

# June 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

## Local Market Insight

### Coatesville Area (Chester, PA)

**June 2026**

## Coatesville Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****69**

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

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>538</b> | <b>436</b> | 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       | +/-   |
|-----|------------|------------|-------|
|     | <b>445</b> | <b>386</b> | 15.3% |

5-year Jun average: **77****Closed Sales****83**

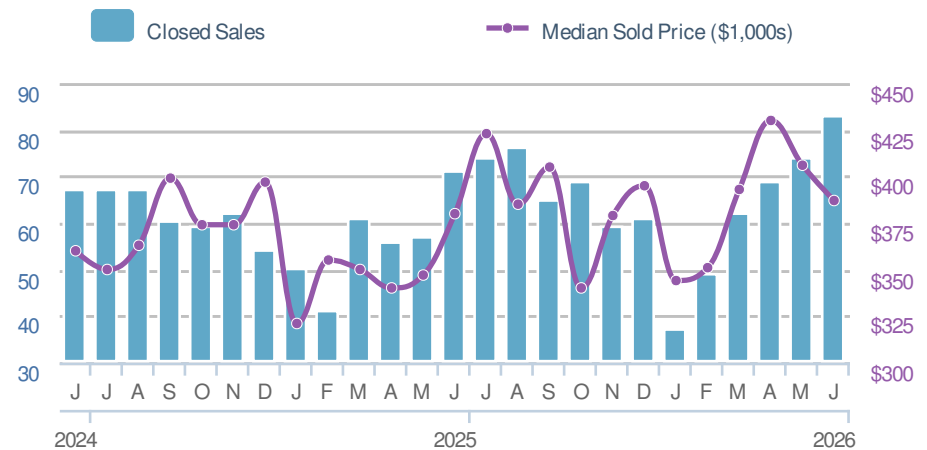
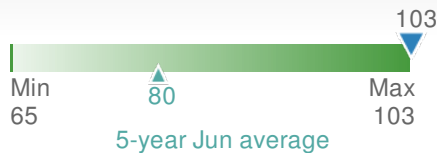
↑ 12.2%   ↑ 16.9%  
from May 2026: 74   from Jun 2025: 71

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>394</b> | <b>355</b> | 11.0% |

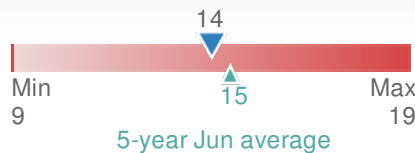
5-year Jun average: **79****Median Sold Price****\$387,500**

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

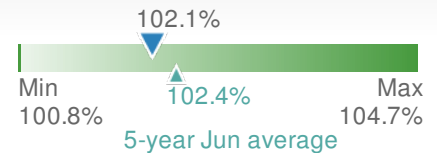
| YTD | 2026             | 2025             | +/-   |
|-----|------------------|------------------|-------|
|     | <b>\$395,490</b> | <b>\$348,990</b> | 13.3% |

5-year Jun average: **\$360,428****Active Listings****103**

| May 2026   | Jun 2025  |
|------------|-----------|
| <b>105</b> | <b>93</b> |

**Avg DOM****14**

| May 2026  | Jun 2025  | YTD       |
|-----------|-----------|-----------|
| <b>17</b> | <b>19</b> | <b>22</b> |

**Avg Sold to OLP Ratio****102.1%**

| May 2026      | Jun 2025      | YTD           |
|---------------|---------------|---------------|
| <b>100.0%</b> | <b>100.8%</b> | <b>100.4%</b> |

**June 2026**

## Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****49**

 **-21.0%**  
 from May 2026:  
**62**

 **-12.5%**  
 from Jun 2025:  
**56**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>342</b> | <b>286</b> | 19.6% |

5-year Jun average: **56****New Pending****55**

 **-22.5%**  
 from May 2026:  
**71**

 **5.8%**  
 from Jun 2025:  
**52**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>293</b> | <b>253</b> | 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       | +/-   |
|-----|------------|------------|-------|
|     | <b>249</b> | <b>218</b> | 14.2% |

5-year Jun average: **54****Median  
Sold Price****\$436,250**

 **-0.9%**  
 from May 2026:  
**\$439,999**

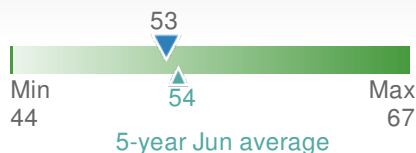
 **2.6%**  
 from Jun 2025:  
**\$425,000**

| YTD | 2026             | 2025             | +/-   |
|-----|------------------|------------------|-------|
|     | <b>\$444,000</b> | <b>\$395,000</b> | 12.4% |

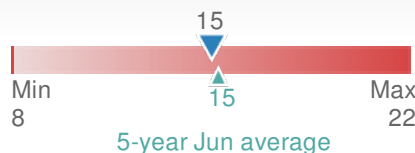
5-year Jun average: **\$410,350****Summary**

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 Pending; a 6.3% MoM decrease in All Pending (new contracts + contracts carried over from May) to 89; and an 8.6% decrease in supply to 53 active units.

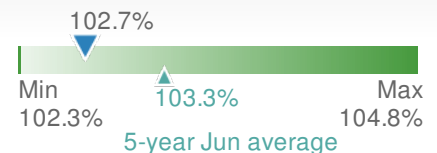
This activity resulted in a Contract Ratio of 1.68 pendings per active listing, up from 1.64 in May and an increase from 1.04 in June 2025. The Contract Ratio is 12% higher than the 5-year June average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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  |
|-----------|-----------|
| <b>58</b> | <b>67</b> |

**Avg DOM****15**

| May 2026  | Jun 2025  | YTD       |
|-----------|-----------|-----------|
| <b>18</b> | <b>18</b> | <b>18</b> |

**Avg Sold to  
OLP Ratio****102.7%**

| May 2026     | Jun 2025      | YTD           |
|--------------|---------------|---------------|
| <b>98.7%</b> | <b>102.3%</b> | <b>100.2%</b> |

**June 2026**

## Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****20**

 **-37.5%**  
 from May 2026: **32**

 **-25.9%**  
 from Jun 2025: **27**

| YTD | 2026       | 2025       | +/-   |
|-----|------------|------------|-------|
|     | <b>196</b> | <b>150</b> | 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       | +/-   |
|-----|------------|------------|-------|
|     | <b>152</b> | <b>133</b> | 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       | +/-  |
|-----|------------|------------|------|
|     | <b>145</b> | <b>137</b> | 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             | +/-   |
|-----|------------------|------------------|-------|
|     | <b>\$325,000</b> | <b>\$326,060</b> | -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.

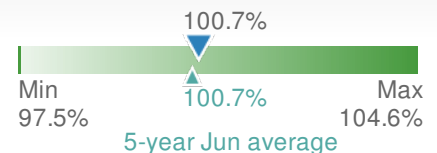
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.11 in May and a decrease from 1.96 in June 2025. The Contract Ratio is 57% lower than the 5-year June average of 2.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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  |
|-----------|-----------|
| <b>47</b> | <b>26</b> |

**Avg DOM****11**

| May 2026  | Jun 2025  | YTD       |
|-----------|-----------|-----------|
| <b>15</b> | <b>20</b> | <b>29</b> |

**Avg Sold to OLP Ratio****100.7%**

| May 2026      | Jun 2025     | YTD           |
|---------------|--------------|---------------|
| <b>102.3%</b> | <b>97.5%</b> | <b>100.6%</b> |

**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       | +/-   |
|-----|------------|------------|-------|
|     | <b>190</b> | <b>145</b> | 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       | +/-   |
|-----|------------|------------|-------|
|     | <b>148</b> | <b>128</b> | 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       | +/-  |
|-----|------------|------------|------|
|     | <b>140</b> | <b>133</b> | 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             | +/-  |
|-----|------------------|------------------|------|
|     | <b>\$330,000</b> | <b>\$327,000</b> | 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.

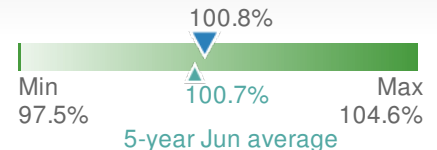
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.09 in May and a decrease from 1.92 in June 2025. The Contract Ratio is 58% lower than the 5-year June average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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  |
|-----------|-----------|
| <b>47</b> | <b>26</b> |

**Avg DOM****12**

| May 2026  | Jun 2025  | YTD       |
|-----------|-----------|-----------|
| <b>15</b> | <b>20</b> | <b>29</b> |

**Avg Sold to OLP Ratio****100.8%**

| May 2026      | Jun 2025     | YTD           |
|---------------|--------------|---------------|
| <b>102.3%</b> | <b>97.5%</b> | <b>100.8%</b> |