June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Kennett Consolidated (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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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**

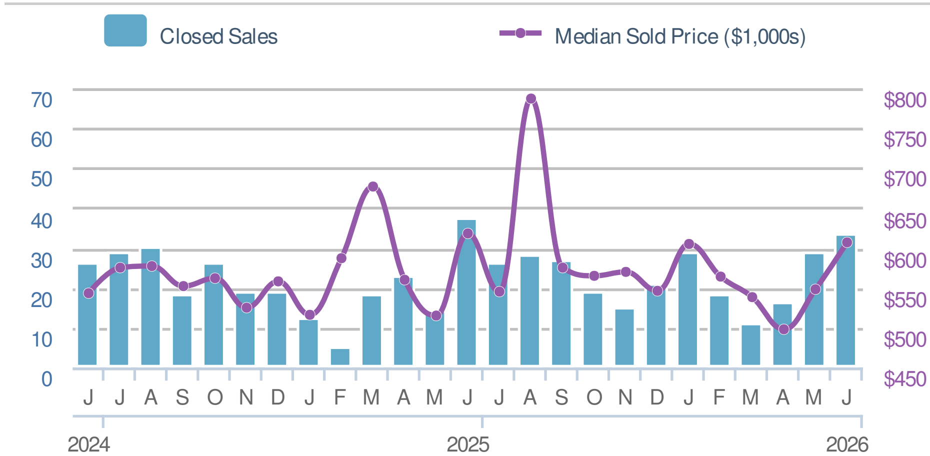
Median Sold Price — $607,782

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

69

Min	5-year Jun average	Max
22	42	69

May 2026	Jun 2025
76	**57**

Avg DOM — 9

9

Min	5-year Jun average	Max
7	19	29

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

Avg Sold to OLP Ratio — 102.8%

102.8%

Min	5-year Jun average	Max
98.8%	101.8%	105.7%

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

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

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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

36

Min 12 | 26 | Max 43

5-year Jun average

May 2026	Jun 2025
36	**43**

Avg DOM 7

7

Min 5 | 14 | Max 25

5-year Jun average

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

Avg Sold to OLP Ratio 104.6%

104.6%

Min 99.0% | 102.4% | Max 108.0%

5-year Jun average

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

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

MarketStats by ShowingTime

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June 2026

Kennett Consolidated (Chester, PA) - Attached

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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

33

Min 4 | 16 | Max 33

5-year Jun average

May 2026	Jun 2025
40	**14**

Avg DOM — 13

13

Min 11 | 31 | Max 63

5-year Jun average

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

Avg Sold to OLP Ratio — 100.0%

100.0%

Min 98.4% | 101.2% | Max 103.0%

5-year Jun average

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

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

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June 2026

Kennett Consolidated (Chester, PA) - Attached/Townhouse

New Listings — 9

-47.1% from May 2026: **17**

28.6% from Jun 2025: **7**

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

5-year Jun average: **11**

New Pendings — 13

30.0% from May 2026: **10**

18.2% from Jun 2025: **11**

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

5-year Jun average: **11**

Closed Sales — 13

18.2% from May 2026: **11**

18.2% from Jun 2025: **11**

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

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	+/-
	$498,371	**$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

33

Min 4 — 16 — Max 33

5-year Jun average

May 2026	Jun 2025
40	**14**

Avg DOM — 13

13

Min 11 — 31 — Max 63

5-year Jun average

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

Avg Sold to OLP Ratio — 100.0%

100.0%

Min 98.4% — 101.2% — Max 103.0%

5-year Jun average

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

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