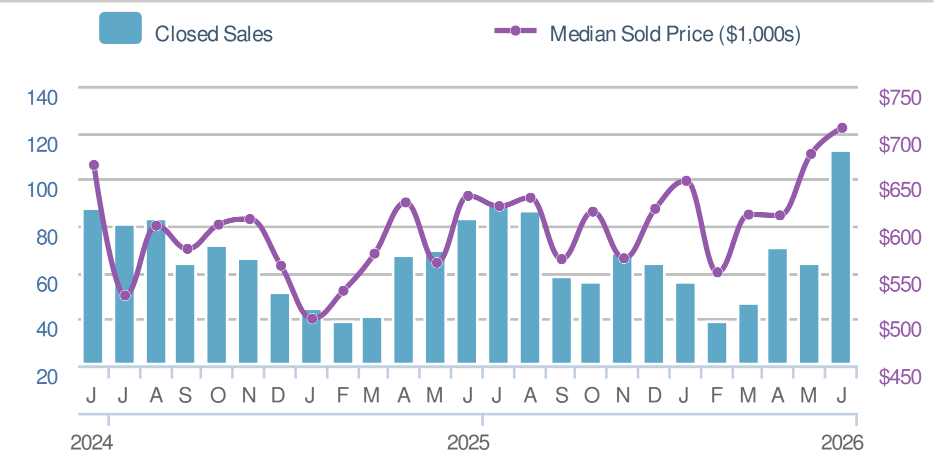
Median Sold Price $705,000

▲ 4.0% from May 2026: **$677,750**

▲ 11.6% from Jun 2025: **$632,000**

YTD	2026	2025	+/-
	$630,000	**$580,735**	8.5%

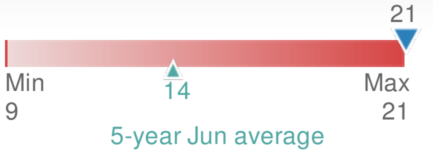
5-year Jun average: **$634,091**



Active Listings 132

May 2026	Jun 2025
137	**113**

Avg DOM 21



May 2026	Jun 2025	YTD
13	**10**	**21**

Avg Sold to OLP Ratio 101.6%

May 2026	Jun 2025	YTD
101.8%	**104.5%**	**102.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Downingtown Area (Chester, PA) - Detached

New Listings 78

▲ 18.2% from May 2026: **66**
▲ 9.9% from Jun 2025: **71**

YTD	2026	2025	+/-
	413	**354**	16.7%

5-year Jun average: **72**

New Pendings 70

▲ 27.3% from May 2026: **55**
▼ -1.4% from Jun 2025: **71**

YTD	2026	2025	+/-
	309	**281**	10.0%

5-year Jun average: **64**

Closed Sales 73

▲ 65.9% from May 2026: **44**
▲ 30.4% from Jun 2025: **56**

YTD	2026	2025	+/-
	263	**236**	11.4%

5-year Jun average: **60**

Median Sold Price $825,000

▲ 6.0% from May 2026: **$778,000**
▲ 15.8% from Jun 2025: **$712,500**

YTD	2026	2025	+/-
	$780,000	**$696,490**	12.0%

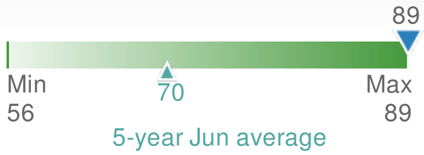
5-year Jun average: **$725,000**

Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for June was $825,000, representing an increase of 6% compared to last month and an increase of 15.8% from Jun 2025. The average days on market for units sold in June was 19 days, 51% above the 5-year June average of 13 days. There was a 27.3% month over month increase in new contract activity with 70 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 143; and a 4.7% increase in supply to 89 active units.

This activity resulted in a Contract Ratio of 1.61 pendings per active listing, down from 1.68 in May and an increase from 1.47 in June 2025. The Contract Ratio is 7% lower than the 5-year June average of 1.72. 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 89

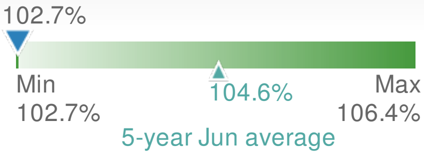


May 2026	Jun 2025
85	**77**

Avg DOM 19

May 2026	Jun 2025	YTD
9	**6**	**17**

Avg Sold to OLP Ratio 102.7%



May 2026	Jun 2025	YTD
102.7%	**106.4%**	**103.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Downingtown Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 29

▼ -32.6% from May 2026: **43**

▼ -6.5% from Jun 2025: **31**

YTD	2026	2025	+/-
	221	**172**	28.5%

5-year Jun average: **33**

New Pendings 39

▼ -4.9% from May 2026: **41**

▲ 116.7% from Jun 2025: **18**

YTD	2026	2025	+/-
	181	**141**	28.4%

5-year Jun average: **31**

Closed Sales 39

▲ 95.0% from May 2026: **20**

▲ 44.4% from Jun 2025: **27**

YTD	2026	2025	+/-
	144	**129**	11.6%

5-year Jun average: **32**

Median Sold Price $505,000

▲ 8.7% from May 2026: **$464,600**

▼ -1.9% from Jun 2025: **$515,000**

YTD	2026	2025	+/-
	$507,500	**$450,000**	12.8%

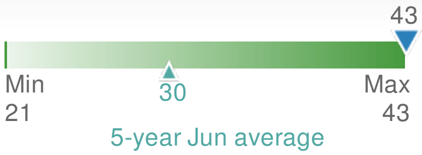
5-year Jun average: **$458,200**

Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for June was $505,000, representing an increase of 8.7% compared to last month and a decrease of 1.9% from Jun 2025. The average days on market for units sold in June was 25 days, 51% above the 5-year June average of 17 days. There was a 4.9% month over month decrease in new contract activity with 39 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 67; and a 17.3% decrease in supply to 43 active units.

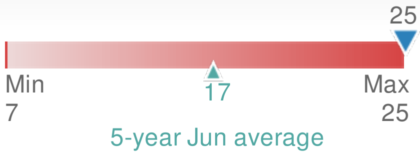
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 1.29 in May and an increase from 0.94 in June 2025. The Contract Ratio is 40% lower than the 5-year June average of 2.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 43



May 2026	Jun 2025
52	**36**

Avg DOM 25



May 2026	Jun 2025	YTD
21	**17**	**26**

Avg Sold to OLP Ratio 99.6%

May 2026	Jun 2025	YTD
100.0%	**100.5%**	**99.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Downingtown Area (Chester, PA) - Attached/Townhouse

New Listings 28

▼-30.0% from May 2026: **40**

▲7.7% from Jun 2025: **26**

YTD	2026	2025	+/-
	206	**149**	38.3%

5-year Jun average: **28**

New Pendings 38

▼-2.6% from May 2026: **39**

▲123.5% from Jun 2025: **17**

YTD	2026	2025	+/-
	173	**124**	39.5%

5-year Jun average: **28**

Closed Sales 37

▲85.0% from May 2026: **20**

▲42.3% from Jun 2025: **26**

YTD	2026	2025	+/-
	136	**114**	19.3%

5-year Jun average: **30**

Median Sold Price $510,000

▲9.8% from May 2026: **$464,600**

▼-1.9% from Jun 2025: **$520,000**

YTD	2026	2025	+/-
	$514,157	**$472,500**	8.8%

5-year Jun average: **$465,360**

Summary

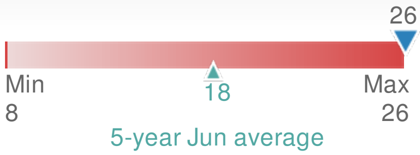
In Downingtown Area (Chester, PA), the median sold price for Attached/Townhouse properties for June was $510,000, representing an increase of 9.8% compared to last month and a decrease of 1.9% from Jun 2025. The average days on market for units sold in June was 26 days, 48% above the 5-year June average of 18 days. There was a 2.6% month over month decrease in new contract activity with 38 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 65; and a 15.9% decrease in supply to 37 active units.

This activity resulted in a Contract Ratio of 1.76 pendings per active listing, up from 1.48 in May and an increase from 1.07 in June 2025. The Contract Ratio is 32% lower than the 5-year June average of 2.59. 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 37

May 2026	Jun 2025
44	**30**

Avg DOM 26



May 2026	Jun 2025	YTD
21	**18**	**27**

Avg Sold to OLP Ratio 99.5%

May 2026	Jun 2025	YTD
100.0%	**100.2%**	**98.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Great Valley (Chester, PA)

New Listings 54

▼ -10.0% from May 2026: **60**

▲ 22.7% from Jun 2025: **44**

YTD	2026	2025	+/-
	294	**293**	0.3%

5-year Jun average: **54**

New Pendings 50

▼ -3.8% from May 2026: **52**

▲ 31.6% from Jun 2025: **38**

YTD	2026	2025	+/-
	222	**235**	-5.5%

5-year Jun average: **40**

Closed Sales 55

▲ 83.3% from May 2026: **30**

▲ 34.1% from Jun 2025: **41**

YTD	2026	2025	+/-
	185	**206**	-10.2%

5-year Jun average: **48**

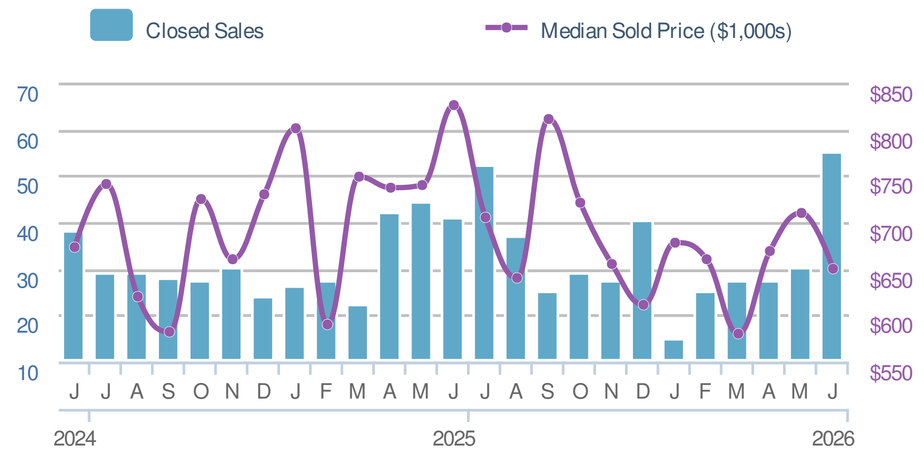
Median Sold Price $650,000

▼ -8.5% from May 2026: **$710,000**

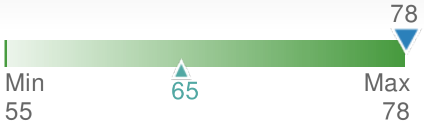
▼ -21.3% from Jun 2025: **$826,000**

YTD	2026	2025	+/-
	$670,000	**$750,000**	-10.7%

5-year Jun average: **$670,800**



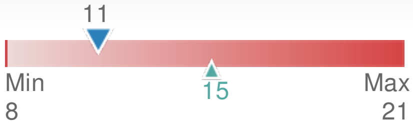
Active Listings 78



5-year Jun average

May 2026	Jun 2025
72	**55**

Avg DOM 11



5-year Jun average

May 2026	Jun 2025	YTD
32	**21**	**28**

Avg Sold to OLP Ratio 103.8%

5-year Jun average

May 2026	Jun 2025	YTD
98.8%	**100.5%**	**100.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 28

-3.4% from May 2026: **29**

40.0% from Jun 2025: **20**

YTD	2026	2025	+/-
	143	**159**	-10.1%

5-year Jun average: **30**

New Pendings 29

-3.3% from May 2026: **30**

38.1% from Jun 2025: **21**

YTD	2026	2025	+/-
	119	**126**	-5.6%

5-year Jun average: **24**

Closed Sales 32

100.0% from May 2026: **16**

18.5% from Jun 2025: **27**

YTD	2026	2025	+/-
	98	**118**	-16.9%

5-year Jun average: **30**

Median Sold Price $825,000

-11.1% from May 2026: **$927,500**

-16.4% from Jun 2025: **$986,500**

YTD	2026	2025	+/-
	$810,000	**$898,000**	-9.8%

5-year Jun average: **$828,480**

Summary

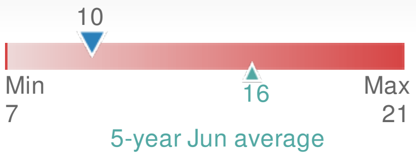
In Great Valley (Chester, PA), the median sold price for Detached properties for June was $825,000, representing a decrease of 11.1% compared to last month and a decrease of 16.4% from Jun 2025. The average days on market for units sold in June was 10 days, 37% below the 5-year June average of 16 days. There was a 3.3% month over month decrease in new contract activity with 29 New Pendings; a 9.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 37; and a 3.2% decrease in supply to 30 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.32 in May and no change from June 2025. The Contract Ratio is 11% higher than the 5-year June average of 1.11. 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 30

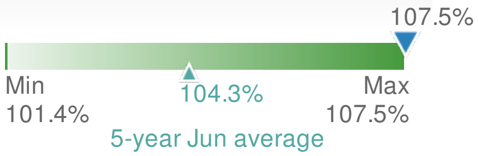
May 2026	Jun 2025
31	**31**

Avg DOM 10



May 2026	Jun 2025	YTD
40	**21**	**27**

Avg Sold to OLP Ratio 107.5%



May 2026	Jun 2025	YTD
96.9%	**101.4%**	**101.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Great Valley (Chester, PA) - Attached

New Listings 26

▼ -16.1%	▲ 8.3%
from May 2026:	from Jun 2025:
31	**24**

YTD	2026	2025	+/-
	151	**133**	13.5%

5-year Jun average: **24**

New Pendings 21

▼ -4.5%	▲ 23.5%
from May 2026:	from Jun 2025:
22	**17**

YTD	2026	2025	+/-
	103	**109**	-5.5%

5-year Jun average: **16**

Closed Sales 23

▲ 64.3%	▲ 64.3%
from May 2026:	from Jun 2025:
14	**14**

YTD	2026	2025	+/-
	87	**88**	-1.1%

5-year Jun average: **18**

Median Sold Price $560,000

▼ -9.7%	▼ -13.2%
from May 2026:	from Jun 2025:
$620,000	**$645,000**

YTD	2026	2025	+/-
	$580,000	**$600,500**	-3.4%

5-year Jun average: **$561,700**

Summary

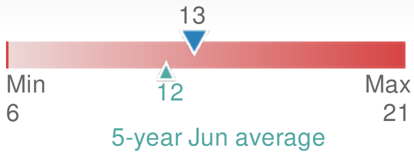
In Great Valley (Chester, PA), the median sold price for Attached properties for June was $560,000, representing a decrease of 9.7% compared to last month and a decrease of 13.2% from Jun 2025. The average days on market for units sold in June was 13 days, 7% above the 5-year June average of 12 days. There was a 4.5% month over month decrease in new contract activity with 21 New Pendings; a 9.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 28; and a 17.1% increase in supply to 48 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.76 in May and a decrease from 1.50 in June 2025. The Contract Ratio is 44% lower than the 5-year June average of 1.04. 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 48

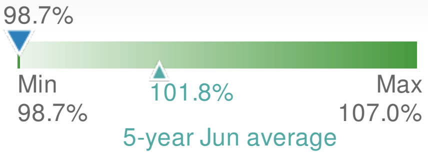
May 2026	Jun 2025
41	**24**

Avg DOM 13



May 2026	Jun 2025	YTD
23	**21**	**28**

Avg Sold to OLP Ratio 98.7%



May 2026	Jun 2025	YTD
101.0%	**98.9%**	**98.3%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Great Valley (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 25

▼ -10.7%	▲ 8.7%
from May 2026: **28**	from Jun 2025: **23**

YTD	2026	2025	+/-
	139	**122**	13.9%

5-year Jun average: **23**

New Pendings 19

↔ 0.0%	▲ 18.8%
from May 2026: **19**	from Jun 2025: **16**

YTD	2026	2025	+/-
	92	**99**	-7.1%

5-year Jun average: **15**

Closed Sales 20

▲ 81.8%	▲ 42.9%
from May 2026: **11**	from Jun 2025: **14**

YTD	2026	2025	+/-
	78	**78**	0.0%

5-year Jun average: **16**

Median Sold Price $565,000

▼ -8.9%	▼ -12.4%
from May 2026: **$620,000**	from Jun 2025: **$645,000**

YTD	2026	2025	+/-
	$622,500	**$622,500**	0.0%

5-year Jun average: **$588,500**

Summary

In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for June was $565,000, representing a decrease of 8.9% compared to last month and a decrease of 12.4% from Jun 2025. The average days on market for units sold in June was 12 days, 3% below the 5-year June average of 12 days. There was no month over month change in new contract activity with 19 New Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 25; and a 15.4% increase in supply to 45 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.69 in May and a decrease from 1.59 in June 2025. The Contract Ratio is 46% lower than the 5-year June average of 1.03. 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 45

May 2026	Jun 2025
39	**22**

Avg DOM 12

May 2026	Jun 2025	YTD
29	**21**	**29**

Avg Sold to OLP Ratio 99.1%

May 2026	Jun 2025	YTD
100.7%	**98.9%**	**98.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

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June 2026

Kennett Consolidated (Chester, PA)

New Listings 32

▼-27.3% from May 2026: **44**

▼-15.8% from Jun 2025: **38**

YTD	2026	2025	+/-
	205	**193**	6.2%

5-year Jun average: **32**

New Pendings 34

▼-8.1% from May 2026: **37**

▼-12.8% from Jun 2025: **39**

YTD	2026	2025	+/-
	162	**143**	13.3%

5-year Jun average: **34**

Closed Sales 33

▲13.8% from May 2026: **29**

▼-10.8% from Jun 2025: **37**

YTD	2026	2025	+/-
	138	**111**	24.3%

5-year Jun average: **32**

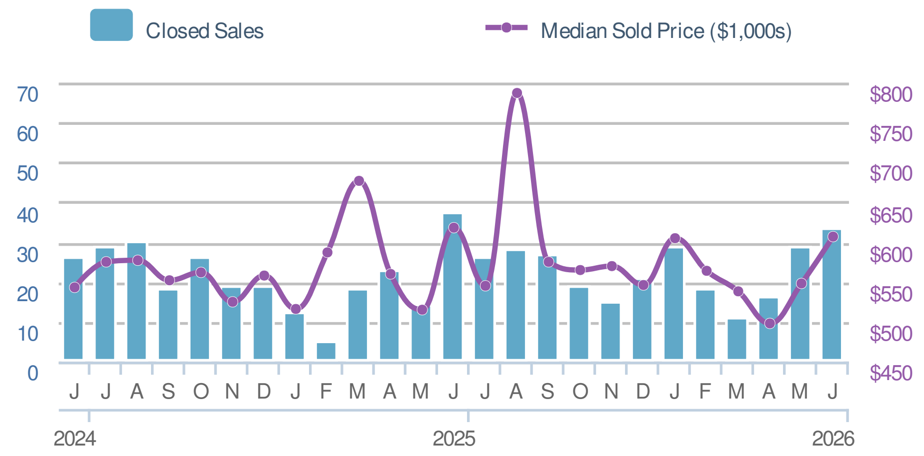
Median Sold Price $607,782

▲10.7% from May 2026: **$548,813**

▼-1.7% from Jun 2025: **$618,000**

YTD	2026	2025	+/-
	$548,813	**$565,000**	-2.9%

5-year Jun average: **$570,006**



Active Listings 69

May 2026	Jun 2025
76	**57**

Avg DOM 9

May 2026	Jun 2025	YTD
9	**28**	**25**

Avg Sold to OLP Ratio 102.8%

May 2026	Jun 2025	YTD
101.6%	**98.8%**	**100.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Kennett Consolidated (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 23

▼-14.8% from May 2026: **27**

▼-25.8% from Jun 2025: **31**

YTD	2026	2025	+/-
	129	**138**	-6.5%

5-year Jun average: **21**

New Pendings 21

▼-22.2% from May 2026: **27**

▼-25.0% from Jun 2025: **28**

YTD	2026	2025	+/-
	98	**100**	-2.0%

5-year Jun average: **22**

Closed Sales 20

▲11.1% from May 2026: **18**

▼-23.1% from Jun 2025: **26**

YTD	2026	2025	+/-
	79	**73**	8.2%

5-year Jun average: **22**

Median Sold Price $667,500

▲3.6% from May 2026: **$644,000**

▲0.8% from Jun 2025: **$662,500**

YTD	2026	2025	+/-
	$656,500	**$649,900**	1.0%

5-year Jun average: **$624,000**

Summary

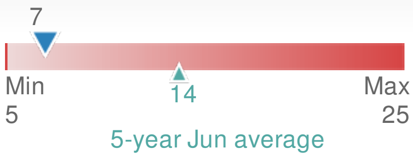
In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for June was $667,500, representing an increase of 3.6% compared to last month and an increase of 0.8% from Jun 2025. The average days on market for units sold in June was 7 days, 50% below the 5-year June average of 14 days. There was a 22.2% month over month decrease in new contract activity with 21 New Pendings; a 2.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 42; and no change in supply with 36 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 1.14 in May and an increase from 0.81 in June 2025. The Contract Ratio is 20% lower than the 5-year June average of 1.45. 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 36

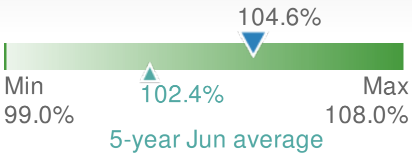
May 2026	Jun 2025
36	**43**

Avg DOM 7



May 2026	Jun 2025	YTD
8	**25**	**21**

Avg Sold to OLP Ratio 104.6%



May 2026	Jun 2025	YTD
101.8%	**99.0%**	**101.0%**

Presented by
Lauren Davis

June 2026

Kennett Consolidated (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 9

▼ -47.1% from May 2026: **17**

▲ 28.6% from Jun 2025: **7**

YTD	2026	2025	+/-
	76	**55**	38.2%

5-year Jun average: **11**

New Pendings 13

▲ 30.0% from May 2026: **10**

▲ 18.2% from Jun 2025: **11**

YTD	2026	2025	+/-
	64	**43**	48.8%

5-year Jun average: **12**

Closed Sales 13

▲ 18.2% from May 2026: **11**

▲ 18.2% from Jun 2025: **11**

YTD	2026	2025	+/-
	59	**38**	55.3%

5-year Jun average: **11**

Median Sold Price $507,500

▼ -2.4% from May 2026: **$519,881**

▲ 2.5% from Jun 2025: **$495,000**

YTD	2026	2025	+/-
	$498,801	**$482,130**	3.5%

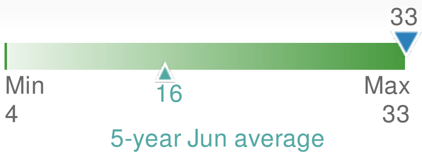
5-year Jun average: **$491,752**

Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for June was $507,500, representing a decrease of 2.4% compared to last month and an increase of 2.5% from Jun 2025. The average days on market for units sold in June was 13 days, 58% below the 5-year June average of 31 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 29; and a 17.5% decrease in supply to 33 active units.

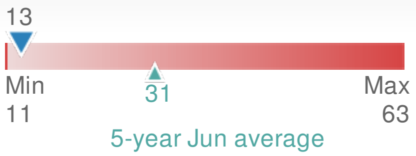
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.73 in May and an increase from 0.86 in June 2025. The Contract Ratio is 66% lower than the 5-year June average of 2.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 33



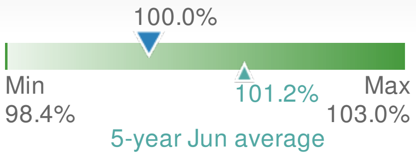
May 2026	Jun 2025
40	**14**

Avg DOM 13



May 2026	Jun 2025	YTD
11	**34**	**31**

Avg Sold to OLP Ratio 100.0%



May 2026	Jun 2025	YTD
101.4%	**98.4%**	**99.8%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Kennett Consolidated (Chester, PA) - Attached/Townhouse

New Listings 9

from May 2026:	from Jun 2025:
▼ -47.1%	▲ 28.6%
17	**7**

YTD	2026	2025	+/-
	75	**55**	36.4%

5-year Jun average: **11**

New Pendings 13

from May 2026:	from Jun 2025:
▲ 30.0%	▲ 18.2%
10	**11**

YTD	2026	2025	+/-
	63	**41**	53.7%

5-year Jun average: **11**

Closed Sales 13

from May 2026:	from Jun 2025:
▲ 18.2%	▲ 18.2%
11	**11**

YTD	2026	2025	+/-
	58	**36**	61.1%

5-year Jun average: **11**

Median Sold Price $507,500

from May 2026:	from Jun 2025:
▼ -2.4%	▲ 2.5%
$519,881	**$495,000**

YTD	2026	2025	+/-
	$498,371	**$487,500**	2.2%

5-year Jun average: **$491,752**

Summary

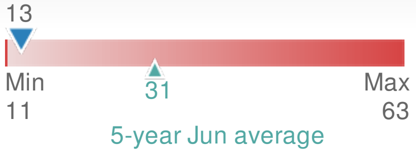
In Kennett Consolidated (Chester, PA), the median sold price for Attached/Townhouse properties for June was $507,500, representing a decrease of 2.4% compared to last month and an increase of 2.5% from Jun 2025. The average days on market for units sold in June was 13 days, 58% below the 5-year June average of 31 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 29; and a 17.5% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.73 in May and an increase from 0.86 in June 2025. The Contract Ratio is 64% lower than the 5-year June average of 2.47. 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 33

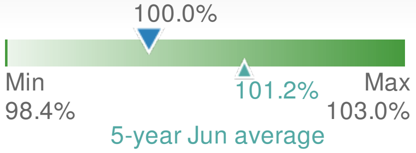
May 2026	Jun 2025
40	**14**

Avg DOM 13



May 2026	Jun 2025	YTD
11	**34**	**32**

Avg Sold to OLP Ratio 100.0%



May 2026	Jun 2025	YTD
101.4%	**98.4%**	**99.8%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

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June 2026

Octorara Area (Chester, PA)

New Listings 18

▲ 50.0% from May 2026: **12**

▲ 28.6% from Jun 2025: **14**

YTD	2026	2025	+/-
	74	**74**	0.0%

5-year Jun average: **15**

New Pendings 16

▲ 100.0% from May 2026: **8**

▲ 60.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	68	**55**	23.6%

5-year Jun average: **12**

Closed Sales 8

▲ 14.3% from May 2026: **7**

▲ 33.3% from Jun 2025: **6**

YTD	2026	2025	+/-
	55	**69**	-20.3%

5-year Jun average: **11**

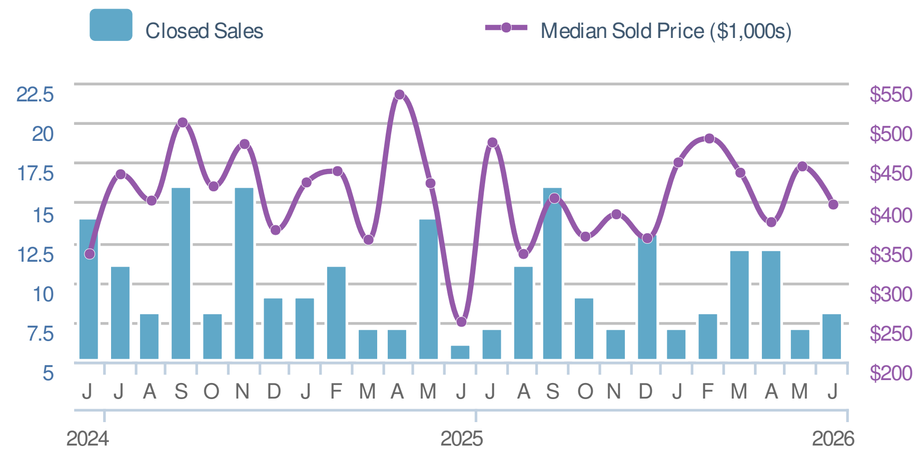
Median Sold Price $397,250

▼ -10.7% from May 2026: **$445,000**

▲ 58.9% from Jun 2025: **$250,000**

YTD	2026	2025	+/-
	$425,000	**$448,100**	-5.2%

5-year Jun average: **$334,930**



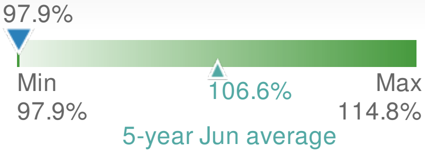
Active Listings 29

May 2026	Jun 2025
26	**21**

Avg DOM 11

May 2026	Jun 2025	YTD
34	**13**	**39**

Avg Sold to OLP Ratio 97.9%



May 2026	Jun 2025	YTD
103.1%	**114.3%**	**99.3%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Octorara Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 14

▲ 40.0% from May 2026: **10**

▲ 40.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	62	**63**	-1.6%

5-year Jun average: **12**

New Pendings 14

▲ 100.0% from May 2026: **7**

▲ 100.0% from Jun 2025: **7**

YTD	2026	2025	+/-
	61	**50**	22.0%

5-year Jun average: **10**

Closed Sales 7

▲ 16.7% from May 2026: **6**

▲ 40.0% from Jun 2025: **5**

YTD	2026	2025	+/-
	48	**66**	-27.3%

5-year Jun average: **8**

Median Sold Price $400,000

▼ -10.4% from May 2026: **$446,500**

▲ 48.1% from Jun 2025: **$270,000**

YTD	2026	2025	+/-
	$435,000	**$449,945**	-3.3%

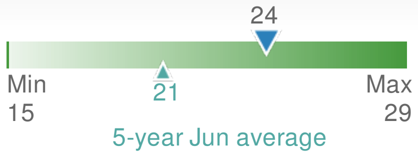
5-year Jun average: **$369,600**

Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for June was $400,000, representing a decrease of 10.4% compared to last month and an increase of 48.1% from Jun 2025. The average days on market for units sold in June was 8 days, 66% below the 5-year June average of 23 days. There was a 100% month over month increase in new contract activity with 14 New Pendings; a 63.6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 18; and a 4.3% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.48 in May and a decrease from 0.88 in June 2025. The Contract Ratio is 23% lower than the 5-year June average of 0.97. 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 24

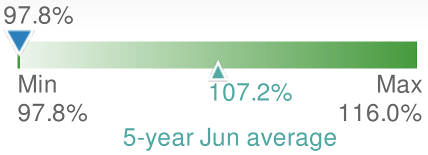


May 2026	Jun 2025
23	**17**

Avg DOM 8

May 2026	Jun 2025	YTD
38	**15**	**42**

Avg Sold to OLP Ratio 97.8%



May 2026	Jun 2025	YTD
103.6%	**115.8%**	**99.3%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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June 2026

Octorara Area (Chester, PA) - Attached

New Listings 4

▲ 100.0%	↔ 0.0%
from May 2026: **2**	from Jun 2025: **4**

YTD	2026	2025	+/-
	12	**11**	9.1%

5-year Jun average: **3**

New Pendings 2

▲ 100.0%	▼ -33.3%
from May 2026: **1**	from Jun 2025: **3**

YTD	2026	2025	+/-
	7	**5**	40.0%

5-year Jun average: **2**

Closed Sales 1

↔ 0.0%	↔ 0.0%
from May 2026: **1**	from Jun 2025: **1**

YTD	2026	2025	+/-
	7	**3**	133.3%

5-year Jun average: **3**

Median Sold Price $394,500

▲ 47.3%	▲ 71.5%
from May 2026: **$267,800**	from Jun 2025: **$230,000**

YTD	2026	2025	+/-
	$345,000	**$250,000**	38.0%

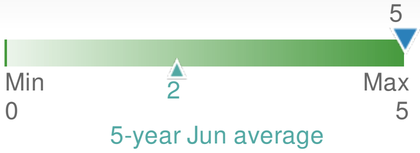
5-year Jun average: **$259,600**

Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for June was $394,500, representing an increase of 47.3% compared to last month and an increase of 71.5% from Jun 2025. The average days on market for units sold in June was 34 days, 100% above the 5-year June average of 17 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from May) to 2; and a 66.7% increase in supply to 5 active units.

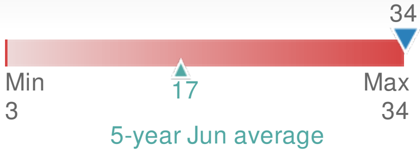
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, up from 0.33 in May and a decrease from 0.75 in June 2025. The Contract Ratio is 7% lower than the 5-year June average of 0.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 5



May 2026	Jun 2025
3	**4**

Avg DOM 34



May 2026	Jun 2025	YTD
9	**6**	**22**

Avg Sold to OLP Ratio 98.6%

May 2026	Jun 2025	YTD
100.0%	**107.0%**	**98.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Octorara Area (Chester, PA) - Attached/Townhouse

New Listings 4

▲ 100.0% from May 2026: **2**

↔ 0.0% from Jun 2025: **4**

YTD	2026	2025	+/-
	12	**11**	9.1%

5-year Jun average: **3**

New Pendings 2

▲ 100.0% from May 2026: **1**

▼ -33.3% from Jun 2025: **3**

YTD	2026	2025	+/-
	7	**5**	40.0%

5-year Jun average: **2**

Closed Sales 1

↔ 0.0% from May 2026: **1**

↔ 0.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	7	**3**	133.3%

5-year Jun average: **3**

Median Sold Price $394,500

▲ 47.3% from May 2026: **$267,800**

▲ 71.5% from Jun 2025: **$230,000**

YTD	2026	2025	+/-
	$345,000	**$250,000**	38.0%

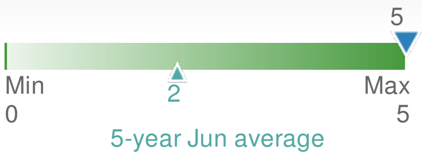
5-year Jun average: **$259,600**

Summary

In Octorara Area (Chester, PA), the median sold price for Attached/Townhouse properties for June was $394,500, representing an increase of 47.3% compared to last month and an increase of 71.5% from Jun 2025. The average days on market for units sold in June was 34 days, 100% above the 5-year June average of 17 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from May) to 2; and a 66.7% increase in supply to 5 active units.

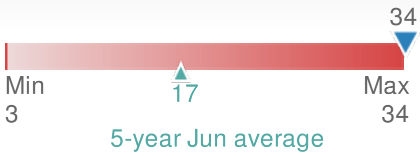
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, up from 0.33 in May and a decrease from 0.75 in June 2025. The Contract Ratio is 7% lower than the 5-year June average of 0.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 5



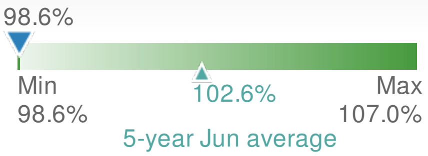
May 2026	Jun 2025
3	**4**

Avg DOM 34



May 2026	Jun 2025	YTD
9	**6**	**22**

Avg Sold to OLP Ratio 98.6%



May 2026	Jun 2025	YTD
100.0%	**107.0%**	**98.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

June 2026

Owen J Roberts (Chester, PA)

New Listings 45

-4.3% from May 2026: **47**

-6.3% from Jun 2025: **48**

YTD	2026	2025	+/-
	294	**224**	31.3%

5-year Jun average: **46**

New Pendings 50

-2.0% from May 2026: **51**

25.0% from Jun 2025: **40**

YTD	2026	2025	+/-
	220	**184**	19.6%

5-year Jun average: **43**

Closed Sales 44

18.9% from May 2026: **37**

25.7% from Jun 2025: **35**

YTD	2026	2025	+/-
	169	**150**	12.7%

5-year Jun average: **37**

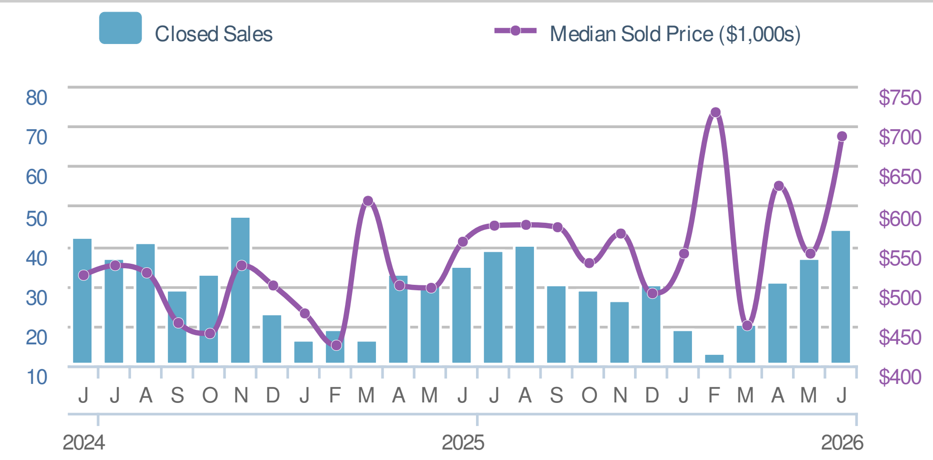
Median Sold Price $687,500

27.3% from May 2026: **$540,000**

23.9% from Jun 2025: **$555,000**

YTD	2026	2025	+/-
	$585,000	**$497,000**	17.7%

5-year Jun average: **$581,100**



Active Listings 63

63

Min 41

49 5-year Jun average

Max 63

May 2026	Jun 2025
70	**45**

Avg DOM 10

10

Min 8

16 5-year Jun average

Max 26

May 2026	Jun 2025	YTD
28	**26**	**23**

Avg Sold to OLP Ratio 101.2%

101.2%

Min 99.5%

101.3% 5-year Jun average

Max 102.8%

May 2026	Jun 2025	YTD
97.3%	**99.5%**	**98.5%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 42

▼ -2.3% from May 2026: **43**
▲ 2.4% from Jun 2025: **41**

YTD	2026	2025	+/-
	264	**185**	42.7%

5-year Jun average: **39**

New Pendings 46

▲ 4.5% from May 2026: **44**
▲ 48.4% from Jun 2025: **31**

YTD	2026	2025	+/-
	190	**147**	29.3%

5-year Jun average: **35**

Closed Sales 36

▲ 9.1% from May 2026: **33**
▲ 20.0% from Jun 2025: **30**

YTD	2026	2025	+/-
	143	**117**	22.2%

5-year Jun average: **32**

Median Sold Price $797,500

▲ 47.7% from May 2026: **$540,000**
▲ 23.5% from Jun 2025: **$646,000**

YTD	2026	2025	+/-
	$650,000	**$600,000**	8.3%

5-year Jun average: **$651,690**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for June was $797,500, representing an increase of 47.7% compared to last month and an increase of 23.5% from Jun 2025. The average days on market for units sold in June was 11 days, 34% below the 5-year June average of 17 days. There was a 4.5% month over month increase in new contract activity with 46 New Pendings; a 6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 71; and a 7.7% decrease in supply to 60 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 1.03 in May and a decrease from 1.20 in June 2025. The Contract Ratio is 2% lower than the 5-year June average of 1.21. 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.

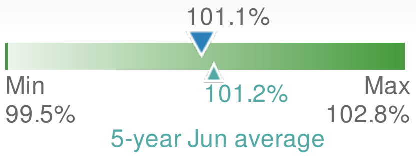
Active Listings 60

May 2026	Jun 2025
65	**40**

Avg DOM 11

May 2026	Jun 2025	YTD
30	**27**	**25**

Avg Sold to OLP Ratio 101.1%



May 2026	Jun 2025	YTD
96.9%	**99.5%**	**98.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 3

▼-25.0% from May 2026: **4**

▼-57.1% from Jun 2025: **7**

YTD	2026	2025	+/-
	30	**39**	-23.1%

5-year Jun average: **7**

New Pendings 4

▼-42.9% from May 2026: **7**

▼-55.6% from Jun 2025: **9**

YTD	2026	2025	+/-
	30	**37**	-18.9%

5-year Jun average: **7**

Closed Sales 8

▲100.0% from May 2026: **4**

▲60.0% from Jun 2025: **5**

YTD	2026	2025	+/-
	26	**33**	-21.2%

5-year Jun average: **6**

Median Sold Price $399,250

▼-19.4% from May 2026: **$495,450**

▼-1.4% from Jun 2025: **$405,000**

YTD	2026	2025	+/-
	$426,250	**$380,000**	12.2%

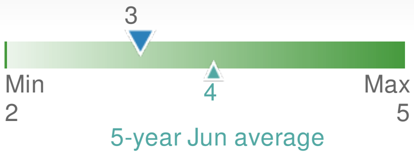
5-year Jun average: **$425,850**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for June was $399,250, representing a decrease of 19.4% compared to last month and a decrease of 1.4% from Jun 2025. The average days on market for units sold in June was 6 days, 38% below the 5-year June average of 10 days. There was a 42.9% month over month decrease in new contract activity with 4 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 6; and a 40% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from May and an increase from 1.80 in June 2025. The Contract Ratio is 35% lower than the 5-year June average of 3.08. 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

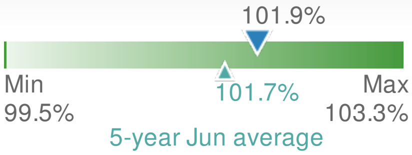


May 2026	Jun 2025
5	**5**

Avg DOM 6

May 2026	Jun 2025	YTD
6	**17**	**13**

Avg Sold to OLP Ratio 101.9%



May 2026	Jun 2025	YTD
100.2%	**99.5%**	**100.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Presented by
Lauren Davis

June 2026

Owen J Roberts (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 3

0.0% from May 2026: **3**

-57.1% from Jun 2025: **7**

YTD	2026	2025	+/-
	29	**39**	-25.6%

5-year Jun average: **7**

New Pendings 4

-33.3% from May 2026: **6**

-55.6% from Jun 2025: **9**

YTD	2026	2025	+/-
	28	**37**	-24.3%

5-year Jun average: **7**

Closed Sales 8

100.0% from May 2026: **4**

60.0% from Jun 2025: **5**

YTD	2026	2025	+/-
	25	**32**	-21.9%

5-year Jun average: **5**

Median Sold Price $399,250

-19.4% from May 2026: **$495,450**

-1.4% from Jun 2025: **$405,000**

YTD	2026	2025	+/-
	$430,000	**$390,000**	10.3%

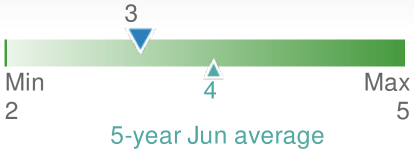
5-year Jun average: **$443,850**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached/Townhouse properties for June was $399,250, representing a decrease of 19.4% compared to last month and a decrease of 1.4% from Jun 2025. The average days on market for units sold in June was 6 days, 38% below the 5-year June average of 10 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 44.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 5; and a 40% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 1.80 in May and a decrease from 1.80 in June 2025. The Contract Ratio is 43% lower than the 5-year June average of 2.95. 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

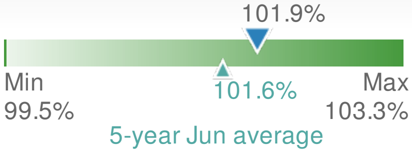


May 2026	Jun 2025
5	**5**

Avg DOM 6

May 2026	Jun 2025	YTD
6	**17**	**11**

Avg Sold to OLP Ratio 101.9%



May 2026	Jun 2025	YTD
100.2%	**99.5%**	**100.8%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Oxford Area (Chester, PA)

New Listings 14

-46.2% from May 2026: **26**

-22.2% from Jun 2025: **18**

YTD	2026	2025	+/-
	128	**153**	-16.3%

5-year Jun average: **22**

New Pendings 26

-3.7% from May 2026: **27**

52.9% from Jun 2025: **17**

YTD	2026	2025	+/-
	119	**119**	0.0%

5-year Jun average: **21**

Closed Sales 21

23.5% from May 2026: **17**

-16.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	101	**113**	-10.6%

5-year Jun average: **23**

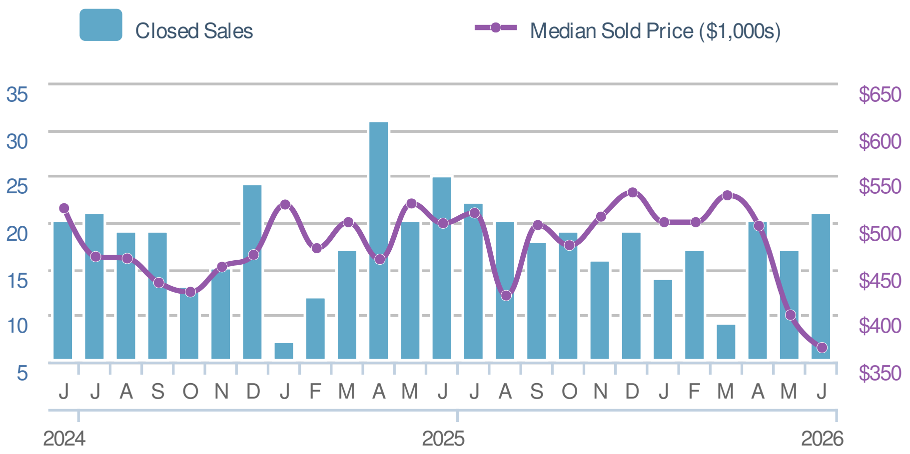
Median Sold Price $365,000

-8.8% from May 2026: **$400,000**

-26.9% from Jun 2025: **$499,220**

YTD	2026	2025	+/-
	$475,000	**$499,495**	-4.9%

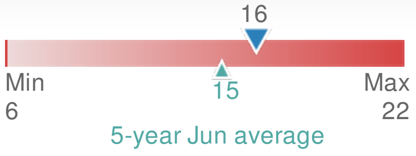
5-year Jun average: **$447,844**



Active Listings 58

May 2026	Jun 2025
66	**61**

Avg DOM 16



May 2026	Jun 2025	YTD
26	**18**	**37**

Avg Sold to OLP Ratio 98.7%

May 2026	Jun 2025	YTD
102.3%	**105.4%**	**103.8%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Oxford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
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New Listings 14

▼-44.0% from May 2026: **25**

▼-22.2% from Jun 2025: **18**

YTD	2026	2025	+/-
	125	**146**	-14.4%

5-year Jun average: **21**

New Pendings 26

▲4.0% from May 2026: **25**

▲52.9% from Jun 2025: **17**

YTD	2026	2025	+/-
	114	**112**	1.8%

5-year Jun average: **21**

Closed Sales 19

▲18.8% from May 2026: **16**

▼-13.6% from Jun 2025: **22**

YTD	2026	2025	+/-
	96	**106**	-9.4%

5-year Jun average: **22**

Median Sold Price $375,000

▼-8.1% from May 2026: **$408,000**

▼-28.6% from Jun 2025: **$525,000**

YTD	2026	2025	+/-
	$482,450	**$510,000**	-5.4%

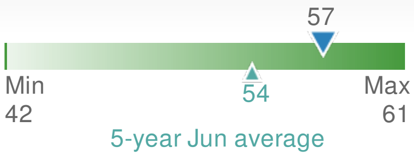
5-year Jun average: **$455,600**

Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for June was $375,000, representing a decrease of 8.1% compared to last month and a decrease of 28.6% from Jun 2025. The average days on market for units sold in June was 13 days, 11% below the 5-year June average of 15 days. There was a 4% month over month increase in new contract activity with 26 New Pendings; a 17.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 48; and a 12.3% decrease in supply to 57 active units.

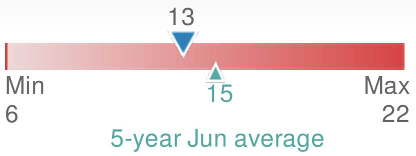
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.63 in May and an increase from 0.80 in June 2025. The Contract Ratio is 7% lower than the 5-year June average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 57



May 2026	Jun 2025
65	**61**

Avg DOM 13



May 2026	Jun 2025	YTD
23	**20**	**36**

Avg Sold to OLP Ratio 98.9%

May 2026	Jun 2025	YTD
103.1%	**105.5%**	**104.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Oxford Area (Chester, PA) - Attached

New Listings 0

-100.0% from May 2026: **1**

0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	3	**7**	-57.1%

5-year Jun average: **1**

New Pendings 0

-100.0% from May 2026: **2**

0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	5	**7**	-28.6%

5-year Jun average: **1**

Closed Sales 2

100.0% from May 2026: **1**

-33.3% from Jun 2025: **3**

YTD	2026	2025	+/-
	5	**7**	-28.6%

5-year Jun average: **1**

Median Sold Price $319,000

-4.8% from May 2026: **$335,000**

22.7% from Jun 2025: **$260,000**

YTD	2026	2025	+/-
	$318,000	**$250,000**	27.2%

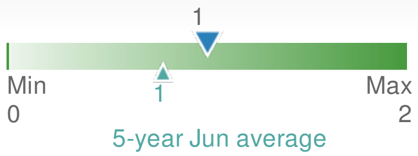
5-year Jun average: **$171,800**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for June was $319,000, representing a decrease of 4.8% compared to last month and an increase of 22.7% from Jun 2025. The average days on market for units sold in June was 46 days, 199% above the 5-year June average of 15 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 May) to 0; and no change in supply with 1 active units.

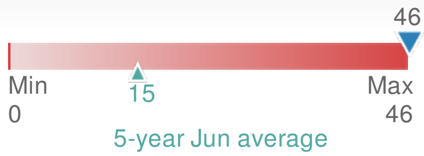
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in May and no change from June 2025. The Contract Ratio is 100% lower than the 5-year June average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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



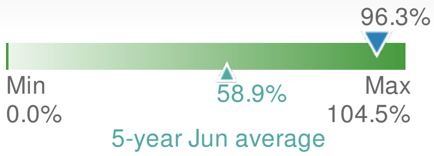
May 2026	Jun 2025
1	**0**

Avg DOM 46



May 2026	Jun 2025	YTD
73	**7**	**52**

Avg Sold to OLP Ratio 96.3%



May 2026	Jun 2025	YTD
88.2%	**104.5%**	**95.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Oxford Area (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 0

▼ -100.0% from May 2026: **1**

↔ 0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	3	**7**	-57.1%

5-year Jun average: **1**

New Pendings 0

▼ -100.0% from May 2026: **2**

↔ 0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	5	**7**	-28.6%

5-year Jun average: **1**

Closed Sales 2

▲ 100.0% from May 2026: **1**

▼ -33.3% from Jun 2025: **3**

YTD	2026	2025	+/-
	5	**7**	-28.6%

5-year Jun average: **1**

Median Sold Price $319,000

▼ -4.8% from May 2026: **$335,000**

▲ 22.7% from Jun 2025: **$260,000**

YTD	2026	2025	+/-
	$318,000	**$250,000**	27.2%

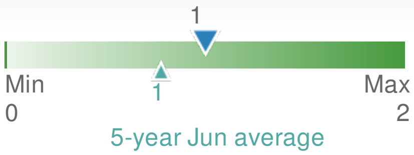
5-year Jun average: **$171,800**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached/Townhouse properties for June was $319,000, representing a decrease of 4.8% compared to last month and an increase of 22.7% from Jun 2025. The average days on market for units sold in June was 46 days, 199% above the 5-year June average of 15 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 May) to 0; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in May and no change from June 2025. The Contract Ratio is 100% lower than the 5-year June average of 0.50. 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

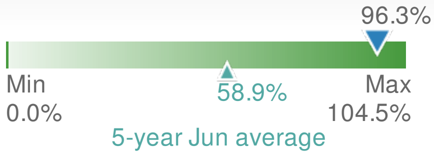


May 2026	Jun 2025
1	**0**

Avg DOM 46

May 2026	Jun 2025	YTD
73	**7**	**52**

Avg Sold to OLP Ratio 96.3%



May 2026	Jun 2025	YTD
88.2%	**104.5%**	**95.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis
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June 2026

Phoenixville Area (Chester, PA)

New Listings 58

▲11.5% from May 2026: **52**

▲70.6% from Jun 2025: **34**

YTD	2026	2025	+/-
	289	**269**	7.4%

5-year Jun average: **52**

New Pendings 55

▲31.0% from May 2026: **42**

▲17.0% from Jun 2025: **47**

YTD	2026	2025	+/-
	246	**230**	7.0%

5-year Jun average: **48**

Closed Sales 48

▲11.6% from May 2026: **43**

▼-4.0% from Jun 2025: **50**

YTD	2026	2025	+/-
	218	**188**	16.0%

5-year Jun average: **51**

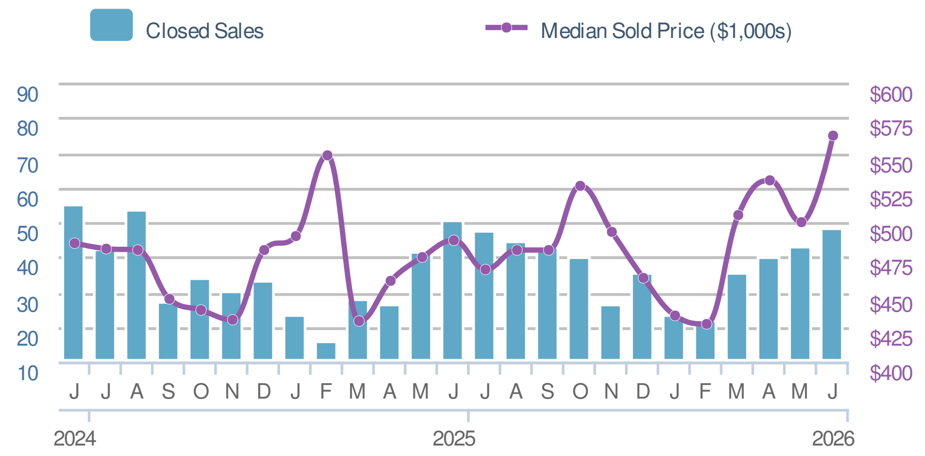
Median Sold Price $562,500

▲12.5% from May 2026: **$500,000**

▲15.4% from Jun 2025: **$487,500**

YTD	2026	2025	+/-
	$486,500	**$469,600**	3.6%

5-year Jun average: **$482,000**



Active Listings 53

53

Min 31 · 42 · Max 53

5-year Jun average

May 2026	Jun 2025
50	**44**

Avg DOM 10

10

Min 9 · 14 · Max 22

5-year Jun average

May 2026	Jun 2025	YTD
21	**22**	**27**

Avg Sold to OLP Ratio 103.2%

103.2%

Min 101.5% · 102.9% · Max 104.9%

5-year Jun average

May 2026	Jun 2025	YTD
102.0%	**101.9%**	**101.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Presented by
Lauren Davis

June 2026

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 30

▲25.0% from May 2026: **24**

▲87.5% from Jun 2025: **16**

YTD	2026	2025	+/-
	144	**118**	22.0%

5-year Jun average: **25**

New Pendings 28

▲12.0% from May 2026: **25**

▲55.6% from Jun 2025: **18**

YTD	2026	2025	+/-
	124	**97**	27.8%

5-year Jun average: **24**

Closed Sales 30

▲50.0% from May 2026: **20**

▲20.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	108	**84**	28.6%

5-year Jun average: **30**

Median Sold Price $738,500

▲9.0% from May 2026: **$677,500**

▲25.2% from Jun 2025: **$590,000**

YTD	2026	2025	+/-
	$616,250	**$551,713**	11.7%

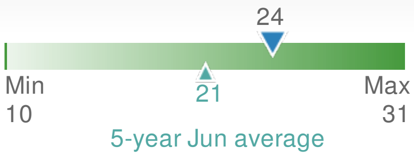
5-year Jun average: **$609,700**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for June was $738,500, representing an increase of 9% compared to last month and an increase of 25.2% from Jun 2025. The average days on market for units sold in June was 9 days, 37% below the 5-year June average of 14 days. There was a 12% month over month increase in new contract activity with 28 New Pendings; an 8.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 32; and no change in supply with 24 active units.

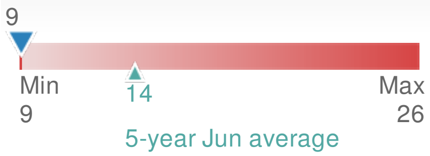
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.46 in May and a decrease from 1.36 in June 2025. The Contract Ratio is 26% lower than the 5-year June average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 24



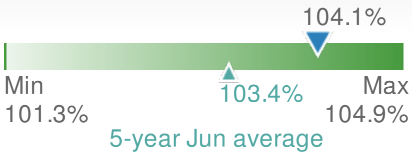
May 2026	Jun 2025
24	**22**

Avg DOM 9



May 2026	Jun 2025	YTD
16	**14**	**21**

Avg Sold to OLP Ratio 104.1%



May 2026	Jun 2025	YTD
104.5%	**103.5%**	**102.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by

Lauren Davis

June 2026

Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 28

↔ 0.0% from May 2026: **28**

▲ 55.6% from Jun 2025: **18**

YTD	2026	2025	+/-
	145	**151**	-4.0%

5-year Jun average: **27**

New Pendings 27

▲ 58.8% from May 2026: **17**

▼ -6.9% from Jun 2025: **29**

YTD	2026	2025	+/-
	122	**133**	-8.3%

5-year Jun average: **24**

Closed Sales 18

▼ -21.7% from May 2026: **23**

▼ -28.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	110	**104**	5.8%

5-year Jun average: **22**

Median Sold Price $454,090

▲ 9.9% from May 2026: **$413,000**

▲ 12.1% from Jun 2025: **$405,000**

YTD	2026	2025	+/-
	$450,000	**$415,000**	8.4%

5-year Jun average: **$406,618**

Summary

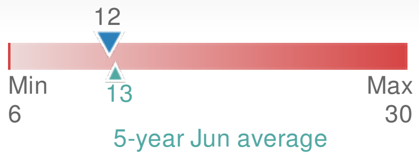
In Phoenixville Area (Chester, PA), the median sold price for Attached properties for June was $454,090, representing an increase of 9.9% compared to last month and an increase of 12.1% from Jun 2025. The average days on market for units sold in June was 12 days, 6% below the 5-year June average of 13 days. There was a 58.8% month over month increase in new contract activity with 27 New Pendings; a 36.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 30; and an 11.5% increase in supply to 29 active units.

This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.85 in May and a decrease from 2.05 in June 2025. The Contract Ratio is 35% lower than the 5-year June average of 1.58. 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 29

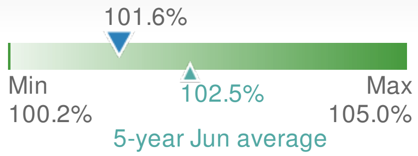
May 2026	Jun 2025
26	**22**

Avg DOM 12



May 2026	Jun 2025	YTD
24	**30**	**33**

Avg Sold to OLP Ratio 101.6%



May 2026	Jun 2025	YTD
99.9%	**100.2%**	**99.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market Insight

Presented by

Lauren Davis

June 2026

Phoenixville Area (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 23

▼ -8.0% from May 2026: **25**

▲ 53.3% from Jun 2025: **15**

YTD	2026	2025	+/-
	128	**135**	-5.2%

5-year Jun average: **24**

New Pendings 23

▲ 43.8% from May 2026: **16**

▼ -14.8% from Jun 2025: **27**

YTD	2026	2025	+/-
	112	**124**	-9.7%

5-year Jun average: **22**

Closed Sales 18

▼ -5.3% from May 2026: **19**

▼ -21.7% from Jun 2025: **23**

YTD	2026	2025	+/-
	99	**95**	4.2%

5-year Jun average: **20**

Median Sold Price $454,090

▲ 9.9% from May 2026: **$413,000**

▲ 9.0% from Jun 2025: **$416,500**

YTD	2026	2025	+/-
	$450,000	**$426,500**	5.5%

5-year Jun average: **$418,118**

Summary

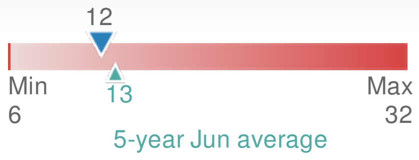
In Phoenixville Area (Chester, PA), the median sold price for Attached/Townhouse properties for June was $454,090, representing an increase of 9.9% compared to last month and an increase of 9% from Jun 2025. The average days on market for units sold in June was 12 days, 10% below the 5-year June average of 13 days. There was a 43.8% month over month increase in new contract activity with 23 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from May) to 25; and a 4.8% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 0.95 in May and a decrease from 3.07 in June 2025. The Contract Ratio is 38% lower than the 5-year June average of 1.84. 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 22

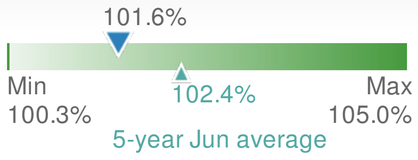
May 2026	Jun 2025
21	**14**

Avg DOM 12



May 2026	Jun 2025	YTD
23	**32**	**32**

Avg Sold to OLP Ratio 101.6%



May 2026	Jun 2025	YTD
99.8%	**100.3%**	**100.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Spring-Ford Area (Chester, PA)

New Listings 7

▲ 75.0% from May 2026: **4**

▲ 133.3% from Jun 2025: **3**

YTD	2026	2025	+/-
	28	**20**	40.0%

5-year Jun average: **6**

New Pendings 2

▼ -60.0% from May 2026: **5**

▼ -60.0% from Jun 2025: **5**

YTD	2026	2025	+/-
	20	**18**	11.1%

5-year Jun average: **5**

Closed Sales 4

↔ 0.0% from May 2026: **4**

▲ 300.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	17	**13**	30.8%

5-year Jun average: **4**

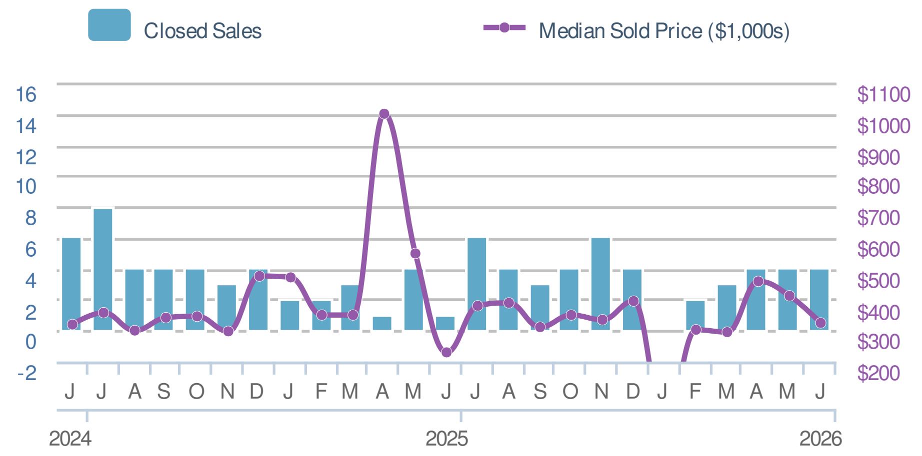
Median Sold Price $325,750

▼ -21.0% from May 2026: **$412,500**

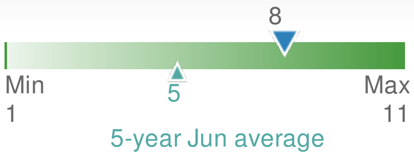
▲ 41.6% from Jun 2025: **$230,000**

YTD	2026	2025	+/-
	$355,000	**$350,000**	1.4%

5-year Jun average: **$292,650**

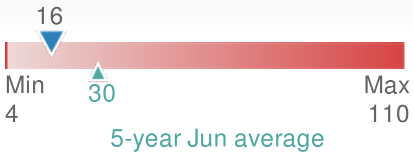


Active Listings 8



May 2026	Jun 2025
4	**5**

Avg DOM 16



May 2026	Jun 2025	YTD
12	**110**	**25**

Avg Sold to OLP Ratio 101.5%

May 2026	Jun 2025	YTD
102.4%	**73.0%**	**100.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Spring-Ford Area (Chester, PA) - Detached

New Listings 4

▲ 100.0% from May 2026: **2**

▲ 33.3% from Jun 2025: **3**

YTD	2026	2025	+/-
	10	8	25.0%

5-year Jun average: **3**

New Pendings 2

↔ 0.0% from May 2026: **2**

▼ -50.0% from Jun 2025: **4**

YTD	2026	2025	+/-
	7	9	-22.2%

5-year Jun average: **2**

Closed Sales 2

▲ 100.0% from May 2026: **1**

↔ 0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	5	5	0.0%

5-year Jun average: **1**

Median Sold Price $858,500

▼ -23.7% from May 2026: **$1,125,000**

↔ 0.0% from Jun 2025: **$0**

YTD	2026	2025	+/-
	$445,500	$774,900	-42.5%

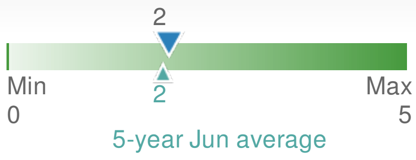
5-year Jun average: **$574,200**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for June was $858,500, representing a decrease of 23.7% compared to last month and an increase of 0% from Jun 2025. The average days on market for units sold in June was 15 days, 121% above the 5-year June average of 7 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 2; and a 0% increase in supply to 2 active units.

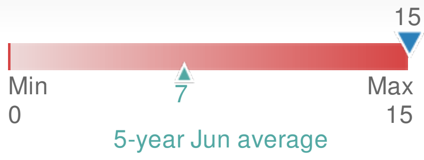
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in May and a decrease from 3.00 in June 2025. The Contract Ratio is 14% lower than the 5-year June average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



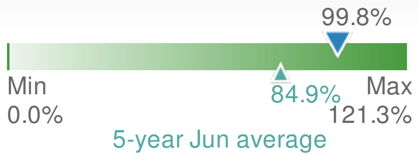
May 2026	Jun 2025
0	2

Avg DOM 15



May 2026	Jun 2025	YTD
0	0	7

Avg Sold to OLP Ratio 99.8%



May 2026	Jun 2025	YTD
100.0%	0.0%	102.6%

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Spring-Ford Area (Chester, PA) - Attached

New Listings 3

▲50.0% from May 2026: **2**

↔0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	18	**12**	50.0%

5-year Jun average: **3**

New Pendings 0

▼-100.0% from May 2026: **3**

▼-100.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	13	**9**	44.4%

5-year Jun average: **3**

Closed Sales 2

▼-33.3% from May 2026: **3**

▲100.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	12	**8**	50.0%

5-year Jun average: **3**

Median Sold Price $325,750

▼-8.2% from May 2026: **$355,000**

▲41.6% from Jun 2025: **$230,000**

YTD	2026	2025	+/-
	$317,000	**$317,500**	-0.2%

5-year Jun average: **$258,550**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for June was $325,750, representing a decrease of 8.2% compared to last month and an increase of 41.6% from Jun 2025. The average days on market for units sold in June was 17 days, 43% below the 5-year June average of 30 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 1; and a 50% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.17 pendings per active listing, down from 0.75 in May and a decrease from 0.67 in June 2025. The Contract Ratio is 92% lower than the 5-year June average of 2.13. 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.

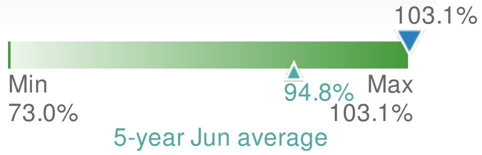
Active Listings 6

May 2026	Jun 2025
4	**3**

Avg DOM 17

May 2026	Jun 2025	YTD
16	**110**	**33**

Avg Sold to OLP Ratio 103.1%



May 2026	Jun 2025	YTD
103.2%	**73.0%**	**99.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Spring-Ford Area (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 3

50.0% from May 2026: **2**

0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	18	**12**	50.0%

5-year Jun average: **3**

New Pendings 0

-100.0% from May 2026: **3**

-100.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	13	**9**	44.4%

5-year Jun average: **3**

Closed Sales 2

-33.3% from May 2026: **3**

100.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	12	**8**	50.0%

5-year Jun average: **3**

Median Sold Price $325,750

-8.2% from May 2026: **$355,000**

41.6% from Jun 2025: **$230,000**

YTD	2026	2025	+/-
	$317,000	**$317,500**	-0.2%

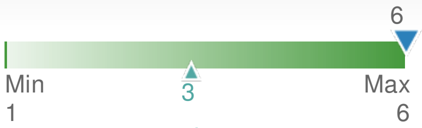
5-year Jun average: **$258,550**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached/Townhouse properties for June was $325,750, representing a decrease of 8.2% compared to last month and an increase of 41.6% from Jun 2025. The average days on market for units sold in June was 17 days, 43% below the 5-year June average of 30 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 1; and a 50% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.17 pendings per active listing, down from 0.75 in May and a decrease from 0.67 in June 2025. The Contract Ratio is 92% lower than the 5-year June average of 2.13. 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.

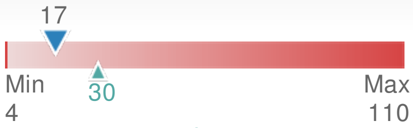
Active Listings 6



5-year Jun average

May 2026	Jun 2025
4	**3**

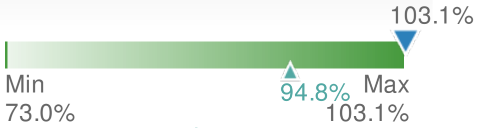
Avg DOM 17



5-year Jun average

May 2026	Jun 2025	YTD
16	**110**	**33**

Avg Sold to OLP Ratio 103.1%



5-year Jun average

May 2026	Jun 2025	YTD
103.2%	**73.0%**	**99.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

June 2026

Tredyffrin-Easttown (Chester, PA)

New Listings 56

-22.2% from May 2026: **72**

3.7% from Jun 2025: **54**

YTD	2026	2025	+/-
	332	**327**	1.5%

5-year Jun average: **64**

New Pendings 44

-38.0% from May 2026: **71**

-17.0% from Jun 2025: **53**

YTD	2026	2025	+/-
	268	**285**	-6.0%

5-year Jun average: **56**

Closed Sales 61

8.9% from May 2026: **56**

-6.2% from Jun 2025: **65**

YTD	2026	2025	+/-
	203	**233**	-12.9%

5-year Jun average: **65**

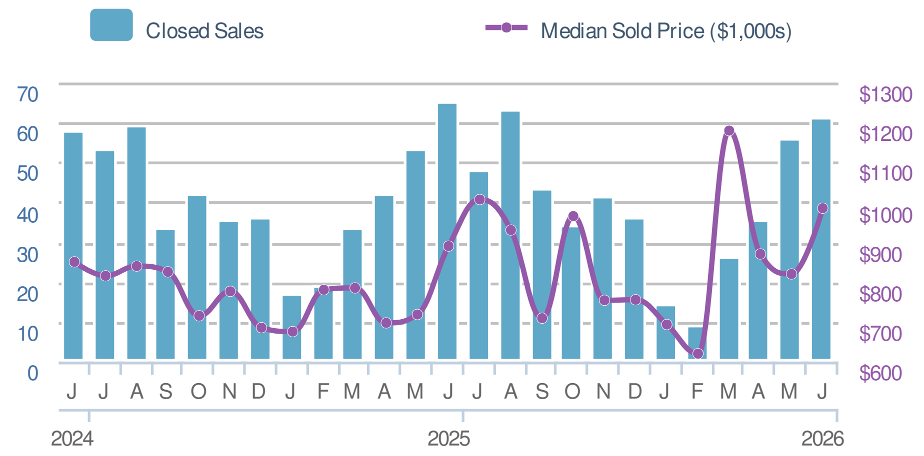
Median Sold Price $985,000

20.1% from May 2026: **$820,000**

10.7% from Jun 2025: **$890,000**

YTD	2026	2025	+/-
	$890,000	**$775,000**	14.8%

5-year Jun average: **$828,620**



Active Listings 65

65

Min 38 | 48 | Max 65

5-year Jun average

May 2026 **59** | Jun 2025 **50**

Avg DOM 12

12

Min 8 | 11 | Max 18

5-year Jun average

May 2026 **20** | Jun 2025 **9** | YTD **17**

Avg Sold to OLP Ratio 104.7%

104.7%

Min 104.3% | 105.9% | Max 107.2%

5-year Jun average

May 2026 **104.4%** | Jun 2025 **104.3%** | YTD **103.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Tredyffrin-Easttown (Chester, PA) - Detached

New Listings 34

▼ -35.8% from May 2026: **53**

▲ 3.0% from Jun 2025: **33**

YTD	2026	2025	+/-
	218	**209**	4.3%

5-year Jun average: **39**

New Pendings 32

▼ -37.3% from May 2026: **51**

▼ -5.9% from Jun 2025: **34**

YTD	2026	2025	+/-
	177	**178**	-0.6%

5-year Jun average: **36**

Closed Sales 42

▲ 35.5% from May 2026: **31**

↔ 0.0% from Jun 2025: **42**

YTD	2026	2025	+/-
	119	**129**	-7.8%

5-year Jun average: **42**

Median Sold Price $1,245,000

▲ 4.1% from May 2026: **$1,196,000**

▲ 14.2% from Jun 2025: **$1,090,000**

YTD	2026	2025	+/-
	$1,250,000	**$1,050,000**	19.0%

5-year Jun average: **$1,017,600**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for June was $1,245,000, representing an increase of 4.1% compared to last month and an increase of 14.2% from Jun 2025. The average days on market for units sold in June was 9 days, 24% below the 5-year June average of 12 days. There was a 37.3% month over month decrease in new contract activity with 32 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 70; and a 9.5% decrease in supply to 38 active units.

This activity resulted in a Contract Ratio of 1.84 pendings per active listing, down from 1.86 in May and a decrease from 2.07 in June 2025. The Contract Ratio is 10% lower than the 5-year June average of 2.04. 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.

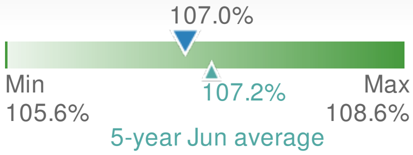
Active Listings 38

May 2026	Jun 2025
42	**29**

Avg DOM 9

May 2026	Jun 2025	YTD
9	**6**	**11**

Avg Sold to OLP Ratio 107.0%



May 2026	Jun 2025	YTD
108.1%	**106.4%**	**106.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Tredyffrin-Easttown (Chester, PA) - Attached

New Listings 22

▲ 15.8% from May 2026: **19**

▲ 4.8% from Jun 2025: **21**

YTD	2026	2025	+/-
	114	**118**	-3.4%

5-year Jun average: **24**

New Pendings 12

▼ -40.0% from May 2026: **20**

▼ -36.8% from Jun 2025: **19**

YTD	2026	2025	+/-
	91	**107**	-15.0%

5-year Jun average: **20**

Closed Sales 19

▼ -24.0% from May 2026: **25**

▼ -17.4% from Jun 2025: **23**

YTD	2026	2025	+/-
	84	**104**	-19.2%

5-year Jun average: **23**

Median Sold Price $535,077

▲ 46.6% from May 2026: **$365,000**

▲ 23.0% from Jun 2025: **$435,000**

YTD	2026	2025	+/-
	$414,000	**$403,000**	2.7%

5-year Jun average: **$474,365**

Summary

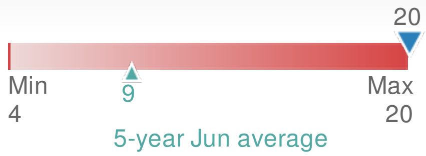
In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for June was $535,077, representing an increase of 46.6% compared to last month and an increase of 23% from Jun 2025. The average days on market for units sold in June was 20 days, 117% above the 5-year June average of 9 days. There was a 40% month over month decrease in new contract activity with 12 New Pendings; a 36% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 16; and a 58.8% increase in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 1.47 in May and a decrease from 0.90 in June 2025. The Contract Ratio is 74% lower than the 5-year June average of 2.23. 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 27

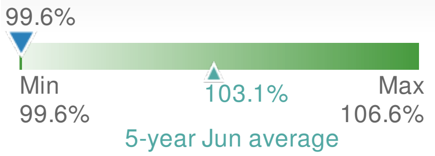
May 2026	Jun 2025
17	**21**

Avg DOM 20



May 2026	Jun 2025	YTD
33	**14**	**25**

Avg Sold to OLP Ratio 99.6%



May 2026	Jun 2025	YTD
99.8%	**100.5%**	**100.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Tredyffrin-Easttown (Chester, PA) - Attached/Townhouse

New Listings 16

▲ 33.3%	▲ 6.7%
from May 2026: **12**	from Jun 2025: **15**

YTD	2026	2025	+/-
	78	**72**	8.3%

5-year Jun average: **16**

New Pendings 9

▼ -40.0%	▼ -25.0%
from May 2026: **15**	from Jun 2025: **12**

YTD	2026	2025	+/-
	60	**65**	-7.7%

5-year Jun average: **14**

Closed Sales 15

▲ 15.4%	▲ 36.4%
from May 2026: **13**	from Jun 2025: **11**

YTD	2026	2025	+/-
	51	**60**	-15.0%

5-year Jun average: **13**

Median Sold Price $540,000

▲ 42.1%	▼ -3.2%
from May 2026: **$380,000**	from Jun 2025: **$558,000**

YTD	2026	2025	+/-
	$540,000	**$511,050**	5.7%

5-year Jun average: **$555,234**

Summary

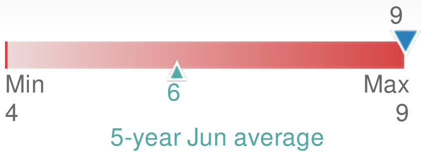
In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for June was $540,000, representing an increase of 42.1% compared to last month and a decrease of 3.2% from Jun 2025. The average days on market for units sold in June was 9 days, 45% above the 5-year June average of 6 days. There was a 40% month over month decrease in new contract activity with 9 New Pendings; a 31.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 13; and a 35.7% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 1.36 in May and a decrease from 1.07 in June 2025. The Contract Ratio is 70% lower than the 5-year June average of 2.25. 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 19

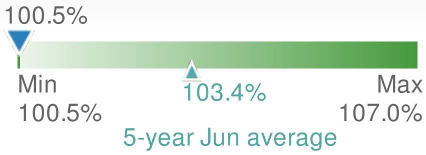
May 2026	Jun 2025
14	**14**

Avg DOM 9



May 2026	Jun 2025	YTD
48	**8**	**19**

Avg Sold to OLP Ratio 100.5%



May 2026	Jun 2025	YTD
98.9%	**102.2%**	**101.3%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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June 2026

Unionville-Chadds Ford (Chester, PA)

New Listings 25

-39.0% from May 2026: **41**

56.3% from Jun 2025: **16**

YTD	2026	2025	+/-
	167	**148**	12.8%

5-year Jun average: **28**

New Pendings 33

-2.9% from May 2026: **34**

26.9% from Jun 2025: **26**

YTD	2026	2025	+/-
	140	**127**	10.2%

5-year Jun average: **26**

Closed Sales 37

105.6% from May 2026: **18**

5.7% from Jun 2025: **35**

YTD	2026	2025	+/-
	110	**109**	0.9%

5-year Jun average: **34**

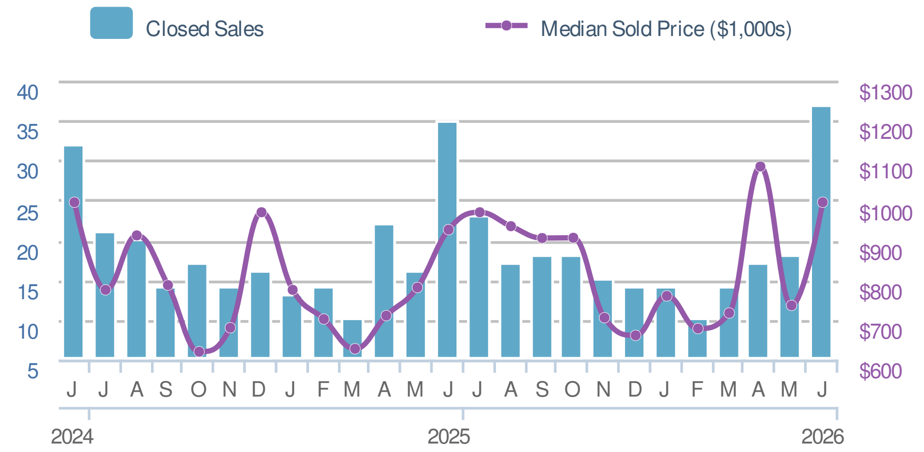
Median Sold Price $995,000

35.2% from May 2026: **$736,000**

7.5% from Jun 2025: **$926,000**

YTD	2026	2025	+/-
	$841,797	**$775,000**	8.6%

5-year Jun average: **$896,950**



Active Listings 35

35

Min 31

35

Max 43

5-year Jun average

May 2026	Jun 2025
47	**31**

Avg DOM 14

14

Min 8

20

Max 47

5-year Jun average

May 2026	Jun 2025	YTD
16	**8**	**33**

Avg Sold to OLP Ratio 102.2%

102.2%

Min 99.7%

101.5%

Max 104.0%

5-year Jun average

May 2026	Jun 2025	YTD
103.0%	**101.1%**	**100.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Unionville-Chadds Ford (Chester, PA) - Detached

New Listings 22

▼ -37.1% from May 2026: **35**
▲ 37.5% from Jun 2025: **16**

YTD	2026	2025	+/-
	147	**136**	8.1%

5-year Jun average: **25**

New Pendings 27

▼ -18.2% from May 2026: **33**
▲ 8.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	124	**111**	11.7%

5-year Jun average: **23**

Closed Sales 36

▲ 157.1% from May 2026: **14**
▲ 12.5% from Jun 2025: **32**

YTD	2026	2025	+/-
	100	**92**	8.7%

5-year Jun average: **31**

Median Sold Price $997,500

▲ 24.6% from May 2026: **$800,550**
▼ -0.7% from Jun 2025: **$1,005,000**

YTD	2026	2025	+/-
	$871,000	**$852,500**	2.2%

5-year Jun average: **$935,550**

Summary

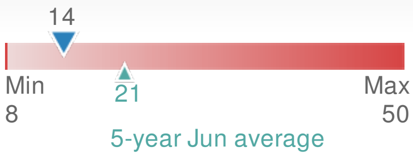
In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for June was $997,500, representing an increase of 24.6% compared to last month and a decrease of 0.7% from Jun 2025. The average days on market for units sold in June was 14 days, 33% below the 5-year June average of 21 days. There was an 18.2% month over month decrease in new contract activity with 27 New Pendings; an 18% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 41; and a 17.5% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 1.25 in May and an increase from 1.13 in June 2025. The Contract Ratio is 9% higher than the 5-year June average of 1.14. 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 33

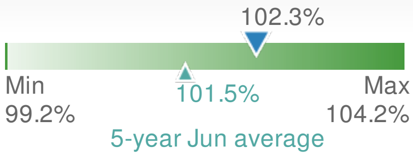
May 2026	Jun 2025
40	**31**

Avg DOM 14



May 2026	Jun 2025	YTD
19	**8**	**33**

Avg Sold to OLP Ratio 102.3%



May 2026	Jun 2025	YTD
102.5%	**101.1%**	**100.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

Unionville-Chadds Ford (Chester, PA) - Attached

New Listings 3

▼-50.0% from May 2026: **6**

↔0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	20	**12**	66.7%

5-year Jun average: **3**

New Pendings 6

▲500.0% from May 2026: **1**

▲500.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	16	**16**	0.0%

5-year Jun average: **3**

Closed Sales 1

▼-75.0% from May 2026: **4**

▼-66.7% from Jun 2025: **3**

YTD	2026	2025	+/-
	10	**17**	-41.2%

5-year Jun average: **3**

Median Sold Price $630,000

▼-3.9% from May 2026: **$655,750**

▲3.3% from Jun 2025: **$610,000**

YTD	2026	2025	+/-
	$641,750	**$581,500**	10.4%

5-year Jun average: **$577,000**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for June was $630,000, representing a decrease of 3.9% compared to last month and an increase of 3.3% from Jun 2025. The average days on market for units sold in June was 12 days, 25% above the 5-year June average of 10 days. There was a 500% month over month increase in new contract activity with 6 New Pendings; a 500% MoM increase in All Pendings (new contracts + contracts carried over from May) to 6; and a 71.4% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.14 in May and an increase from 0.00 in June 2025. The Contract Ratio is 144% higher than the 5-year June average of 1.23. 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

May 2026	Jun 2025
7	**0**

Avg DOM 12

May 2026	Jun 2025	YTD
3	**6**	**35**

Avg Sold to OLP Ratio 97.0%

May 2026	Jun 2025	YTD
104.7%	**101.3%**	**99.4%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis
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June 2026

Unionville-Chadds Ford (Chester, PA) - Attached/Townhouse

New Listings 3

▼-50.0% from May 2026: **6**

↔0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	20	**12**	66.7%

5-year Jun average: **3**

New Pendings 6

▲500.0% from May 2026: **1**

▲500.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	15	**16**	-6.3%

5-year Jun average: **3**

Closed Sales 1

▼-75.0% from May 2026: **4**

▼-66.7% from Jun 2025: **3**

YTD	2026	2025	+/-
	9	**17**	-47.1%

5-year Jun average: **3**

Median Sold Price $630,000

▼-3.9% from May 2026: **$655,750**

▲3.3% from Jun 2025: **$610,000**

YTD	2026	2025	+/-
	$653,500	**$581,500**	12.4%

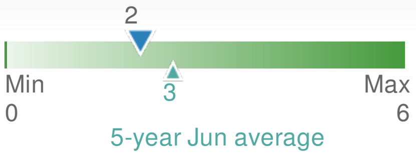
5-year Jun average: **$577,000**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached/Townhouse properties for June was $630,000, representing a decrease of 3.9% compared to last month and an increase of 3.3% from Jun 2025. The average days on market for units sold in June was 12 days, 25% above the 5-year June average of 10 days. There was a 500% month over month increase in new contract activity with 6 New Pendings; a 500% MoM increase in All Pendings (new contracts + contracts carried over from May) to 6; and a 71.4% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.14 in May and an increase from 0.00 in June 2025. The Contract Ratio is 144% higher than the 5-year June average of 1.23. 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



May 2026	Jun 2025
7	**0**

Avg DOM 12

May 2026	Jun 2025	YTD
3	**6**	**20**

Avg Sold to OLP Ratio 97.0%

May 2026	Jun 2025	YTD
104.7%	**101.3%**	**101.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
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June 2026

West Chester Area (Chester, PA)

New Listings 103

▼ -12.7% from May 2026: **118**

▼ -29.0% from Jun 2025: **145**

YTD	2026	2025	+/-
	630	**762**	-17.3%

5-year Jun average: **116**

New Pendings 119

▲ 22.7% from May 2026: **97**

▼ -12.5% from Jun 2025: **136**

YTD	2026	2025	+/-
	513	**623**	-17.7%

5-year Jun average: **114**

Closed Sales 111

▲ 35.4% from May 2026: **82**

▼ -26.0% from Jun 2025: **150**

YTD	2026	2025	+/-
	466	**587**	-20.6%

5-year Jun average: **124**

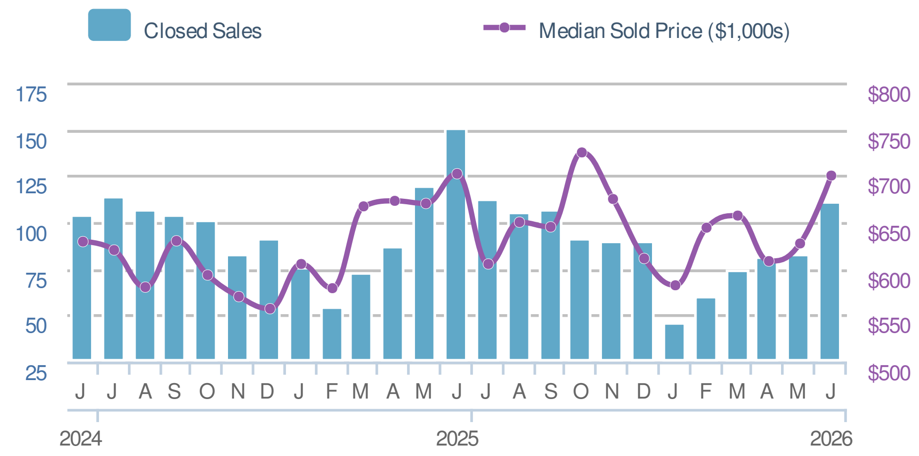
Median Sold Price $700,000

▲ 11.6% from May 2026: **$627,500**

▼ -0.4% from Jun 2025: **$702,500**

YTD	2026	2025	+/-
	$635,000	**$673,000**	-5.6%

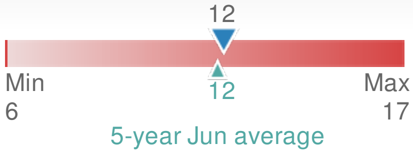
5-year Jun average: **$639,300**



Active Listings 106

May 2026	Jun 2025
109	**117**

Avg DOM 12



May 2026	Jun 2025	YTD
15	**12**	**17**

Avg Sold to OLP Ratio 102.9%

May 2026	Jun 2025	YTD
101.8%	**101.1%**	**101.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

West Chester Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
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New Listings 69

▼ -1.4% from May 2026: **70**

▼ -29.6% from Jun 2025: **98**

YTD	2026	2025	+/-
	378	**444**	-14.9%

5-year Jun average: **69**

New Pendings 81

▲ 50.0% from May 2026: **54**

▲ 5.2% from Jun 2025: **77**

YTD	2026	2025	+/-
	278	**335**	-17.0%

5-year Jun average: **66**

Closed Sales 67

▲ 81.1% from May 2026: **37**

▼ -19.3% from Jun 2025: **83**

YTD	2026	2025	+/-
	253	**315**	-19.7%

5-year Jun average: **69**

Median Sold Price $899,990

▲ 8.4% from May 2026: **$830,000**

▲ 5.9% from Jun 2025: **$850,000**

YTD	2026	2025	+/-
	$850,000	**$850,000**	0.0%

5-year Jun average: **$799,298**

Summary

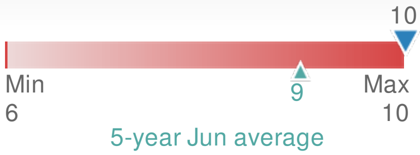
In West Chester Area (Chester, PA), the median sold price for Detached properties for June was $899,990, representing an increase of 8.4% compared to last month and an increase of 5.9% from Jun 2025. The average days on market for units sold in June was 10 days, 11% above the 5-year June average of 9 days. There was a 50% month over month increase in new contract activity with 81 New Pendings; a 10.9% MoM increase in All Pendings (new contracts + contracts carried over from May) to 102; and a 1.4% decrease in supply to 70 active units.

This activity resulted in a Contract Ratio of 1.46 pendings per active listing, up from 1.30 in May and a decrease from 1.73 in June 2025. The Contract Ratio is 37% lower than the 5-year June average of 2.33. 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 70

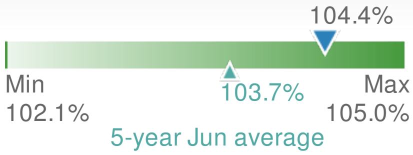
May 2026	Jun 2025
71	**79**

Avg DOM 10



May 2026	Jun 2025	YTD
12	**9**	**15**

Avg Sold to OLP Ratio 104.4%



May 2026	Jun 2025	YTD
103.8%	**102.3%**	**102.1%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

West Chester Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 34

-29.2% from May 2026: **48**
-27.7% from Jun 2025: **47**

YTD	2026	2025	+/-
	252	**318**	-20.8%

5-year Jun average: **47**

New Pendings 38

-11.6% from May 2026: **43**
-35.6% from Jun 2025: **59**

YTD	2026	2025	+/-
	235	**288**	-18.4%

5-year Jun average: **48**

Closed Sales 44

-2.2% from May 2026: **45**
-34.3% from Jun 2025: **67**

YTD	2026	2025	+/-
	213	**272**	-21.7%

5-year Jun average: **56**

Median Sold Price $452,500

-7.7% from May 2026: **$490,000**
-13.0% from Jun 2025: **$520,000**

YTD	2026	2025	+/-
	$457,500	**$511,000**	-10.5%

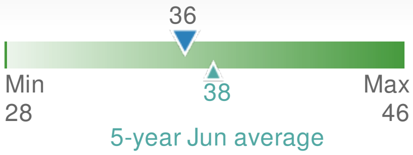
5-year Jun average: **$475,592**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for June was $452,500, representing a decrease of 7.7% compared to last month and a decrease of 13% from Jun 2025. The average days on market for units sold in June was 14 days, 10% below the 5-year June average of 16 days. There was an 11.6% month over month decrease in new contract activity with 38 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 48; and a 5.3% decrease in supply to 36 active units.

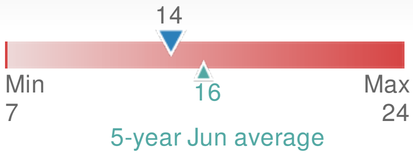
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.47 in May and a decrease from 1.71 in June 2025. The Contract Ratio is 40% lower than the 5-year June average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 36



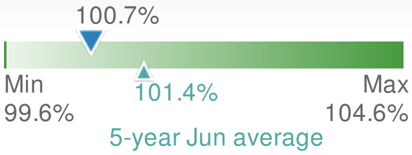
May 2026	Jun 2025
38	**38**

Avg DOM 14



May 2026	Jun 2025	YTD
17	**16**	**20**

Avg Sold to OLP Ratio 100.7%



May 2026	Jun 2025	YTD
100.2%	**99.6%**	**99.8%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

West Chester Area (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 23

▼ -45.2% from May 2026: **42**

▼ -39.5% from Jun 2025: **38**

YTD	2026	2025	+/-
	202	**260**	-22.3%

5-year Jun average: **39**

New Pendings 28

▼ -26.3% from May 2026: **38**

▼ -40.4% from Jun 2025: **47**

YTD	2026	2025	+/-
	187	**237**	-21.1%

5-year Jun average: **39**

Closed Sales 35

▲ 2.9% from May 2026: **34**

▼ -35.2% from Jun 2025: **54**

YTD	2026	2025	+/-
	166	**228**	-27.2%

5-year Jun average: **46**

Median Sold Price $501,000

▼ -10.6% from May 2026: **$560,500**

▼ -10.7% from Jun 2025: **$561,000**

YTD	2026	2025	+/-
	$508,000	**$529,945**	-4.1%

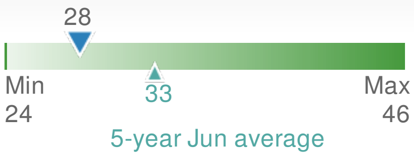
5-year Jun average: **$508,188**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for June was $501,000, representing a decrease of 10.6% compared to last month and a decrease of 10.7% from Jun 2025. The average days on market for units sold in June was 13 days, 20% below the 5-year June average of 16 days. There was a 26.3% month over month decrease in new contract activity with 28 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 40; and a 12.5% decrease in supply to 28 active units.

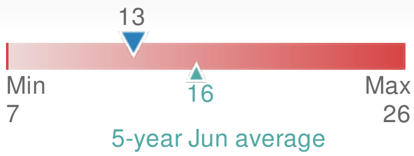
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 1.50 in May and a decrease from 1.73 in June 2025. The Contract Ratio is 37% lower than the 5-year June average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 28



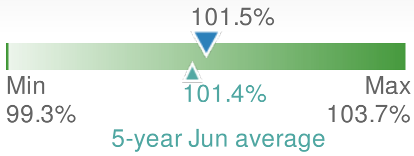
May 2026	Jun 2025
32	**30**

Avg DOM 13



May 2026	Jun 2025	YTD
17	**17**	**19**

Avg Sold to OLP Ratio 101.5%



May 2026	Jun 2025	YTD
100.2%	**99.3%**	**100.2%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime