June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Downingtown Area (Chester, PA)

MarketStats by ShowingTime

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

Local Market **Insight**

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

June 2026
Downingtown Area (Chester, PA)

New Listings — 107

-1.8%	4.9%
from May 2026: **109**	from Jun 2025: **102**

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

5-year Jun average: **104**

New Pendings — 109

13.5%	22.5%
from May 2026: **96**	from Jun 2025: **89**

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

5-year Jun average: **95**

Closed Sales — 112

75.0%	34.9%
from May 2026: **64**	from Jun 2025: **83**

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

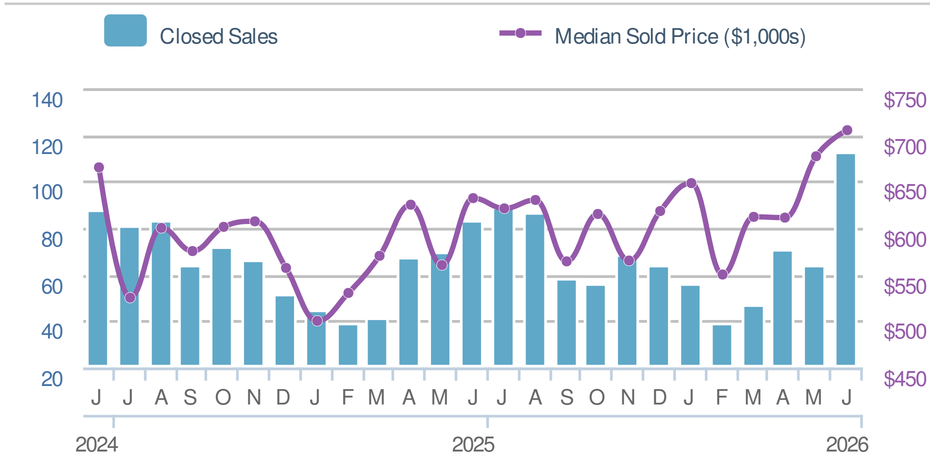
5-year Jun average: **91**

Median Sold Price — $705,000

4.0%	11.6%
from May 2026: **$677,750**	from Jun 2025: **$632,000**

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

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



Active Listings — 132

132
Min 78 — 100 (5-year Jun average) — Max 132

May 2026	Jun 2025
137	**113**

Avg DOM — 21

21
Min 9 — 14 (5-year Jun average) — Max 21

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

Avg Sold to OLP Ratio — 101.6%

101.6%
Min 101.6% — 104.1% (5-year Jun average) — Max 105.2%

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

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Downingtown Area (Chester, PA) - Detached

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

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

89
Min 56 — 70 (5-year Jun average) — Max 89

May 2026	Jun 2025
85	**77**

Avg DOM — 19

19
Min 6 — 13 (5-year Jun average) — Max 19

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

Avg Sold to OLP Ratio — 102.7%

102.7%
Min 102.7% — 104.6% (5-year Jun average) — Max 106.4%

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

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

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

43

Min 21 | 30 | Max 43

5-year Jun average

May 2026	Jun 2025
52	**36**

Avg DOM 25

25

Min 7 | 17 | Max 25

5-year Jun average

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

Avg Sold to OLP Ratio 99.6%

99.6%

Min 99.6% | 103.0% | Max 105.1%

5-year Jun average

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

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

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

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

37

Min 21 | 27 (5-year Jun average) | Max 37

May 2026	Jun 2025
44	**30**

Avg DOM 26

26

Min 8 | 18 (5-year Jun average) | Max 26

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

Avg Sold to OLP Ratio 99.5%

99.5%

Min 99.5% | 102.9% (5-year Jun average) | Max 105.3%

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

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