June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Chester County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 627

-13.3%	-1.7%
from May 2026: **723**	from Jun 2025: **638**

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

5-year Jun average: **670**

New Pendings — 655

0.3%	6.5%
from May 2026: **653**	from Jun 2025: **615**

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

5-year Jun average: **616**

Closed Sales — 661

31.4%	3.8%
from May 2026: **503**	from Jun 2025: **637**

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

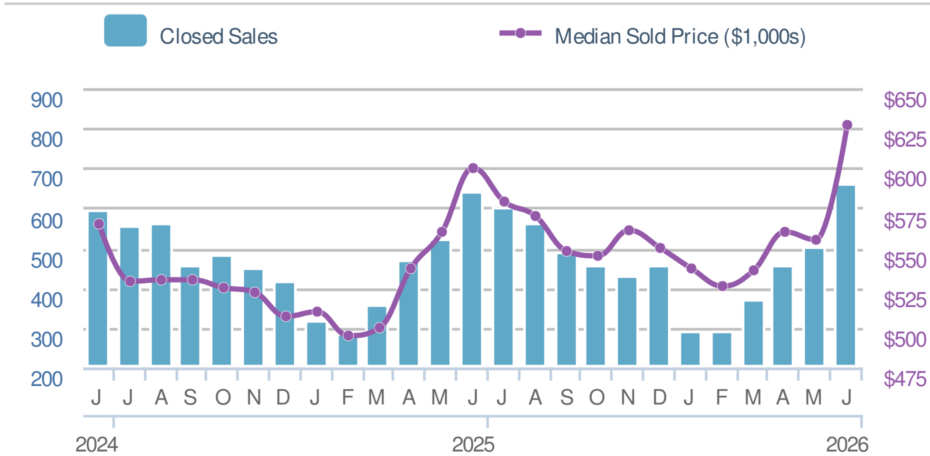
5-year Jun average: **650**

Median Sold Price — $627,000

13.0%	4.5%
from May 2026: **$555,000**	from Jun 2025: **$600,000**

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

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



Active Listings — 852

852
Min 589 | 689 | Max 852
5-year Jun average

May 2026	Jun 2025
869	**753**

Avg DOM — 14

14
Min 10 | 15 | Max 17
5-year Jun average

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

Avg Sold to OLP Ratio — 102.5%

102.5%
Min 101.8% | 103.1% | Max 105.0%
5-year Jun average

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%	-1.1%
from May 2026: **486**	from Jun 2025: **448**

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

5-year Jun average: **454**

New Pendings 461

0.0%	10.6%
from May 2026: **461**	from Jun 2025: **417**

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

5-year Jun average: **418**

Closed Sales 457

42.8%	5.8%
from May 2026: **320**	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%	6.7%
from May 2026: **$653,250**	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

566

Min 441 | 499 | Max 566

5-year Jun average

May 2026	Jun 2025
583	**557**

Avg DOM 12

12

Min 11 | 14 | Max 18

5-year Jun average

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

Avg Sold to OLP Ratio 103.5%

103.5%

Min 102.9% | 103.7% | Max 105.2%

5-year Jun average

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

286
Min 144 | 191 | Max 286
5-year Jun average

May 2026	Jun 2025
286	**196**

Avg DOM 16

16
Min 7 | 15 | Max 20
5-year Jun average

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

Avg Sold to OLP Ratio 100.2%

100.2%
Min 99.5% | 101.8% | Max 104.4%
5-year Jun average

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

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

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June 2026

Chester County, PA - Attached/Townhouse

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

253
Min 132 | 173 | Max 253
5-year Jun average

May 2026	Jun 2025
262	**165**

Avg DOM 15

15
Min 7 | 15 | Max 21
5-year Jun average

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

Avg Sold to OLP Ratio 100.4%

100.4%
Min 99.4% | 101.6% | Max 104.1%
5-year Jun average

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

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