June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Spring-Ford Area (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
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June 2026

Spring-Ford Area (Chester, PA)

New Listings — 7

75.0% from May 2026: **4**
133.3% from Jun 2025: **3**

YTD	2026	2025	+/-
	28	**20**	40.0%

5-year Jun average: **6**

New Pendings — 2

-60.0% from May 2026: **5**
-60.0% from Jun 2025: **5**

YTD	2026	2025	+/-
	20	**18**	11.1%

5-year Jun average: **5**

Closed Sales — 4

0.0% from May 2026: **4**
300.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	17	**13**	30.8%

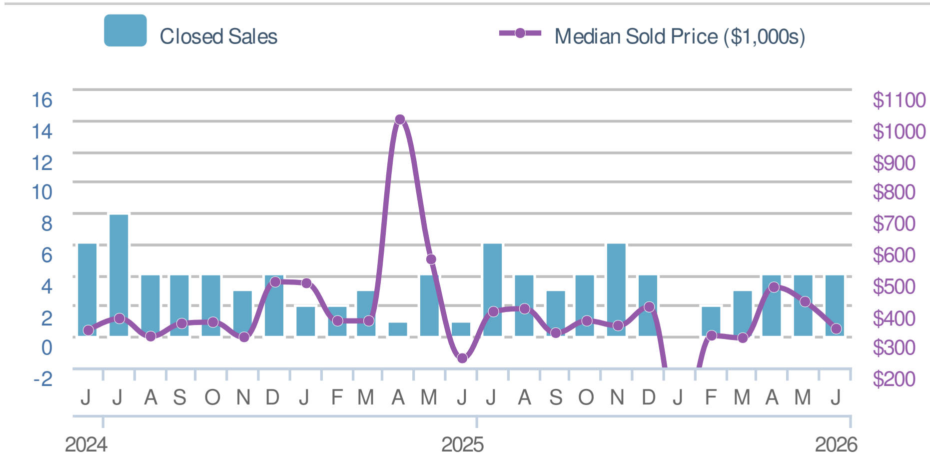
5-year Jun average: **4**

Median Sold Price — $325,750

-21.0% from May 2026: **$412,500**
41.6% from Jun 2025: **$230,000**

YTD	2026	2025	+/-
	$355,000	**$350,000**	1.4%

5-year Jun average: **$292,650**



Active Listings — 8

8
Min 1
5
Max 11
5-year Jun average

May 2026	Jun 2025
4	**5**

Avg DOM — 16

16
Min 4
30
Max 110
5-year Jun average

May 2026	Jun 2025	YTD
12	**110**	**25**

Avg Sold to OLP Ratio — 101.5%

101.5%
Min 73.0%
95.5%
Max 101.5%
5-year Jun average

May 2026	Jun 2025	YTD
102.4%	**73.0%**	**100.1%**

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

MarketStats by ShowingTime

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June 2026

Spring-Ford Area (Chester, PA) - Detached

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New Listings — 4

100.0% from May 2026: **2**
33.3% from Jun 2025: **3**

YTD	2026	2025	+/-
	10	**8**	25.0%

5-year Jun average: **3**

New Pendings — 2

0.0% from May 2026: **2**
-50.0% from Jun 2025: **4**

YTD	2026	2025	+/-
	7	**9**	-22.2%

5-year Jun average: **2**

Closed Sales — 2

100.0% from May 2026: **1**
0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	5	**5**	0.0%

5-year Jun average: **1**

Median Sold Price — $858,500

-23.7% from May 2026: **$1,125,000**
0.0% from Jun 2025: **$0**

YTD	2026	2025	+/-
	$445,500	**$774,900**	-42.5%

5-year Jun average: **$574,200**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for June was $858,500, representing a decrease of 23.7% compared to last month and an increase of 0% from Jun 2025. The average days on market for units sold in June was 15 days, 121% above the 5-year June average of 7 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 2; and a 0% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in May and a decrease from 3.00 in June 2025. The Contract Ratio is 14% lower than the 5-year June average of 1.16. 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 — 2

2
Min 0 — 2 — Max 5
5-year Jun average

May 2026	Jun 2025
0	**2**

Avg DOM — 15

15
Min 0 — 7 — Max 15
5-year Jun average

May 2026	Jun 2025	YTD
0	**0**	**7**

Avg Sold to OLP Ratio — 99.8%

99.8%
Min 0.0% — 84.9% — Max 121.3%
5-year Jun average

May 2026	Jun 2025	YTD
100.0%	**0.0%**	**102.6%**

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June 2026

Spring-Ford Area (Chester, PA) - Attached

New Listings — 3

50.0%	0.0%
from May 2026: **2**	from Jun 2025: **0**

YTD	2026	2025	+/-
	18	**12**	50.0%

5-year Jun average: **3**

New Pendings — 0

-100.0%	-100.0%
from May 2026: **3**	from Jun 2025: **1**

YTD	2026	2025	+/-
	13	**9**	44.4%

5-year Jun average: **3**

Closed Sales — 2

-33.3%	100.0%
from May 2026: **3**	from Jun 2025: **1**

YTD	2026	2025	+/-
	12	**8**	50.0%

5-year Jun average: **3**

Median Sold Price — $325,750

-8.2%	41.6%
from May 2026: **$355,000**	from Jun 2025: **$230,000**

YTD	2026	2025	+/-
	$317,000	**$317,500**	-0.2%

5-year Jun average: **$258,550**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for June was $325,750, representing a decrease of 8.2% compared to last month and an increase of 41.6% from Jun 2025. The average days on market for units sold in June was 17 days, 43% below the 5-year June average of 30 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 1; and a 50% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.17 pendings per active listing, down from 0.75 in May and a decrease from 0.67 in June 2025. The Contract Ratio is 92% lower than the 5-year June average of 2.13. 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 — 6

6
Min 1 — 3 (5-year Jun average) — Max 6

May 2026	Jun 2025
4	**3**

Avg DOM — 17

17
Min 4 — 30 (5-year Jun average) — Max 110

May 2026	Jun 2025	YTD
16	**110**	**33**

Avg Sold to OLP Ratio — 103.1%

103.1%
Min 73.0% — 94.8% (5-year Jun average) — Max 103.1%

May 2026	Jun 2025	YTD
103.2%	**73.0%**	**99.1%**

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

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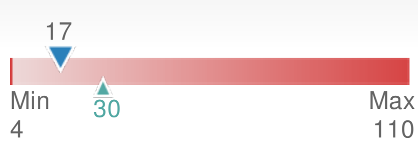

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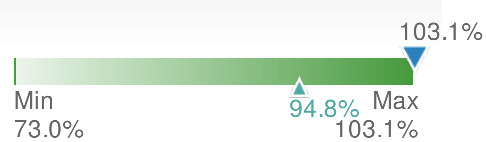

May 2026	Jun 2025	YTD
103.2%	**73.0%**	**99.1%**

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