June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Tredyffrin-Easttown (Chester, PA)

MarketStats by ShowingTime

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

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New Listings 56

-22.2% from May 2026: **72**
3.7% from Jun 2025: **54**

YTD	2026	2025	+/-
	332	**327**	1.5%

5-year Jun average: **64**

New Pendings 44

-38.0% from May 2026: **71**
-17.0% from Jun 2025: **53**

YTD	2026	2025	+/-
	268	**285**	-6.0%

5-year Jun average: **56**

Closed Sales 61

8.9% from May 2026: **56**
-6.2% from Jun 2025: **65**

YTD	2026	2025	+/-
	203	**233**	-12.9%

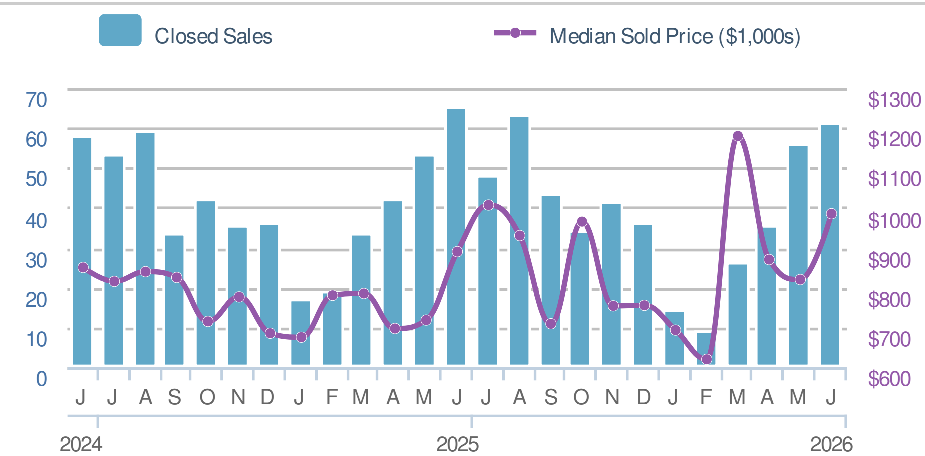
5-year Jun average: **65**

Median Sold Price $985,000

20.1% from May 2026: **$820,000**
10.7% from Jun 2025: **$890,000**

YTD	2026	2025	+/-
	$890,000	**$775,000**	14.8%

5-year Jun average: **$828,620**



Active Listings 65

Min 38 — 65 — Max 65
48
5-year Jun average

May 2026	Jun 2025
59	**50**

Avg DOM 12

Min 8 — 12 — Max 18
11
5-year Jun average

May 2026	Jun 2025	YTD
20	**9**	**17**

Avg Sold to OLP Ratio 104.7%

Min 104.3% — 104.7% — Max 107.2%
105.9%
5-year Jun average

May 2026	Jun 2025	YTD
104.4%	**104.3%**	**103.9%**

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

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Tredyffrin-Easttown (Chester, PA) - Detached

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New Listings 34

-35.8% from May 2026: **53**

3.0% from Jun 2025: **33**

YTD	2026	2025	+/-
	218	**209**	4.3%

5-year Jun average: **39**

New Pendings 32

-37.3% from May 2026: **51**

-5.9% from Jun 2025: **34**

YTD	2026	2025	+/-
	177	**178**	-0.6%

5-year Jun average: **36**

Closed Sales 42

35.5% from May 2026: **31**

0.0% from Jun 2025: **42**

YTD	2026	2025	+/-
	119	**129**	-7.8%

5-year Jun average: **42**

Median Sold Price $1,245,000

4.1% from May 2026: **$1,196,000**

14.2% from Jun 2025: **$1,090,000**

YTD	2026	2025	+/-
	$1,250,000	**$1,050,000**	19.0%

5-year Jun average: **$1,017,600**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for June was $1,245,000, representing an increase of 4.1% compared to last month and an increase of 14.2% from Jun 2025. The average days on market for units sold in June was 9 days, 24% below the 5-year June average of 12 days. There was a 37.3% month over month decrease in new contract activity with 32 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 70; and a 9.5% decrease in supply to 38 active units.

This activity resulted in a Contract Ratio of 1.84 pendings per active listing, down from 1.86 in May and a decrease from 2.07 in June 2025. The Contract Ratio is 10% lower than the 5-year June average of 2.04. 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 38

38

Min 23 — 32 — Max 42

5-year Jun average

May 2026	Jun 2025
42	**29**

Avg DOM 9

9

Min 6 — 12 — Max 23

5-year Jun average

May 2026	Jun 2025	YTD
9	**6**	**11**

Avg Sold to OLP Ratio 107.0%

107.0%

Min 105.6% — 107.2% — Max 108.6%

5-year Jun average

May 2026	Jun 2025	YTD
108.1%	**106.4%**	**106.6%**

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New Listings — 22

15.8% from May 2026: **19**
4.8% from Jun 2025: **21**

YTD	2026	2025	+/-
	114	**118**	-3.4%

5-year Jun average: **24**

New Pendings — 12

-40.0% from May 2026: **20**
-36.8% from Jun 2025: **19**

YTD	2026	2025	+/-
	91	**107**	-15.0%

5-year Jun average: **20**

Closed Sales — 19

-24.0% from May 2026: **25**
-17.4% from Jun 2025: **23**

YTD	2026	2025	+/-
	84	**104**	-19.2%

5-year Jun average: **23**

Median Sold Price — $535,077

46.6% from May 2026: **$365,000**
23.0% from Jun 2025: **$435,000**

YTD	2026	2025	+/-
	$414,000	**$403,000**	2.7%

5-year Jun average: **$474,365**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for June was $535,077, representing an increase of 46.6% compared to last month and an increase of 23% from Jun 2025. The average days on market for units sold in June was 20 days, 117% above the 5-year June average of 9 days. There was a 40% month over month decrease in new contract activity with 12 New Pendings; a 36% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 16; and a 58.8% increase in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 1.47 in May and a decrease from 0.90 in June 2025. The Contract Ratio is 74% lower than the 5-year June average of 2.23. 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 — 27

27
Min 6 — 16 — Max 27
5-year Jun average

May 2026	Jun 2025
17	**21**

Avg DOM — 20

20
Min 4 — 9 — Max 20
5-year Jun average

May 2026	Jun 2025	YTD
33	**14**	**25**

Avg Sold to OLP Ratio — 99.6%

99.6%
Min 99.6% — 103.1% — Max 106.6%
5-year Jun average

May 2026	Jun 2025	YTD
99.8%	**100.5%**	**100.0%**

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

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June 2026

Tredyffrin-Easttown (Chester, PA) - Attached/Townhouse

New Listings — 16

▲ 33.3% from May 2026: **12**
▲ 6.7% from Jun 2025: **15**

YTD	2026	2025	+/-
	78	**72**	8.3%

5-year Jun average: **16**

New Pendings — 9

▼ -40.0% from May 2026: **15**
▼ -25.0% from Jun 2025: **12**

YTD	2026	2025	+/-
	60	**65**	-7.7%

5-year Jun average: **14**

Closed Sales — 15

▲ 15.4% from May 2026: **13**
▲ 36.4% from Jun 2025: **11**

YTD	2026	2025	+/-
	51	**60**	-15.0%

5-year Jun average: **13**

Median Sold Price — $540,000

▲ 42.1% from May 2026: **$380,000**
▼ -3.2% from Jun 2025: **$558,000**

YTD	2026	2025	+/-
	$540,000	**$511,050**	5.7%

5-year Jun average: **$555,234**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for June was $540,000, representing an increase of 42.1% compared to last month and a decrease of 3.2% from Jun 2025. The average days on market for units sold in June was 9 days, 45% above the 5-year June average of 6 days. There was a 40% month over month decrease in new contract activity with 9 New Pendings; a 31.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 13; and a 35.7% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 1.36 in May and a decrease from 1.07 in June 2025. The Contract Ratio is 70% lower than the 5-year June average of 2.25. 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 — 19

Current: 19 — Min 4 — Max 19 — 5-year Jun average: 12

May 2026	Jun 2025
14	**14**

Avg DOM — 9

Current: 9 — Min 4 — Max 9 — 5-year Jun average: 6

May 2026	Jun 2025	YTD
48	**8**	**19**

Avg Sold to OLP Ratio — 100.5%

Current: 100.5% — Min 100.5% — Max 107.0% — 5-year Jun average: 103.4%

May 2026	Jun 2025	YTD
98.9%	**102.2%**	**101.3%**

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