June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

West Chester 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

West Chester Area (Chester, PA)

New Listings 103

▼ -12.7% from May 2026: **118**

▼ -29.0% from Jun 2025: **145**

YTD	2026	2025	+/-
	630	**762**	-17.3%

5-year Jun average: **116**

New Pendings 119

▲ 22.7% from May 2026: **97**

▼ -12.5% from Jun 2025: **136**

YTD	2026	2025	+/-
	513	**623**	-17.7%

5-year Jun average: **114**

Closed Sales 111

▲ 35.4% from May 2026: **82**

▼ -26.0% from Jun 2025: **150**

YTD	2026	2025	+/-
	466	**587**	-20.6%

5-year Jun average: **124**

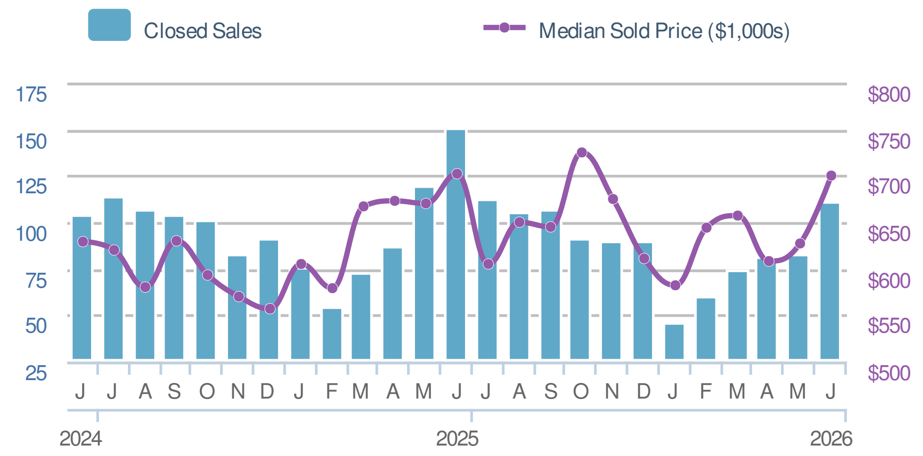
Median Sold Price $700,000

▲ 11.6% from May 2026: **$627,500**

▼ -0.4% from Jun 2025: **$702,500**

YTD	2026	2025	+/-
	$635,000	**$673,000**	-5.6%

5-year Jun average: **$639,300**



Active Listings 106

106

Min	5-year Jun average	Max
74	93	117

May 2026	Jun 2025
109	**117**

Avg DOM 12

12

Min	5-year Jun average	Max
6	12	17

May 2026	Jun 2025	YTD
15	**12**	**17**

Avg Sold to OLP Ratio 102.9%

102.9%

Min	5-year Jun average	Max
101.1%	102.8%	104.8%

May 2026	Jun 2025	YTD
101.8%	**101.1%**	**101.0%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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

June 2026

West Chester Area (Chester, PA) - Detached

New Listings 69

▼ -1.4% from May 2026: **70**

▼ -29.6% from Jun 2025: **98**

YTD	2026	2025	+/-
	378	**444**	-14.9%

5-year Jun average: **69**

New Pendings 81

▲ 50.0% from May 2026: **54**

▲ 5.2% from Jun 2025: **77**

YTD	2026	2025	+/-
	278	**335**	-17.0%

5-year Jun average: **66**

Closed Sales 67

▲ 81.1% from May 2026: **37**

▼ -19.3% from Jun 2025: **83**

YTD	2026	2025	+/-
	253	**315**	-19.7%

5-year Jun average: **69**

Median Sold Price $899,990

▲ 8.4% from May 2026: **$830,000**

▲ 5.9% from Jun 2025: **$850,000**

YTD	2026	2025	+/-
	$850,000	**$850,000**	0.0%

5-year Jun average: **$799,298**

Summary

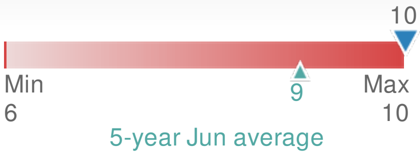
In West Chester Area (Chester, PA), the median sold price for Detached properties for June was $899,990, representing an increase of 8.4% compared to last month and an increase of 5.9% from Jun 2025. The average days on market for units sold in June was 10 days, 11% above the 5-year June average of 9 days. There was a 50% month over month increase in new contract activity with 81 New Pendings; a 10.9% MoM increase in All Pendings (new contracts + contracts carried over from May) to 102; and a 1.4% decrease in supply to 70 active units.

This activity resulted in a Contract Ratio of 1.46 pendings per active listing, up from 1.30 in May and a decrease from 1.73 in June 2025. The Contract Ratio is 37% lower than the 5-year June average of 2.33. 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 70

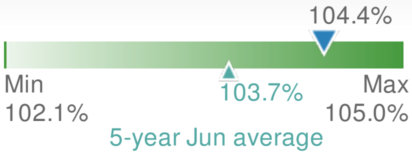
May 2026	Jun 2025
71	**79**

Avg DOM 10



May 2026	Jun 2025	YTD
12	**9**	**15**

Avg Sold to OLP Ratio 104.4%



May 2026	Jun 2025	YTD
103.8%	**102.3%**	**102.1%**

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

Local Market **Insight**

Presented by
Lauren Davis

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

June 2026

West Chester Area (Chester, PA) - Attached

New Listings 34

-29.2% from May 2026: **48**
-27.7% from Jun 2025: **47**

YTD	2026	2025	+/-
	252	**318**	-20.8%

5-year Jun average: **47**

New Pendings 38

-11.6% from May 2026: **43**
-35.6% from Jun 2025: **59**

YTD	2026	2025	+/-
	235	**288**	-18.4%

5-year Jun average: **48**

Closed Sales 44

-2.2% from May 2026: **45**
-34.3% from Jun 2025: **67**

YTD	2026	2025	+/-
	213	**272**	-21.7%

5-year Jun average: **56**

Median Sold Price $452,500

-7.7% from May 2026: **$490,000**
-13.0% from Jun 2025: **$520,000**

YTD	2026	2025	+/-
	$457,500	**$511,000**	-10.5%

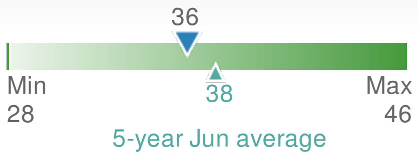
5-year Jun average: **$475,592**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for June was $452,500, representing a decrease of 7.7% compared to last month and a decrease of 13% from Jun 2025. The average days on market for units sold in June was 14 days, 10% below the 5-year June average of 16 days. There was an 11.6% month over month decrease in new contract activity with 38 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 48; and a 5.3% decrease in supply to 36 active units.

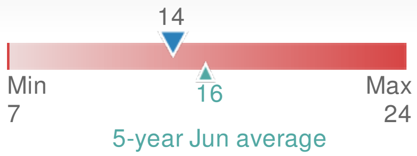
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.47 in May and a decrease from 1.71 in June 2025. The Contract Ratio is 40% lower than the 5-year June average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 36



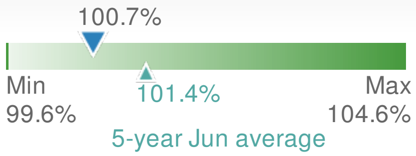
May 2026	Jun 2025
38	**38**

Avg DOM 14



May 2026	Jun 2025	YTD
17	**16**	**20**

Avg Sold to OLP Ratio 100.7%



May 2026	Jun 2025	YTD
100.2%	**99.6%**	**99.8%**

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

Local Market **Insight**

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

June 2026

West Chester Area (Chester, PA) - Attached/Townhouse

New Listings 23

▼-45.2% from May 2026: **42**

▼-39.5% from Jun 2025: **38**

YTD	2026	2025	+/-
	202	**260**	-22.3%

5-year Jun average: **39**

New Pendings 28

▼-26.3% from May 2026: **38**

▼-40.4% from Jun 2025: **47**

YTD	2026	2025	+/-
	187	**237**	-21.1%

5-year Jun average: **39**

Closed Sales 35

▲2.9% from May 2026: **34**

▼-35.2% from Jun 2025: **54**

YTD	2026	2025	+/-
	166	**228**	-27.2%

5-year Jun average: **46**

Median Sold Price $501,000

▼-10.6% from May 2026: **$560,500**

▼-10.7% from Jun 2025: **$561,000**

YTD	2026	2025	+/-
	$508,000	**$529,945**	-4.1%

5-year Jun average: **$508,188**

Summary

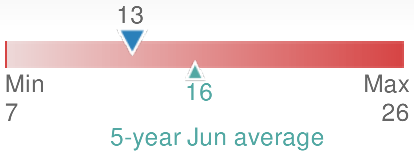
In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for June was $501,000, representing a decrease of 10.6% compared to last month and a decrease of 10.7% from Jun 2025. The average days on market for units sold in June was 13 days, 20% below the 5-year June average of 16 days. There was a 26.3% month over month decrease in new contract activity with 28 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 40; and a 12.5% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 1.50 in May and a decrease from 1.73 in June 2025. The Contract Ratio is 37% lower than the 5-year June average of 2.28. 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 28

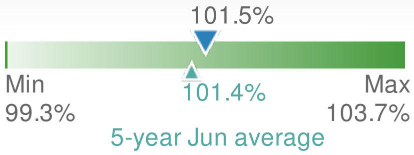
May 2026	Jun 2025
32	**30**

Avg DOM 13



May 2026	Jun 2025	YTD
17	**17**	**19**

Avg Sold to OLP Ratio 101.5%



May 2026	Jun 2025	YTD
100.2%	**99.3%**	**100.2%**

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