June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Phoenixville Area (Chester, PA)

MarketStats
by ShowingTime

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

Local Market **Insight**

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Tri-County Suburban REALTORS

June 2026

Phoenixville Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings 58

▲ 11.5%	▲ 70.6%
from May 2026: **52**	from Jun 2025: **34**

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

5-year Jun average: **52**

New Pendings 55

▲ 31.0%	▲ 17.0%
from May 2026: **42**	from Jun 2025: **47**

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

5-year Jun average: **48**

Closed Sales 48

▲ 11.6%	▼ -4.0%
from May 2026: **43**	from Jun 2025: **50**

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

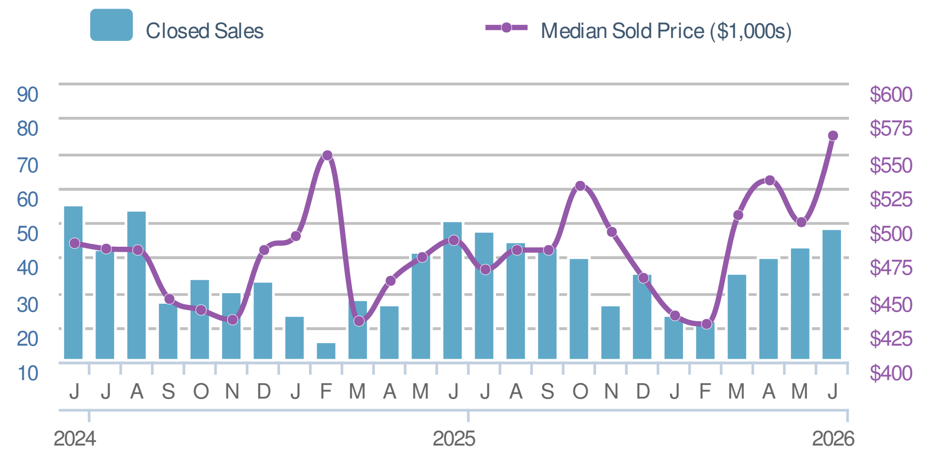
5-year Jun average: **51**

Median Sold Price $562,500

▲ 12.5%	▲ 15.4%
from May 2026: **$500,000**	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	42	Max
31		53

5-year Jun average

May 2026	Jun 2025
50	**44**

Avg DOM 10

10

Min	14	Max
9		22

5-year Jun average

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

Avg Sold to OLP Ratio 103.2%

103.2%

Min	102.9%	Max
101.5%		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

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June 2026

Phoenixville Area (Chester, PA) - Detached

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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%

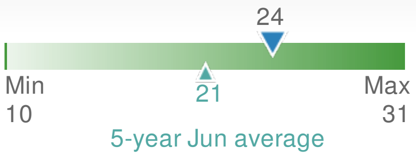
5-year Jun average: **$609,700**

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.

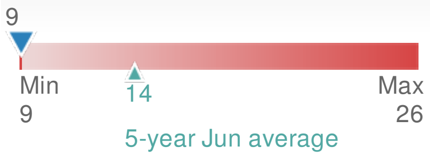
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.46 in May and a decrease from 1.36 in June 2025. The Contract Ratio is 26% lower than the 5-year June average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



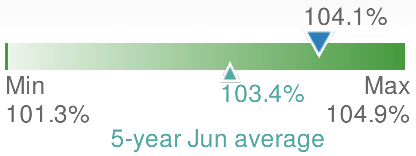
May 2026	Jun 2025
24	**22**

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.

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June 2026

Phoenixville Area (Chester, PA) - Attached

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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.

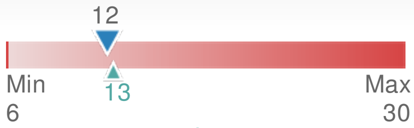
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.85 in May and a decrease from 2.05 in June 2025. The Contract Ratio is 35% lower than the 5-year June average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

5-year Jun average

May 2026	Jun 2025
26	**22**

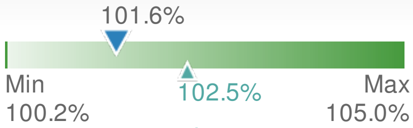
Avg DOM 12



5-year Jun average

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

Avg Sold to OLP Ratio 101.6%



5-year Jun average

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

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

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June 2026

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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.

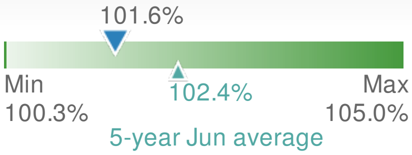
Active Listings 22

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.