June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

West Chester Area (Delaware, PA)

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

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New Listings 7

0.0% from May 2026: **7**

-22.2% from Jun 2025: **9**

YTD	2026	2025	+/-
	26	**44**	-40.9%

5-year Jun average: **9**

New Pendings 6

0.0% from May 2026: **6**

0.0% from Jun 2025: **6**

YTD	2026	2025	+/-
	20	**37**	-45.9%

5-year Jun average: **7**

Closed Sales 4

33.3% from May 2026: **3**

-55.6% from Jun 2025: **9**

YTD	2026	2025	+/-
	14	**36**	-61.1%

5-year Jun average: **6**

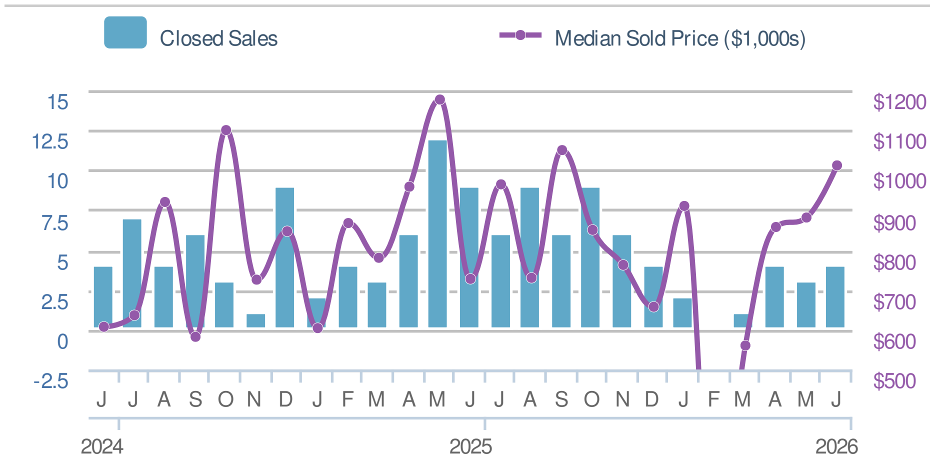
Median Sold Price $1,012,500

14.9% from May 2026: **$881,000**

39.3% from Jun 2025: **$727,000**

YTD	2026	2025	+/-
	$853,000	**$856,400**	-0.4%

5-year Jun average: **$829,400**



Active Listings 10

10

Min 3 | 9 | Max 14

5-year Jun average

May 2026	Jun 2025
12	**14**

Avg DOM 17

17

Min 6 | 11 | Max 17

5-year Jun average

May 2026	Jun 2025	YTD
16	**14**	**37**

Avg Sold to OLP Ratio 102.9%

102.9%

Min 101.4% | 102.5% | Max 103.5%

5-year Jun average

May 2026	Jun 2025	YTD
103.1%	**102.5%**	**99.7%**

MarketStats by ShowingTime

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June 2026

West Chester Area (Delaware, PA) - Detached

New Listings 5

-16.7% from May 2026: 6
-16.7% from Jun 2025: 6

YTD	2026	2025	+/-
	23	36	-36.1%

5-year Jun average: **6**

New Pendings 6

20.0% from May 2026: 5
50.0% from Jun 2025: 4

YTD	2026	2025	+/-
	19	31	-38.7%

5-year Jun average: **5**

Closed Sales 4

100.0% from May 2026: 2
-42.9% from Jun 2025: 7

YTD	2026	2025	+/-
	13	30	-56.7%

5-year Jun average: **5**

Median Sold Price $1,012,500

7.4% from May 2026: $943,000
27.4% from Jun 2025: $795,000

YTD	2026	2025	+/-
	$881,000	$1,038,000	-15.1%

5-year Jun average: **$945,500**

Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for June was $1,012,500, representing an increase of 7.4% compared to last month and an increase of 27.4% from Jun 2025. The average days on market for units sold in June was 17 days, 81% above the 5-year June average of 9 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 9; and an 18.2% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.64 in May and an increase from 0.58 in June 2025. The Contract Ratio is 56% 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 9

9
Min 1 | 7 | Max 12
5-year Jun average

May 2026	Jun 2025
11	12

Avg DOM 17

17
Min 4 | 9 | Max 17
5-year Jun average

May 2026	Jun 2025	YTD
6	9	37

Avg Sold to OLP Ratio 102.9%

102.9%
Min 101.1% | 103.9% | Max 106.3%
5-year Jun average

May 2026	Jun 2025	YTD
103.4%	104.5%	99.5%

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

Local Market **Insight**

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June 2026

West Chester Area (Delaware, PA) - Attached

New Listings 2

100.0% from May 2026: 1

-33.3% from Jun 2025: 3

YTD	2026	2025	+/-
	3	8	-62.5%

5-year Jun average: **4**

New Pendings 0

-100.0% from May 2026: 1

-100.0% from Jun 2025: 2

YTD	2026	2025	+/-
	1	6	-83.3%

5-year Jun average: **2**

Closed Sales 0

-100.0% from May 2026: 1

-100.0% from Jun 2025: 2

YTD	2026	2025	+/-
	1	6	-83.3%

5-year Jun average: **1**

Median Sold Price $0

-100.0% from May 2026: **$795,000**

-100.0% from Jun 2025: **$635,000**

YTD	2026	2025	+/-
	$795,000	$630,750	26.0%

5-year Jun average: **$492,200**

Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for June was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2025. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 15 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 0; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from May and a decrease from 1.00 in June 2025. The Contract Ratio is 100% lower than the 5-year June average of 1.50. 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 1

1

Min 1 — 2 — Max 2

5-year Jun average

May 2026	Jun 2025
1	2

Avg DOM 0

0

Min 0 — 15 — Max 31

5-year Jun average

May 2026	Jun 2025	YTD
37	31	37

Avg Sold to OLP Ratio 0.0%

0.0%

Min 0.0% — 80.0% — Max 104.2%

5-year Jun average

May 2026	Jun 2025	YTD
102.6%	95.6%	102.6%

MarketStats by ShowingTime

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June 2026

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New Listings 2

100.0% from May 2026: **1**

-33.3% from Jun 2025: **3**

YTD	2026	2025	+/-
	3	**8**	-62.5%

5-year Jun average: **4**

New Pendings 0

-100.0% from May 2026: **1**

-100.0% from Jun 2025: **2**

YTD	2026	2025	+/-
	1	**6**	-83.3%

5-year Jun average: **2**

Closed Sales 0

-100.0% from May 2026: **1**

-100.0% from Jun 2025: **2**

YTD	2026	2025	+/-
	1	**6**	-83.3%

5-year Jun average: **1**

Median Sold Price $0

-100.0% from May 2026: **$795,000**

-100.0% from Jun 2025: **$635,000**

YTD	2026	2025	+/-
	$795,000	**$630,750**	26.0%

5-year Jun average: **$492,200**

Summary

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2025. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 15 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 0; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from May and a decrease from 1.00 in June 2025. The Contract Ratio is 100% lower than the 5-year June average of 1.50. 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 1

1

Min 1 — 2 (5-year Jun average) — Max 2

May 2026	Jun 2025
1	**2**

Avg DOM 0

0

Min 0 — 15 (5-year Jun average) — Max 31

May 2026	Jun 2025	YTD
37	**31**	**37**

Avg Sold to OLP Ratio 0.0%

0.0%

Min 0.0% — 80.0% (5-year Jun average) — Max 104.2%

May 2026	Jun 2025	YTD
102.6%	**95.6%**	**102.6%**

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