July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Chester County, PA

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

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July 2026

Chester County, PA

New Listings 597

▼ -4.8% from Jun 2026: **627**

▼ -4.6% from Jul 2025: **626**

YTD	2026	2025	+/-
	4,554	**4,462**	2.1%

5-year Jul average: **590**

New Pendings 517

▼ -21.1% from Jun 2026: **655**

▼ -5.0% from Jul 2025: **544**

YTD	2026	2025	+/-
	3,633	**3,625**	0.2%

5-year Jul average: **535**

Closed Sales 615

▼ -7.0% from Jun 2026: **661**

▲ 2.8% from Jul 2025: **598**

YTD	2026	2025	+/-
	3,273	**3,327**	-1.6%

5-year Jul average: **581**

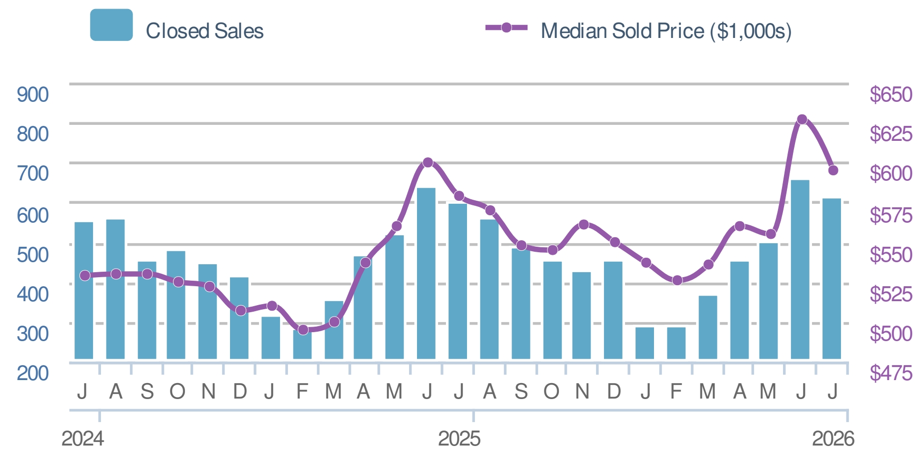
Median Sold Price $595,000

▼ -5.1% from Jun 2026: **$627,000**

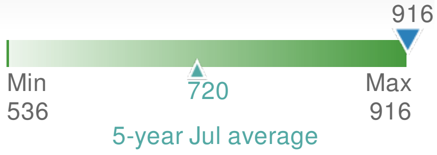
▲ 2.6% from Jul 2025: **$579,745**

YTD	2026	2025	+/-
	$570,000	**$557,500**	2.2%

5-year Jul average: **$545,068**

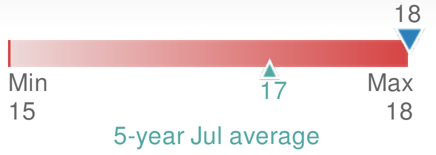


Active Listings 916



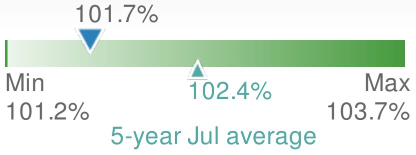
Jun 2026	Jul 2025
852	**854**

Avg DOM 18



Jun 2026	Jul 2025	YTD
14	**18**	**22**

Avg Sold to OLP Ratio 101.7%



Jun 2026	Jul 2025	YTD
102.5%	**101.2%**	**101.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
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July 2026

Chester County, PA - Detached

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

New Listings 355

▼ -19.9% from Jun 2026: **443**

▼ -17.2% from Jul 2025: **429**

YTD	2026	2025	+/-
	3,006	**2,988**	0.6%

5-year Jul average: **389**

New Pendings 310

▼ -32.8% from Jun 2026: **461**

▼ -12.9% from Jul 2025: **356**

YTD	2026	2025	+/-
	2,386	**2,362**	1.0%

5-year Jul average: **350**

Closed Sales 432

▼ -5.5% from Jun 2026: **457**

▲ 3.8% from Jul 2025: **416**

YTD	2026	2025	+/-
	2,156	**2,175**	-0.9%

5-year Jul average: **398**

Median Sold Price $674,900

▼ -10.0% from Jun 2026: **$750,000**

▲ 3.8% from Jul 2025: **$650,000**

YTD	2026	2025	+/-
	$665,000	**$640,000**	3.9%

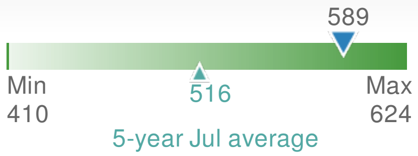
5-year Jul average: **$617,860**

Summary

In Chester County, PA, the median sold price for Detached properties for July was $674,900, representing a decrease of 10% compared to last month and an increase of 3.8% from Jul 2025. The average days on market for units sold in July was 16 days, 9% below the 5-year July average of 18 days. There was a 32.8% month over month decrease in new contract activity with 310 New Pendings; a 17.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 613; and a 4.1% increase in supply to 589 active units.

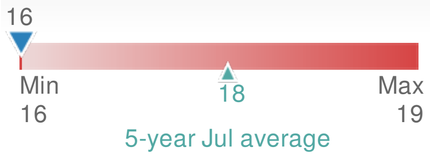
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.31 in June and an increase from 1.02 in July 2025. The Contract Ratio is 21% lower than the 5-year July average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 589



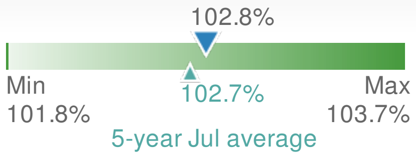
Jun 2026	Jul 2025
566	**624**

Avg DOM 16



Jun 2026	Jul 2025	YTD
12	**18**	**21**

Avg Sold to OLP Ratio 102.8%



Jun 2026	Jul 2025	YTD
103.5%	**101.8%**	**102.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market Insight

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July 2026

Chester County, PA - Attached

New Listings 242

▲31.5% from Jun 2026: **184**

▲22.8% from Jul 2025: **197**

YTD	2026	2025	+/-
	1,547	**1,473**	5.0%

5-year Jul average: **201**

New Pendings 206

▲6.2% from Jun 2026: **194**

▲9.6% from Jul 2025: **188**

YTD	2026	2025	+/-
	1,246	**1,263**	-1.3%

5-year Jul average: **184**

Closed Sales 183

▼-10.3% from Jun 2026: **204**

▲0.5% from Jul 2025: **182**

YTD	2026	2025	+/-
	1,117	**1,152**	-3.0%

5-year Jul average: **183**

Median Sold Price $467,500

▲6.9% from Jun 2026: **$437,500**

▲3.9% from Jul 2025: **$449,950**

YTD	2026	2025	+/-
	$447,350	**$435,000**	2.8%

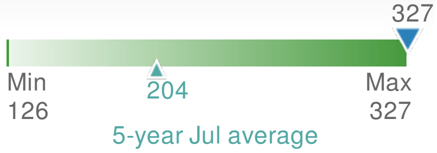
5-year Jul average: **$429,870**

Summary

In Chester County, PA, the median sold price for Attached properties for July was $467,500, representing an increase of 6.9% compared to last month and an increase of 3.9% from Jul 2025. The average days on market for units sold in July was 23 days, 46% above the 5-year July average of 16 days. There was a 6.2% month over month increase in new contract activity with 206 New Pendings; a 3.1% MoM increase in All Pendings (new contracts + contracts carried over from June) to 298; and a 14.3% increase in supply to 327 active units.

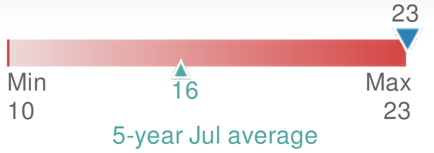
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.01 in June and a decrease from 1.32 in July 2025. The Contract Ratio is 51% lower than the 5-year July average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 327



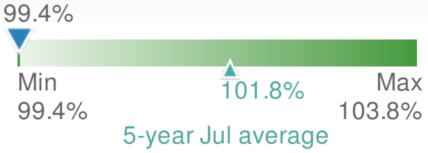
Jun 2026	Jul 2025
286	**230**

Avg DOM 23



Jun 2026	Jul 2025	YTD
16	**19**	**26**

Avg Sold to OLP Ratio 99.4%



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

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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July 2026

Chester County, PA - Attached/Townhouse

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

New Listings 224

▲ 40.9% from Jun 2026: **159**

▲ 34.1% from Jul 2025: **167**

YTD	2026	2025	+/-
	1,391	**1,277**	8.9%

5-year Jul average: **175**

New Pendings 187

▲ 8.1% from Jun 2026: **173**

▲ 19.9% from Jul 2025: **156**

YTD	2026	2025	+/-
	1,110	**1,092**	1.6%

5-year Jul average: **158**

Closed Sales 164

▼ -10.9% from Jun 2026: **184**

▲ 1.9% from Jul 2025: **161**

YTD	2026	2025	+/-
	981	**999**	-1.8%

5-year Jul average: **161**

Median Sold Price $494,500

▲ 10.5% from Jun 2026: **$447,500**

▲ 6.3% from Jul 2025: **$465,000**

YTD	2026	2025	+/-
	$463,590	**$460,000**	0.8%

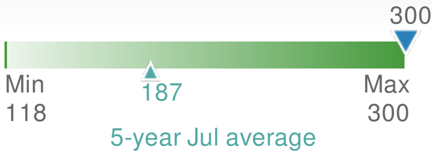
5-year Jul average: **$449,861**

Summary

In Chester County, PA, the median sold price for Attached/Townhouse properties for July was $494,500, representing an increase of 10.5% compared to last month and an increase of 6.3% from Jul 2025. The average days on market for units sold in July was 23 days, 40% above the 5-year July average of 16 days. There was an 8.1% month over month increase in new contract activity with 187 New Pendings; a 3.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 276; and an 18.6% increase in supply to 300 active units.

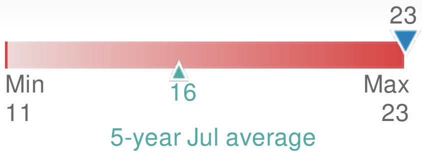
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.06 in June and a decrease from 1.33 in July 2025. The Contract Ratio is 50% lower than the 5-year July average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 300



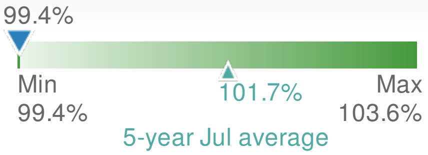
Jun 2026	Jul 2025
253	**203**

Avg DOM 23



Jun 2026	Jul 2025	YTD
15	**21**	**25**

Avg Sold to OLP Ratio 99.4%



Jun 2026	Jul 2025	YTD
100.4%	**99.7%**	**99.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Avon Grove (Chester, PA)

MarketStats by ShowingTime

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

Local Market **Insight**

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July 2026

Avon Grove (Chester, PA)

New Listings 29

▼ -6.5% from Jun 2026: **31**

▲ 11.5% from Jul 2025: **26**

YTD	2026	2025	+/-
	211	**172**	22.7%

5-year Jul average: **29**

New Pendings 36

▲ 50.0% from Jun 2026: **24**

▲ 56.5% from Jul 2025: **23**

YTD	2026	2025	+/-
	182	**145**	25.5%

5-year Jul average: **28**

Closed Sales 20

▼ -39.4% from Jun 2026: **33**

▼ -25.9% from Jul 2025: **27**

YTD	2026	2025	+/-
	150	**143**	4.9%

5-year Jul average: **30**

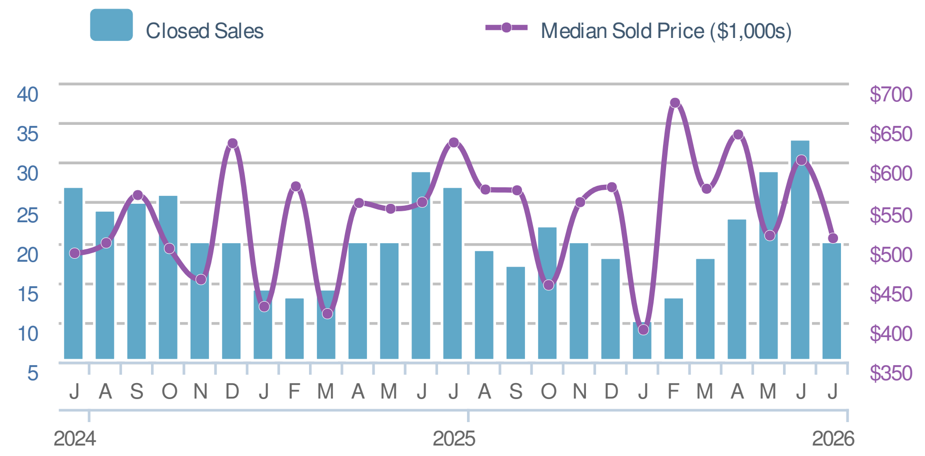
Median Sold Price $505,000

▼ -16.3% from Jun 2026: **$603,000**

▼ -19.2% from Jul 2025: **$625,000**

YTD	2026	2025	+/-
	$574,516	**$537,500**	6.9%

5-year Jul average: **$530,105**



Active Listings 37

37

Min 26

35

Max 48

5-year Jul average

Jun 2026	Jul 2025
40	**48**

Avg DOM 15

15

Min 10

15

Max 21

5-year Jul average

Jun 2026	Jul 2025	YTD
12	**21**	**23**

Avg Sold to OLP Ratio 101.3%

101.3%

Min 100.1%

101.9%

Max 104.2%

5-year Jul average

Jun 2026	Jul 2025	YTD
102.1%	**101.0%**	**100.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Avon Grove (Chester, PA) - Detached

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New Listings 25

▼ -16.7% from Jun 2026: **30**

▲ 4.2% from Jul 2025: **24**

YTD	2026	2025	+/-
	192	**162**	18.5%

5-year Jul average: **27**

New Pendings 32

▲ 45.5% from Jun 2026: **22**

▲ 39.1% from Jul 2025: **23**

YTD	2026	2025	+/-
	166	**136**	22.1%

5-year Jul average: **26**

Closed Sales 17

▼ -39.3% from Jun 2026: **28**

▼ -37.0% from Jul 2025: **27**

YTD	2026	2025	+/-
	136	**132**	3.0%

5-year Jul average: **27**

Median Sold Price $525,000

▼ -17.1% from Jun 2026: **$633,309**

▼ -16.0% from Jul 2025: **$625,000**

YTD	2026	2025	+/-
	$592,500	**$550,000**	7.7%

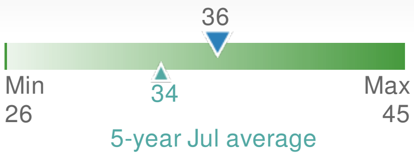
5-year Jul average: **$548,500**

Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for July was $525,000, representing a decrease of 17.1% compared to last month and a decrease of 16% from Jul 2025. The average days on market for units sold in July was 12 days, 16% below the 5-year July average of 14 days. There was a 45.5% month over month increase in new contract activity with 32 New Pendings; a 40.6% MoM increase in All Pendings (new contracts + contracts carried over from June) to 45; and a 7.7% decrease in supply to 36 active units.

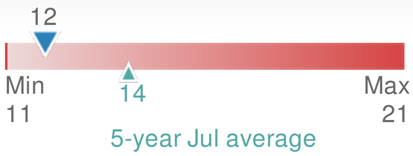
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 0.82 in June and an increase from 0.60 in July 2025. The Contract Ratio is 18% lower than the 5-year July average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



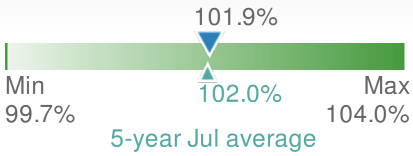
Jun 2026	Jul 2025
39	**45**

Avg DOM 12



Jun 2026	Jul 2025	YTD
13	**21**	**24**

Avg Sold to OLP Ratio 101.9%



Jun 2026	Jul 2025	YTD
102.4%	**101.0%**	**100.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market Insight

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July 2026

Avon Grove (Chester, PA) - Attached

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New Listings 4

▲ 300.0%	▲ 100.0%
from Jun 2026:	from Jul 2025:
1	**2**

YTD	2026	2025	+/-
	18	**10**	80.0%

5-year Jul average: **2**

New Pendings 3

▲ 50.0%	↔ 0.0%
from Jun 2026:	from Jul 2025:
2	**0**

YTD	2026	2025	+/-
	15	**9**	66.7%

5-year Jul average: **2**

Closed Sales 3

▼ -40.0%	↔ 0.0%
from Jun 2026:	from Jul 2025:
5	**0**

YTD	2026	2025	+/-
	14	**11**	27.3%

5-year Jul average: **3**

Median Sold Price $315,000

▼ -25.0%	↔ 0.0%
from Jun 2026:	from Jul 2025:
$420,000	**$0**

YTD	2026	2025	+/-
	$402,500	**$375,500**	7.2%

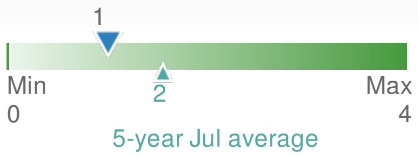
5-year Jul average: **$293,400**

Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for July was $315,000, representing a decrease of 25% compared to last month and an increase of 0% from Jul 2025. The average days on market for units sold in July was 32 days, 72% above the 5-year July average of 19 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 3; and no change in supply with 1 active units.

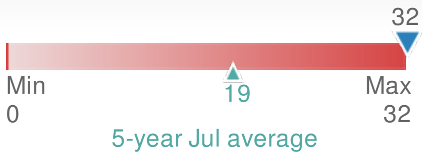
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, no change from June and an increase from 0.33 in July 2025. The Contract Ratio is 70% higher than the 5-year July average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



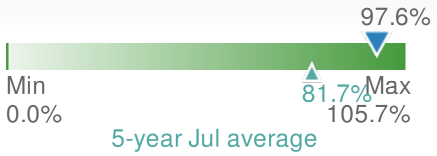
Jun 2026	Jul 2025
1	**3**

Avg DOM 32



Jun 2026	Jul 2025	YTD
8	**0**	**17**

Avg Sold to OLP Ratio 97.6%



Jun 2026	Jul 2025	YTD
100.6%	**0.0%**	**97.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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Lauren Davis

July 2026

Avon Grove (Chester, PA) - Attached/Townhouse

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New Listings 4

▲300.0% from Jun 2026: **1**

▲100.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	18	**8**	125.0%

5-year Jul average: **2**

New Pendings 3

▲50.0% from Jun 2026: **2**

◆0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	15	**7**	114.3%

5-year Jul average: **2**

Closed Sales 3

▼-40.0% from Jun 2026: **5**

◆0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	14	**9**	55.6%

5-year Jul average: **3**

Median Sold Price $315,000

▼-25.0% from Jun 2026: **$420,000**

◆0.0% from Jul 2025: **$0**

YTD	2026	2025	+/-
	$402,500	**$385,000**	4.5%

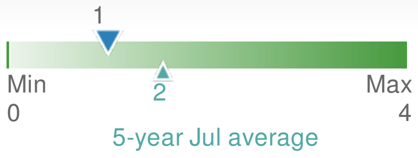
5-year Jul average: **$296,079**

Summary

In Avon Grove (Chester, PA), the median sold price for Attached/Townhouse properties for July was $315,000, representing a decrease of 25% compared to last month and an increase of 0% from Jul 2025. The average days on market for units sold in July was 32 days, 67% above the 5-year July average of 19 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 3; and no change in supply with 1 active units.

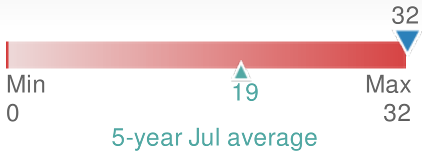
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, no change from June and an increase from 0.33 in July 2025. The Contract Ratio is 75% higher than the 5-year July average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



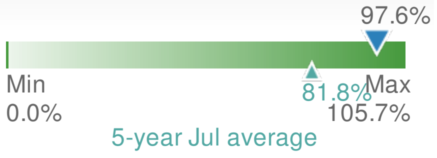
Jun 2026	Jul 2025
1	**3**

Avg DOM 32



Jun 2026	Jul 2025	YTD
8	**0**	**17**

Avg Sold to OLP Ratio 97.6%



Jun 2026	Jul 2025	YTD
100.6%	**0.0%**	**97.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Coatesville 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

July 2026

Coatesville Area (Chester, PA)

New Listings 101

46.4% from Jun 2026: **69**

14.8% from Jul 2025: **88**

YTD	2026	2025	+/-
	654	**578**	13.1%

5-year Jul average: **88**

New Pendings 84

1.2% from Jun 2026: **83**

-3.4% from Jul 2025: **87**

YTD	2026	2025	+/-
	521	**491**	6.1%

5-year Jul average: **80**

Closed Sales 75

-9.6% from Jun 2026: **83**

1.4% from Jul 2025: **74**

YTD	2026	2025	+/-
	471	**430**	9.5%

5-year Jul average: **73**

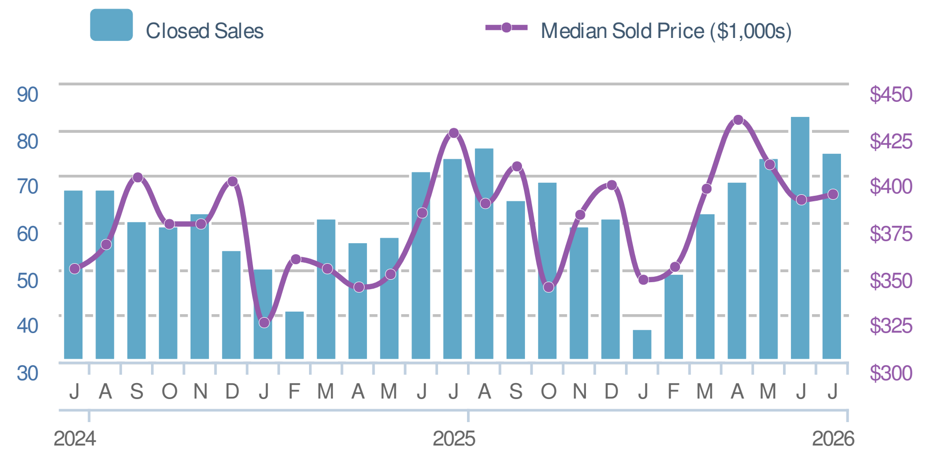
Median Sold Price $390,000

0.6% from Jun 2026: **$387,500**

-7.8% from Jul 2025: **$423,000**

YTD	2026	2025	+/-
	$395,000	**$351,740**	12.3%

5-year Jul average: **$362,601**



Active Listings 128

128

Min 63

89

Max 128

5-year Jul average

Jun 2026	Jul 2025
103	**107**

Avg DOM 22

22

Min 8

15

Max 22

5-year Jul average

Jun 2026	Jul 2025	YTD
14	**14**	**22**

Avg Sold to OLP Ratio 100.1%

100.1%

Min 100.1%

102.8%

Max 105.2%

5-year Jul average

Jun 2026	Jul 2025	YTD
102.1%	**102.4%**	**100.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Coatesville Area (Chester, PA) - Detached

New Listings 58

▲ 18.4%	▲ 7.4%
from Jun 2026: **49**	from Jul 2025: **54**

YTD	2026	2025	+/-
	405	**361**	12.2%

5-year Jul average: **58**

New Pendings 44

▼ -20.0%	▼ -15.4%
from Jun 2026: **55**	from Jul 2025: **52**

YTD	2026	2025	+/-
	334	**312**	7.1%

5-year Jul average: **51**

Closed Sales 56

▼ -3.4%	▲ 12.0%
from Jun 2026: **58**	from Jul 2025: **50**

YTD	2026	2025	+/-
	307	**267**	15.0%

5-year Jul average: **50**

Median Sold Price $415,000

▼ -4.9%	▼ -7.6%
from Jun 2026: **$436,250**	from Jul 2025: **$449,250**

YTD	2026	2025	+/-
	$440,000	**$410,000**	7.3%

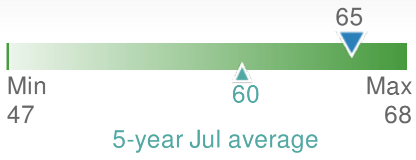
5-year Jul average: **$399,350**

Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for July was $415,000, representing a decrease of 4.9% compared to last month and a decrease of 7.6% from Jul 2025. The average days on market for units sold in July was 19 days, 27% above the 5-year July average of 15 days. There was a 20% month over month decrease in new contract activity with 44 New Pendings; a 19.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 72; and a 22.6% increase in supply to 65 active units.

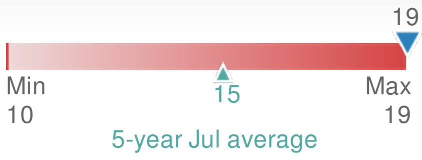
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.68 in June and a decrease from 1.18 in July 2025. The Contract Ratio is 17% lower than the 5-year July average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 65



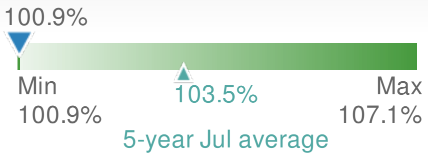
Jun 2026	Jul 2025
53	**68**

Avg DOM 19



Jun 2026	Jul 2025	YTD
15	**14**	**18**

Avg Sold to OLP Ratio 100.9%



Jun 2026	Jul 2025	YTD
102.7%	**103.6%**	**100.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Coatesville Area (Chester, PA) - Attached

New Listings 43

▲115.0% from Jun 2026: **20**

▲26.5% from Jul 2025: **34**

YTD	2026	2025	+/-
	249	**217**	14.7%

5-year Jul average: **30**

New Pendings 40

▲42.9% from Jun 2026: **28**

▲14.3% from Jul 2025: **35**

YTD	2026	2025	+/-
	187	**179**	4.5%

5-year Jul average: **30**

Closed Sales 19

▼-24.0% from Jun 2026: **25**

▼-20.8% from Jul 2025: **24**

YTD	2026	2025	+/-
	164	**163**	0.6%

5-year Jul average: **23**

Median Sold Price $330,000

▼-5.7% from Jun 2026: **$350,000**

▲9.6% from Jul 2025: **$301,000**

YTD	2026	2025	+/-
	$327,500	**$325,000**	0.8%

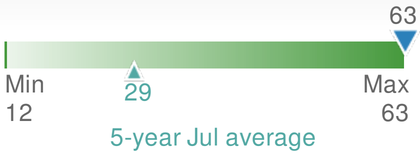
5-year Jul average: **$292,032**

Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for July was $330,000, representing a decrease of 5.7% compared to last month and an increase of 9.6% from Jul 2025. The average days on market for units sold in July was 30 days, 108% above the 5-year July average of 14 days. There was a 42.9% month over month increase in new contract activity with 40 New Pendings; a 31.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 67; and a 26% increase in supply to 63 active units.

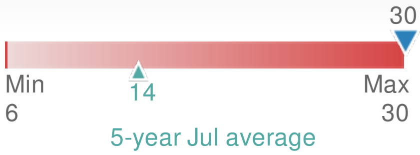
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 1.02 in June and a decrease from 1.82 in July 2025. The Contract Ratio is 58% lower than the 5-year July average of 2.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 63



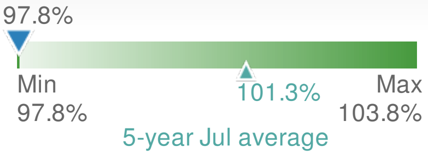
Jun 2026	Jul 2025
50	**39**

Avg DOM 30



Jun 2026	Jul 2025	YTD
11	**13**	**29**

Avg Sold to OLP Ratio 97.8%



Jun 2026	Jul 2025	YTD
100.7%	**100.0%**	**100.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Coatesville Area (Chester, PA) - Attached/Townhouse

New Listings 43

▲126.3% from Jun 2026: **19**

▲26.5% from Jul 2025: **34**

YTD	2026	2025	+/-
	243	**212**	14.6%

5-year Jul average: **30**

New Pendings 39

▲44.4% from Jun 2026: **27**

▲11.4% from Jul 2025: **35**

YTD	2026	2025	+/-
	182	**174**	4.6%

5-year Jul average: **29**

Closed Sales 19

▼-17.4% from Jun 2026: **23**

▼-17.4% from Jul 2025: **23**

YTD	2026	2025	+/-
	159	**158**	0.6%

5-year Jul average: **23**

Median Sold Price $330,000

▼-9.1% from Jun 2026: **$363,000**

▲9.3% from Jul 2025: **$302,000**

YTD	2026	2025	+/-
	$330,000	**$327,000**	0.9%

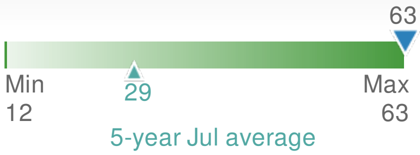
5-year Jul average: **$292,232**

Summary

In Coatesville Area (Chester, PA), the median sold price for Attached/Townhouse properties for July was $330,000, representing a decrease of 9.1% compared to last month and an increase of 9.3% from Jul 2025. The average days on market for units sold in July was 30 days, 108% above the 5-year July average of 14 days. There was a 44.4% month over month increase in new contract activity with 39 New Pendings; a 29.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 66; and a 28.6% increase in supply to 63 active units.

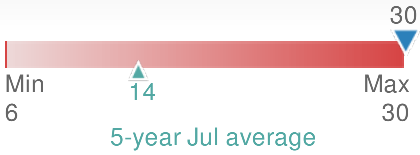
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 1.04 in June and a decrease from 1.82 in July 2025. The Contract Ratio is 57% lower than the 5-year July average of 2.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 63



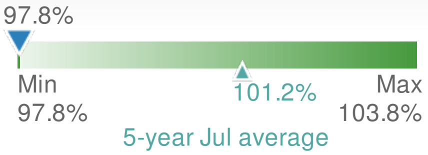
Jun 2026	Jul 2025
49	**39**

Avg DOM 30



Jun 2026	Jul 2025	YTD
12	**13**	**29**

Avg Sold to OLP Ratio 97.8%



Jun 2026	Jul 2025	YTD
100.8%	**99.7%**	**100.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Downingtown 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

July 2026

Downingtown Area (Chester, PA)

New Listings 83

-22.4%	-24.5%
from Jun 2026: **107**	from Jul 2025: **110**

YTD	2026	2025	+/-
	737	**669**	10.2%

5-year Jul average: **91**

New Pendings 68

-37.6%	-32.7%
from Jun 2026: **109**	from Jul 2025: **101**

YTD	2026	2025	+/-
	567	**533**	6.4%

5-year Jul average: **77**

Closed Sales 107

-4.5%	20.2%
from Jun 2026: **112**	from Jul 2025: **89**

YTD	2026	2025	+/-
	521	**465**	12.0%

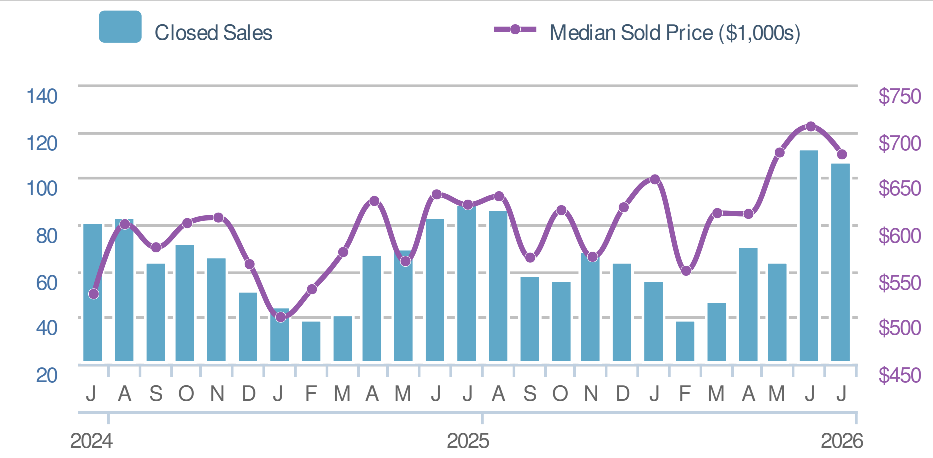
5-year Jul average: **94**

Median Sold Price $675,000

-4.3%	8.7%
from Jun 2026: **$705,000**	from Jul 2025: **$621,000**

YTD	2026	2025	+/-
	$633,045	**$600,000**	5.5%

5-year Jul average: **$580,750**



Active Listings 137

137

Min	106	Max
84		137

5-year Jul average

Jun 2026	Jul 2025
132	**129**

Avg DOM 14

14

Min	14	Max
10		18

5-year Jul average

Jun 2026	Jul 2025	YTD
21	**13**	**19**

Avg Sold to OLP Ratio 103.5%

103.5%

Min	103.0%	Max
101.8%		103.8%

5-year Jul average

Jun 2026	Jul 2025	YTD
101.6%	**103.8%**	**102.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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Lauren Davis

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

July 2026

Downingtown Area (Chester, PA) - Detached

New Listings 47

▼ -39.7%	▼ -38.2%
from Jun 2026: **78**	from Jul 2025: **76**

YTD	2026	2025	+/-
	475	**440**	8.0%

5-year Jul average: **58**

New Pendings 42

▼ -40.0%	▼ -38.2%
from Jun 2026: **70**	from Jul 2025: **68**

YTD	2026	2025	+/-
	362	**351**	3.1%

5-year Jul average: **50**

Closed Sales 72

▼ -1.4%	▲ 4.3%
from Jun 2026: **73**	from Jul 2025: **69**

YTD	2026	2025	+/-
	338	**313**	8.0%

5-year Jul average: **64**

Median Sold Price $798,377

▼ -3.2%	▲ 21.0%
from Jun 2026: **$825,000**	from Jul 2025: **$660,000**

YTD	2026	2025	+/-
	$788,377	**$690,000**	14.3%

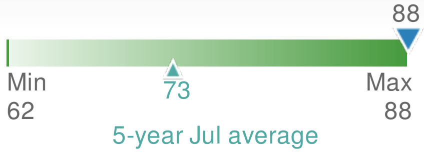
5-year Jul average: **$690,175**

Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for July was $798,377, representing a decrease of 3.2% compared to last month and an increase of 21% from Jul 2025. The average days on market for units sold in July was 10 days, 22% below the 5-year July average of 13 days. There was a 40% month over month decrease in new contract activity with 42 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 121; and a 1.1% decrease in supply to 88 active units.

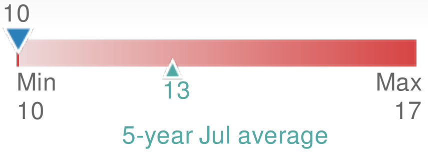
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, down from 1.61 in June and an increase from 1.22 in July 2025. The Contract Ratio is 2% lower than the 5-year July average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 88



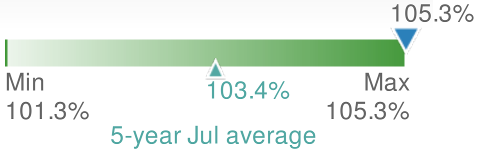
Jun 2026	Jul 2025
89	**86**

Avg DOM 10



Jun 2026	Jul 2025	YTD
19	**10**	**16**

Avg Sold to OLP Ratio 105.3%



Jun 2026	Jul 2025	YTD
102.7%	**105.1%**	**104.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Downingtown Area (Chester, PA) - Attached

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

New Listings 36

24.1% from Jun 2026: **29**

5.9% from Jul 2025: **34**

YTD	2026	2025	+/-
	262	**229**	14.4%

5-year Jul average: **32**

New Pendings 26

-33.3% from Jun 2026: **39**

-21.2% from Jul 2025: **33**

YTD	2026	2025	+/-
	205	**182**	12.6%

5-year Jul average: **27**

Closed Sales 35

-10.3% from Jun 2026: **39**

75.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	183	**152**	20.4%

5-year Jul average: **29**

Median Sold Price $505,113

0.0% from Jun 2026: **$505,000**

1.0% from Jul 2025: **$499,995**

YTD	2026	2025	+/-
	$507,000	**$463,000**	9.5%

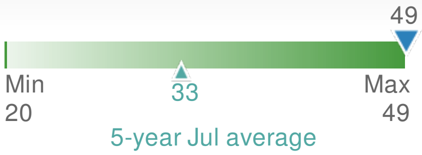
5-year Jul average: **$442,322**

Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for July was $505,113, representing an increase of 0% compared to last month and an increase of 1% from Jul 2025. The average days on market for units sold in July was 24 days, 40% above the 5-year July average of 17 days. There was a 33.3% month over month decrease in new contract activity with 26 New Pendings; a 22.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 52; and a 14% increase in supply to 49 active units.

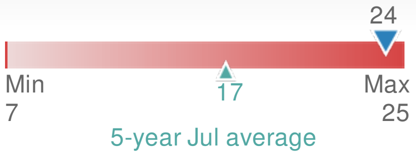
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.56 in June and a decrease from 1.19 in July 2025. The Contract Ratio is 55% lower than the 5-year July average of 2.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 49



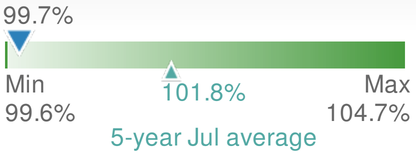
Jun 2026	Jul 2025
43	**43**

Avg DOM 24



Jun 2026	Jul 2025	YTD
25	**25**	**26**

Avg Sold to OLP Ratio 99.7%



Jun 2026	Jul 2025	YTD
99.6%	**99.6%**	**99.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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

July 2026

Downingtown Area (Chester, PA) - Attached/Townhouse

New Listings 36

▲28.6% from Jun 2026: **28**

▲16.1% from Jul 2025: **31**

YTD	2026	2025	+/-
	247	**200**	23.5%

5-year Jul average: **30**

New Pendings 26

▼-31.6% from Jun 2026: **38**

▼-10.3% from Jul 2025: **29**

YTD	2026	2025	+/-
	197	**160**	23.1%

5-year Jul average: **24**

Closed Sales 34

▼-8.1% from Jun 2026: **37**

▲78.9% from Jul 2025: **19**

YTD	2026	2025	+/-
	173	**135**	28.1%

5-year Jul average: **26**

Median Sold Price $506,056

▼-0.8% from Jun 2026: **$510,000**

▲1.2% from Jul 2025: **$500,000**

YTD	2026	2025	+/-
	$513,315	**$475,000**	8.1%

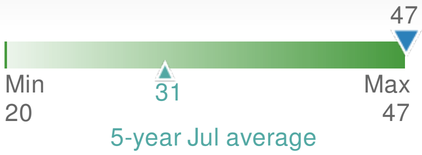
5-year Jul average: **$444,762**

Summary

In Downingtown Area (Chester, PA), the median sold price for Attached/Townhouse properties for July was $506,056, representing a decrease of 0.8% compared to last month and an increase of 1.2% from Jul 2025. The average days on market for units sold in July was 24 days, 35% above the 5-year July average of 18 days. There was a 31.6% month over month decrease in new contract activity with 26 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 52; and a 27% increase in supply to 47 active units.

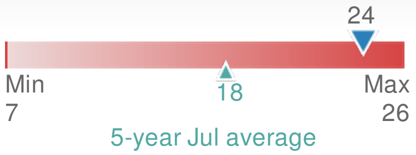
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.76 in June and a decrease from 1.21 in July 2025. The Contract Ratio is 51% lower than the 5-year July average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 47



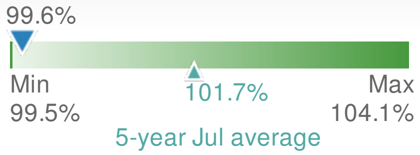
Jun 2026	Jul 2025
37	**38**

Avg DOM 24



Jun 2026	Jul 2025	YTD
26	**26**	**27**

Avg Sold to OLP Ratio 99.6%



Jun 2026	Jul 2025	YTD
99.5%	**99.5%**	**99.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Great Valley (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

July 2026

Great Valley (Chester, PA)

New Listings 43

-20.4% from Jun 2026: **54**

26.5% from Jul 2025: **34**

YTD	2026	2025	+/-
	342	**332**	3.0%

5-year Jul average: **38**

New Pendings 42

-16.0% from Jun 2026: **50**

31.3% from Jul 2025: **32**

YTD	2026	2025	+/-
	264	**268**	-1.5%

5-year Jul average: **35**

Closed Sales 54

-1.8% from Jun 2026: **55**

3.8% from Jul 2025: **52**

YTD	2026	2025	+/-
	239	**259**	-7.7%

5-year Jul average: **41**

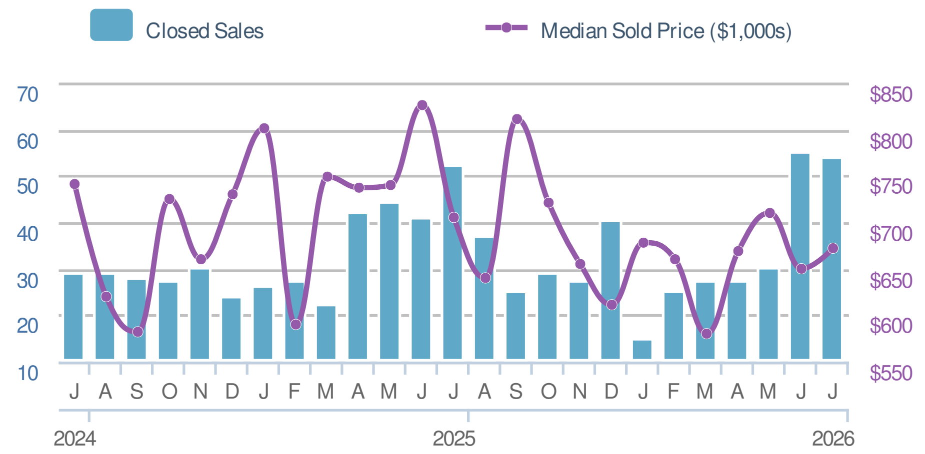
Median Sold Price $672,500

3.5% from Jun 2026: **$650,000**

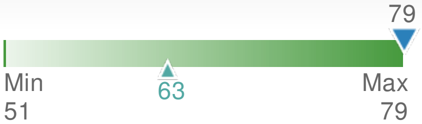
-4.7% from Jul 2025: **$705,500**

YTD	2026	2025	+/-
	$670,000	**$730,000**	-8.2%

5-year Jul average: **$677,300**



Active Listings 79



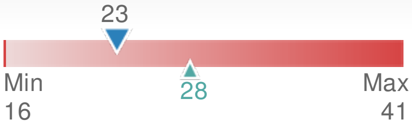
Min 51

Max 79

5-year Jul average

Jun 2026	Jul 2025
78	**57**

Avg DOM 23



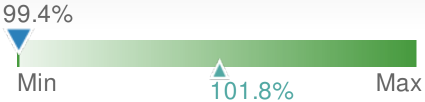
Min 16

Max 41

5-year Jul average

Jun 2026	Jul 2025	YTD
11	**38**	**27**

Avg Sold to OLP Ratio 99.4%



Min 99.4%

Max 104.1%

5-year Jul average

Jun 2026	Jul 2025	YTD
103.8%	**99.8%**	**99.9%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Great Valley (Chester, PA) - Detached

New Listings 22

-21.4% from Jun 2026: **28**

22.2% from Jul 2025: **18**

YTD	2026	2025	+/-
	169	**179**	-5.6%

5-year Jul average: **23**

New Pendings 17

-41.4% from Jun 2026: **29**

-5.6% from Jul 2025: **18**

YTD	2026	2025	+/-
	135	**145**	-6.9%

5-year Jul average: **20**

Closed Sales 25

-21.9% from Jun 2026: **32**

-7.4% from Jul 2025: **27**

YTD	2026	2025	+/-
	123	**145**	-15.2%

5-year Jul average: **23**

Median Sold Price $765,500

-7.2% from Jun 2026: **$825,000**

-9.9% from Jul 2025: **$850,000**

YTD	2026	2025	+/-
	$805,000	**$885,000**	-9.0%

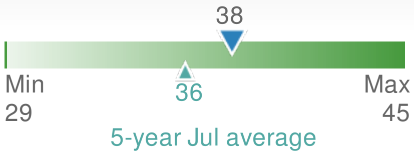
5-year Jul average: **$795,327**

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for July was $765,500, representing a decrease of 7.2% compared to last month and a decrease of 9.9% from Jul 2025. The average days on market for units sold in July was 10 days, 70% below the 5-year July average of 33 days. There was a 41.4% month over month decrease in new contract activity with 17 New Pendings; a 24.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 28; and a 26.7% increase in supply to 38 active units.

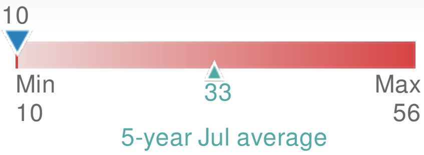
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 1.23 in June and a decrease from 1.03 in July 2025. The Contract Ratio is 26% lower than the 5-year July average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



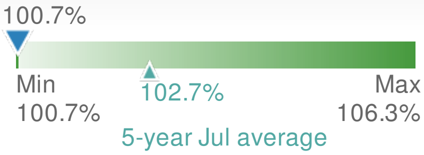
Jun 2026	Jul 2025
30	**29**

Avg DOM 10



Jun 2026	Jul 2025	YTD
10	**53**	**24**

Avg Sold to OLP Ratio 100.7%



Jun 2026	Jul 2025	YTD
107.5%	**102.0%**	**101.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Great Valley (Chester, PA) - Attached

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

New Listings 21

▼-19.2% from Jun 2026: **26**

▲31.3% from Jul 2025: **16**

YTD	2026	2025	+/-
	173	**152**	13.8%

5-year Jul average: **15**

New Pendings 25

▲19.0% from Jun 2026: **21**

▲78.6% from Jul 2025: **14**

YTD	2026	2025	+/-
	129	**123**	4.9%

5-year Jul average: **15**

Closed Sales 29

▲26.1% from Jun 2026: **23**

▲16.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	116	**114**	1.8%

5-year Jul average: **18**

Median Sold Price $635,000

▲13.4% from Jun 2026: **$560,000**

▲1.6% from Jul 2025: **$625,000**

YTD	2026	2025	+/-
	$610,000	**$602,500**	1.2%

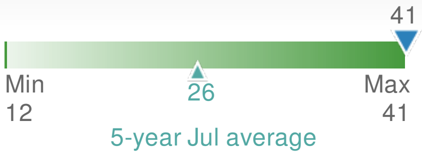
5-year Jul average: **$601,500**

Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for July was $635,000, representing an increase of 13.4% compared to last month and an increase of 1.6% from Jul 2025. The average days on market for units sold in July was 35 days, 77% above the 5-year July average of 20 days. There was a 19% month over month increase in new contract activity with 25 New Pendings; a 10.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 25; and a 14.6% decrease in supply to 41 active units.

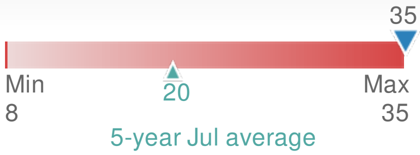
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.58 in June and a decrease from 0.86 in July 2025. The Contract Ratio is 44% lower than the 5-year July average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 41



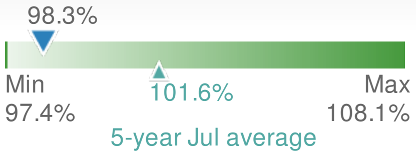
Jun 2026	Jul 2025
48	**28**

Avg DOM 35



Jun 2026	Jul 2025	YTD
13	**21**	**30**

Avg Sold to OLP Ratio 98.3%



Jun 2026	Jul 2025	YTD
98.7%	**97.4%**	**98.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Great Valley (Chester, PA) - Attached/Townhouse

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

New Listings 17

▼-32.0% from Jun 2026: **25**

▲21.4% from Jul 2025: **14**

YTD	2026	2025	+/-
	158	**138**	14.5%

5-year Jul average: **13**

New Pendings 22

▲15.8% from Jun 2026: **19**

▲120.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	115	**109**	5.5%

5-year Jul average: **13**

Closed Sales 29

▲45.0% from Jun 2026: **20**

▲26.1% from Jul 2025: **23**

YTD	2026	2025	+/-
	107	**102**	4.9%

5-year Jul average: **17**

Median Sold Price $635,000

▲12.4% from Jun 2026: **$565,000**

▲0.8% from Jul 2025: **$630,000**

YTD	2026	2025	+/-
	$630,000	**$630,000**	0.0%

5-year Jul average: **$602,000**

Summary

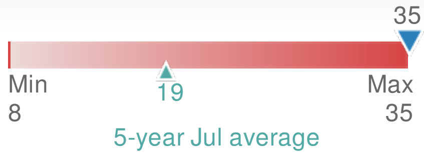
In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for July was $635,000, representing an increase of 12.4% compared to last month and an increase of 0.8% from Jul 2025. The average days on market for units sold in July was 35 days, 84% above the 5-year July average of 19 days. There was a 15.8% month over month increase in new contract activity with 22 New Pendings; a 24% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 19; and a 15.6% decrease in supply to 38 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.56 in June and a decrease from 0.78 in July 2025. The Contract Ratio is 51% lower than the 5-year July average of 1.02. 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

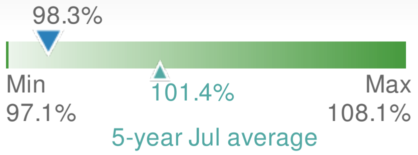
Jun 2026	Jul 2025
45	**27**

Avg DOM 35



Jun 2026	Jul 2025	YTD
12	**22**	**31**

Avg Sold to OLP Ratio 98.3%



Jun 2026	Jul 2025	YTD
99.1%	**97.1%**	**98.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Kennett Consolidated (Chester, PA)

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

July 2026

Kennett Consolidated (Chester, PA)

New Listings 34

▲ 6.3% from Jun 2026: **32**

▲ 47.8% from Jul 2025: **23**

YTD	2026	2025	+/-
	240	**219**	9.6%

5-year Jul average: **26**

New Pendings 20

▼ -41.2% from Jun 2026: **34**

▼ -31.0% from Jul 2025: **29**

YTD	2026	2025	+/-
	182	**172**	5.8%

5-year Jul average: **26**

Closed Sales 28

▼ -15.2% from Jun 2026: **33**

▲ 7.7% from Jul 2025: **26**

YTD	2026	2025	+/-
	166	**139**	19.4%

5-year Jul average: **29**

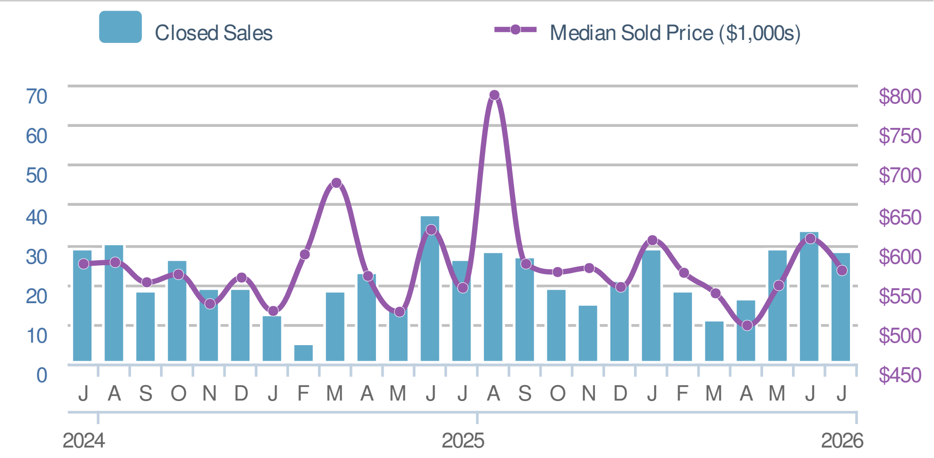
Median Sold Price $567,000

▼ -6.7% from Jun 2026: **$607,782**

▲ 4.0% from Jul 2025: **$545,000**

YTD	2026	2025	+/-
	$550,000	**$565,000**	-2.7%

5-year Jul average: **$545,700**



Active Listings 71

71

Min 15 | 41 | Max 71

5-year Jul average

Jun 2026	Jul 2025
69	**55**

Avg DOM 20

20

Min 13 | 19 | Max 27

5-year Jul average

Jun 2026	Jul 2025	YTD
9	**13**	**24**

Avg Sold to OLP Ratio 98.5%

98.5%

Min 98.4% | 100.1% | Max 103.3%

5-year Jul average

Jun 2026	Jul 2025	YTD
102.8%	**98.6%**	**100.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
Lauren Davis

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

July 2026

Kennett Consolidated (Chester, PA) - Detached

New Listings 22

▼-4.3% from Jun 2026: **23**

▲22.2% from Jul 2025: **18**

YTD	2026	2025	+/-
	151	**156**	-3.2%

5-year Jul average: **15**

New Pendings 11

▼-47.6% from Jun 2026: **21**

▼-47.6% from Jul 2025: **21**

YTD	2026	2025	+/-
	109	**119**	-8.4%

5-year Jul average: **15**

Closed Sales 19

▼-5.0% from Jun 2026: **20**

▼-5.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	98	**95**	3.2%

5-year Jul average: **19**

Median Sold Price $650,000

▼-2.6% from Jun 2026: **$667,500**

▼-1.4% from Jul 2025: **$659,000**

YTD	2026	2025	+/-
	$653,000	**$650,000**	0.5%

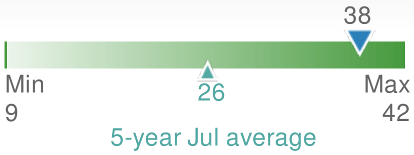
5-year Jul average: **$611,290**

Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for July was $650,000, representing a decrease of 2.6% compared to last month and a decrease of 1.4% from Jul 2025. The average days on market for units sold in July was 15 days, 17% below the 5-year July average of 18 days. There was a 47.6% month over month decrease in new contract activity with 11 New Pendings; a 19% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 34; and a 5.6% increase in supply to 38 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.17 in June and an increase from 0.76 in July 2025. The Contract Ratio is 35% lower than the 5-year July average of 1.36. 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

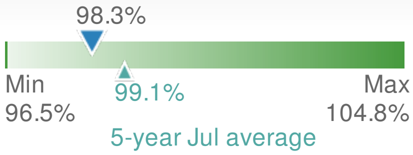


Jun 2026	Jul 2025
36	**42**

Avg DOM 15

Jun 2026	Jul 2025	YTD
7	**11**	**20**

Avg Sold to OLP Ratio 98.3%



Jun 2026	Jul 2025	YTD
104.6%	**98.5%**	**100.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by

Lauren Davis

July 2026

Kennett Consolidated (Chester, PA) - Attached

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

New Listings 12

▲33.3% from Jun 2026: **9**

▲140.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	89	**63**	41.3%

5-year Jul average: **10**

New Pendings 9

▼-30.8% from Jun 2026: **13**

▲12.5% from Jul 2025: **8**

YTD	2026	2025	+/-
	73	**53**	37.7%

5-year Jul average: **11**

Closed Sales 9

▼-30.8% from Jun 2026: **13**

▲50.0% from Jul 2025: **6**

YTD	2026	2025	+/-
	68	**44**	54.5%

5-year Jul average: **11**

Median Sold Price $512,105

▲0.9% from Jun 2026: **$507,500**

▲3.5% from Jul 2025: **$495,000**

YTD	2026	2025	+/-
	$498,900	**$482,130**	3.5%

5-year Jul average: **$497,814**

Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for July was $512,105, representing an increase of 0.9% compared to last month and an increase of 3.5% from Jul 2025. The average days on market for units sold in July was 30 days, 35% above the 5-year July average of 22 days. There was a 30.8% month over month decrease in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 29; and no change in supply with 33 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, no change from June and a decrease from 1.23 in July 2025. The Contract Ratio is 68% lower than the 5-year July average of 2.73. 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.

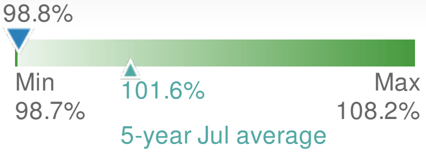
Active Listings 33

Jun 2026	Jul 2025
33	**13**

Avg DOM 30

Jun 2026	Jul 2025	YTD
13	**19**	**31**

Avg Sold to OLP Ratio 98.8%



Jun 2026	Jul 2025	YTD
100.0%	**98.7%**	**99.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis
TriCounty Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Kennett Consolidated (Chester, PA) - Attached/Townhouse

New Listings 12

▲33.3% from Jun 2026: **9**

▲200.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	88	**62**	41.9%

5-year Jul average: **10**

New Pendings 9

▼-30.8% from Jun 2026: **13**

▲28.6% from Jul 2025: **7**

YTD	2026	2025	+/-
	72	**50**	44.0%

5-year Jul average: **11**

Closed Sales 9

▼-30.8% from Jun 2026: **13**

▲50.0% from Jul 2025: **6**

YTD	2026	2025	+/-
	67	**42**	59.5%

5-year Jul average: **10**

Median Sold Price $512,105

▲0.9% from Jun 2026: **$507,500**

▲3.5% from Jul 2025: **$495,000**

YTD	2026	2025	+/-
	$498,801	**$487,500**	2.3%

5-year Jul average: **$498,014**

Summary

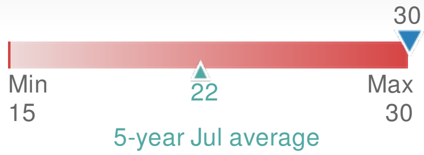
In Kennett Consolidated (Chester, PA), the median sold price for Attached/Townhouse properties for July was $512,105, representing an increase of 0.9% compared to last month and an increase of 3.5% from Jul 2025. The average days on market for units sold in July was 30 days, 34% above the 5-year July average of 22 days. There was a 30.8% month over month decrease in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 29; and no change in supply with 33 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, no change from June and a decrease from 1.15 in July 2025. The Contract Ratio is 67% lower than the 5-year July average of 2.66. 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 33

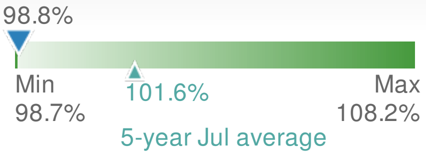
Jun 2026	Jul 2025
33	**13**

Avg DOM 30



Jun 2026	Jul 2025	YTD
13	**19**	**32**

Avg Sold to OLP Ratio 98.8%



Jun 2026	Jul 2025	YTD
100.0%	**98.7%**	**99.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Octorara Area (Chester, PA)

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

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

July 2026

Octorara Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings 8

▼ -55.6% from Jun 2026: **18**

↔ 0.0% from Jul 2025: **8**

YTD	2026	2025	+/-
	83	**87**	-4.6%

5-year Jul average: **11**

New Pendings 9

▼ -43.8% from Jun 2026: **16**

▲ 12.5% from Jul 2025: **8**

YTD	2026	2025	+/-
	76	**64**	18.8%

5-year Jul average: **11**

Closed Sales 11

▲ 37.5% from Jun 2026: **8**

▲ 57.1% from Jul 2025: **7**

YTD	2026	2025	+/-
	67	**78**	-14.1%

5-year Jul average: **9**

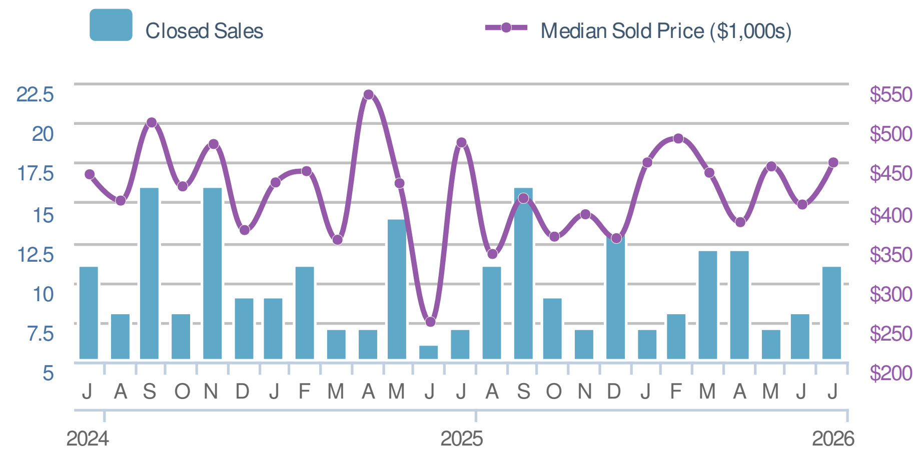
Median Sold Price $450,000

▲ 13.3% from Jun 2026: **$397,250**

▼ -5.3% from Jul 2025: **$475,000**

YTD	2026	2025	+/-
	$425,000	**$447,857**	-5.1%

5-year Jul average: **$424,800**



Active Listings 26

26
Min 14
22
Max 30
5-year Jul average

Jun 2026	Jul 2025
29	**24**

Avg DOM 33

33
Min 7
15
Max 33
5-year Jul average

Jun 2026	Jul 2025	YTD
11	**7**	**51**

Avg Sold to OLP Ratio 102.1%

102.1%
Min 102.1%
104.3%
Max 107.8%
5-year Jul average

Jun 2026	Jul 2025	YTD
97.9%	**104.9%**	**99.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Octorara Area (Chester, PA) - Detached

New Listings 7

▼ -50.0%	▼ -12.5%
from Jun 2026: **14**	from Jul 2025: **8**

YTD	2026	2025	+/-
	70	**76**	-7.9%

5-year Jul average: **10**

New Pendings 8

▼ -42.9%	▲ 33.3%
from Jun 2026: **14**	from Jul 2025: **6**

YTD	2026	2025	+/-
	68	**57**	19.3%

5-year Jul average: **10**

Closed Sales 10

▲ 42.9%	▲ 66.7%
from Jun 2026: **7**	from Jul 2025: **6**

YTD	2026	2025	+/-
	59	**74**	-20.3%

5-year Jul average: **9**

Median Sold Price $459,500

▲ 14.9%	▼ -4.3%
from Jun 2026: **$400,000**	from Jul 2025: **$480,000**

YTD	2026	2025	+/-
	$445,000	**$449,945**	-1.1%

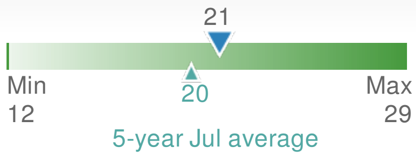
5-year Jul average: **$428,700**

Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for July was $459,500, representing an increase of 14.9% compared to last month and a decrease of 4.3% from Jul 2025. The average days on market for units sold in July was 32 days, 108% above the 5-year July average of 15 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 14; and a 12.5% decrease in supply to 21 active units.

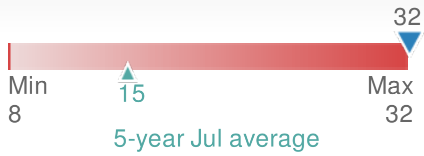
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.75 in June and an increase from 0.64 in July 2025. The Contract Ratio is 38% lower than the 5-year July average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 21



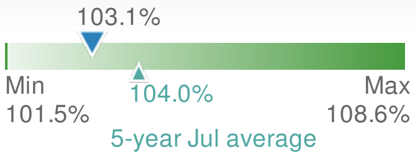
Jun 2026	Jul 2025
24	**22**

Avg DOM 32



Jun 2026	Jul 2025	YTD
8	**8**	**54**

Avg Sold to OLP Ratio 103.1%



Jun 2026	Jul 2025	YTD
97.8%	**101.5%**	**99.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Octorara Area (Chester, PA) - Attached

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

New Listings 1

▼ -75.0% from Jun 2026: **4**

↔ 0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	13	**11**	18.2%

5-year Jul average: **1**

New Pendings 1

▼ -50.0% from Jun 2026: **2**

▼ -50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	8	**7**	14.3%

5-year Jul average: **1**

Closed Sales 1

↔ 0.0% from Jun 2026: **1**

↔ 0.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	8	**4**	100.0%

5-year Jul average: **1**

Median Sold Price $224,000

▼ -43.2% from Jun 2026: **$394,500**

▼ -10.4% from Jul 2025: **$250,000**

YTD	2026	2025	+/-
	$306,400	**$250,000**	22.6%

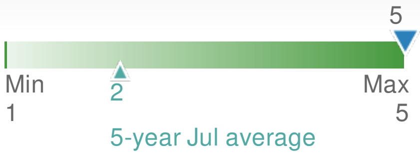
5-year Jul average: **$170,600**

Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for July was $224,000, representing a decrease of 43.2% compared to last month and a decrease of 10.4% from Jul 2025. The average days on market for units sold in July was 42 days, 329% above the 5-year July average of 10 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 2; and no change in supply with 5 active units.

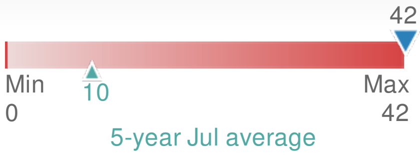
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, no change from June and a decrease from 2.00 in July 2025. The Contract Ratio is 71% lower than the 5-year July average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 5



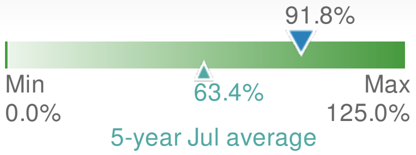
Jun 2026	Jul 2025
5	**2**

Avg DOM 42



Jun 2026	Jul 2025	YTD
34	**4**	**25**

Avg Sold to OLP Ratio 91.8%



Jun 2026	Jul 2025	YTD
98.6%	**125.0%**	**98.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Octorara Area (Chester, PA) - Attached/Townhouse

New Listings 1

▼-75.0% from Jun 2026: **4**

↔0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	13	**11**	18.2%

5-year Jul average: **1**

New Pendings 1

▼-50.0% from Jun 2026: **2**

▼-50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	8	**7**	14.3%

5-year Jul average: **1**

Closed Sales 1

↔0.0% from Jun 2026: **1**

↔0.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	8	**4**	100.0%

5-year Jul average: **1**

Median Sold Price $224,000

▼-43.2% from Jun 2026: **$394,500**

▼-10.4% from Jul 2025: **$250,000**

YTD	2026	2025	+/-
	$306,400	**$250,000**	22.6%

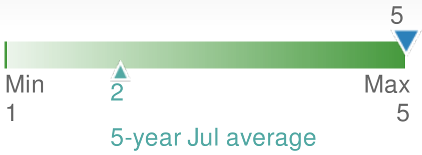
5-year Jul average: **$170,600**

Summary

In Octorara Area (Chester, PA), the median sold price for Attached/Townhouse properties for July was $224,000, representing a decrease of 43.2% compared to last month and a decrease of 10.4% from Jul 2025. The average days on market for units sold in July was 42 days, 329% above the 5-year July average of 10 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 2; and no change in supply with 5 active units.

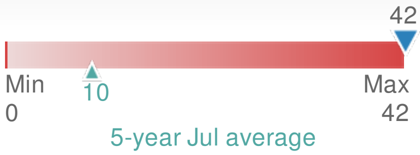
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, no change from June and a decrease from 2.00 in July 2025. The Contract Ratio is 71% lower than the 5-year July average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 5



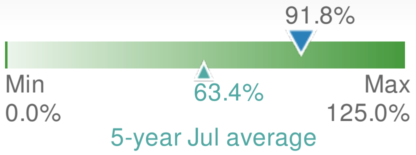
Jun 2026	Jul 2025
5	**2**

Avg DOM 42



Jun 2026	Jul 2025	YTD
34	**4**	**25**

Avg Sold to OLP Ratio 91.8%



Jun 2026	Jul 2025	YTD
98.6%	**125.0%**	**98.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Owen J Roberts (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

July 2026

Owen J Roberts (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings 32

▼ -28.9% from Jun 2026: **45**

▼ -27.3% from Jul 2025: **44**

YTD	2026	2025	+/-
	339	**273**	24.2%

5-year Jul average: **40**

New Pendings 36

▼ -28.0% from Jun 2026: **50**

▲ 9.1% from Jul 2025: **33**

YTD	2026	2025	+/-
	257	**219**	17.4%

5-year Jul average: **38**

Closed Sales 47

▲ 6.8% from Jun 2026: **44**

▲ 20.5% from Jul 2025: **39**

YTD	2026	2025	+/-
	217	**192**	13.0%

5-year Jul average: **39**

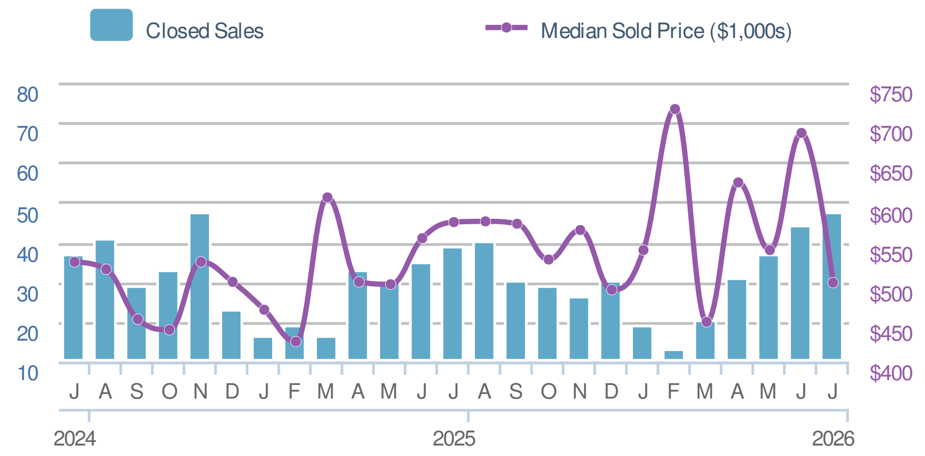
Median Sold Price $499,900

▼ -27.3% from Jun 2026: **$687,500**

▼ -13.1% from Jul 2025: **$575,000**

YTD	2026	2025	+/-
	$561,500	**$525,000**	7.0%

5-year Jul average: **$518,484**



Active Listings 62

62

Min	5-year Jul average	Max
35	51	63

Jun 2026	Jul 2025
63	**53**

Avg DOM 27

27

Min	5-year Jul average	Max
13	25	46

Jun 2026	Jul 2025	YTD
10	**13**	**24**

Avg Sold to OLP Ratio 99.7%

99.7%

Min	5-year Jul average	Max
99.7%	101.0%	103.4%

Jun 2026	Jul 2025	YTD
101.2%	**100.0%**	**98.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
Lauren Davis

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

July 2026

Owen J Roberts (Chester, PA) - Detached

New Listings 27

▼-35.7% from Jun 2026: **42**

▼-28.9% from Jul 2025: **38**

YTD	2026	2025	+/-
	301	**228**	32.0%

5-year Jul average: **34**

New Pendings 32

▼-30.4% from Jun 2026: **46**

▲23.1% from Jul 2025: **26**

YTD	2026	2025	+/-
	223	**175**	27.4%

5-year Jul average: **32**

Closed Sales 42

▲16.7% from Jun 2026: **36**

▲20.0% from Jul 2025: **35**

YTD	2026	2025	+/-
	186	**155**	20.0%

5-year Jul average: **34**

Median Sold Price $515,000

▼-35.4% from Jun 2026: **$797,500**

▼-12.7% from Jul 2025: **$590,000**

YTD	2026	2025	+/-
	$621,820	**$600,000**	3.6%

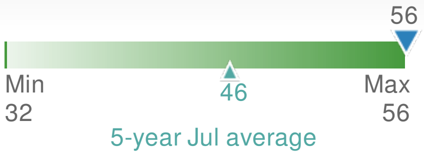
5-year Jul average: **$545,100**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for July was $515,000, representing a decrease of 35.4% compared to last month and a decrease of 12.7% from Jul 2025. The average days on market for units sold in July was 28 days, 5% above the 5-year July average of 27 days. There was a 30.4% month over month decrease in new contract activity with 32 New Pendings; a 14.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 61; and a 6.7% decrease in supply to 56 active units.

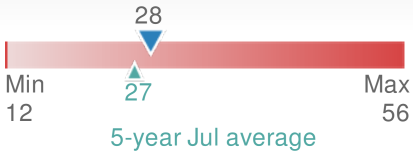
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.18 in June and an increase from 0.80 in July 2025. The Contract Ratio is 10% lower than the 5-year July average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 56



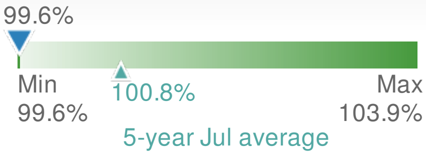
Jun 2026	Jul 2025
60	**49**

Avg DOM 28



Jun 2026	Jul 2025	YTD
11	**12**	**25**

Avg Sold to OLP Ratio 99.6%



Jun 2026	Jul 2025	YTD
101.1%	**99.9%**	**98.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Owen J Roberts (Chester, PA) - Attached

New Listings 5

▲66.7% from Jun 2026: 3
▼-16.7% from Jul 2025: 6

YTD	2026	2025	+/-
	38	45	-15.6%

5-year Jul average: **6**

New Pendings 4

↔0.0% from Jun 2026: 4
▼-42.9% from Jul 2025: 7

YTD	2026	2025	+/-
	34	44	-22.7%

5-year Jul average: **5**

Closed Sales 5

▼-37.5% from Jun 2026: 8
▲25.0% from Jul 2025: 4

YTD	2026	2025	+/-
	31	37	-16.2%

5-year Jul average: **6**

Median Sold Price $425,000

▲6.4% from Jun 2026: **$399,250**
▲4.0% from Jul 2025: **$408,500**

YTD	2026	2025	+/-
	$425,000	$392,000	8.4%

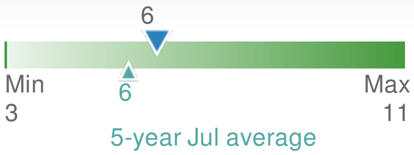
5-year Jul average: **$436,277**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for July was $425,000, representing an increase of 6.4% compared to last month and an increase of 4% from Jul 2025. The average days on market for units sold in July was 20 days, 28% above the 5-year July average of 16 days. There was no month over month change in new contract activity with 4 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 5; and a 100% increase in supply to 6 active units.

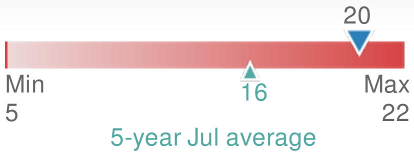
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 2.00 in June and a decrease from 3.00 in July 2025. The Contract Ratio is 57% lower than the 5-year July average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



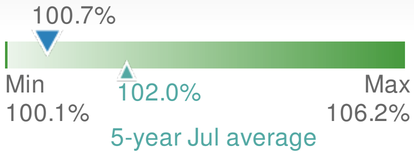
Jun 2026	Jul 2025
3	4

Avg DOM 20



Jun 2026	Jul 2025	YTD
6	15	14

Avg Sold to OLP Ratio 100.7%



Jun 2026	Jul 2025	YTD
101.9%	101.0%	100.6%

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Owen J Roberts (Chester, PA) - Attached/Townhouse

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

New Listings 5

▲66.7% from Jun 2026: **3**

▼-16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	37	**45**	-17.8%

5-year Jul average: **6**

New Pendings 4

↔0.0% from Jun 2026: **4**

▼-42.9% from Jul 2025: **7**

YTD	2026	2025	+/-
	32	**44**	-27.3%

5-year Jul average: **5**

Closed Sales 4

▼-50.0% from Jun 2026: **8**

↔0.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	29	**36**	-19.4%

5-year Jul average: **5**

Median Sold Price $437,500

▲9.6% from Jun 2026: **$399,250**

▲7.1% from Jul 2025: **$408,500**

YTD	2026	2025	+/-
	$430,000	**$396,000**	8.6%

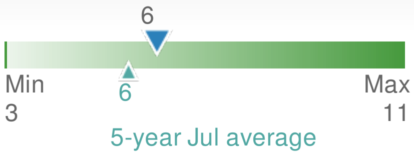
5-year Jul average: **$440,527**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached/Townhouse properties for July was $437,500, representing an increase of 9.6% compared to last month and an increase of 7.1% from Jul 2025. The average days on market for units sold in July was 20 days, 47% above the 5-year July average of 14 days. There was no month over month change in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 5; and a 100% increase in supply to 6 active units.

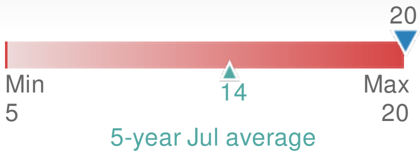
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 1.67 in June and a decrease from 3.00 in July 2025. The Contract Ratio is 57% lower than the 5-year July average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



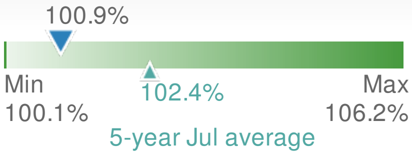
Jun 2026	Jul 2025
3	**4**

Avg DOM 20



Jun 2026	Jul 2025	YTD
6	**15**	**12**

Avg Sold to OLP Ratio 100.9%



Jun 2026	Jul 2025	YTD
101.9%	**101.0%**	**100.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Oxford 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

July 2026

Oxford Area (Chester, PA)

New Listings 22

▲57.1% from Jun 2026: **14**

▼-8.3% from Jul 2025: **24**

YTD	2026	2025	+/-
	151	**179**	-15.6%

5-year Jul average: **24**

New Pendings 14

▼-46.2% from Jun 2026: **26**

▼-6.7% from Jul 2025: **15**

YTD	2026	2025	+/-
	132	**134**	-1.5%

5-year Jul average: **19**

Closed Sales 26

▲23.8% from Jun 2026: **21**

▲18.2% from Jul 2025: **22**

YTD	2026	2025	+/-
	127	**136**	-6.6%

5-year Jul average: **20**

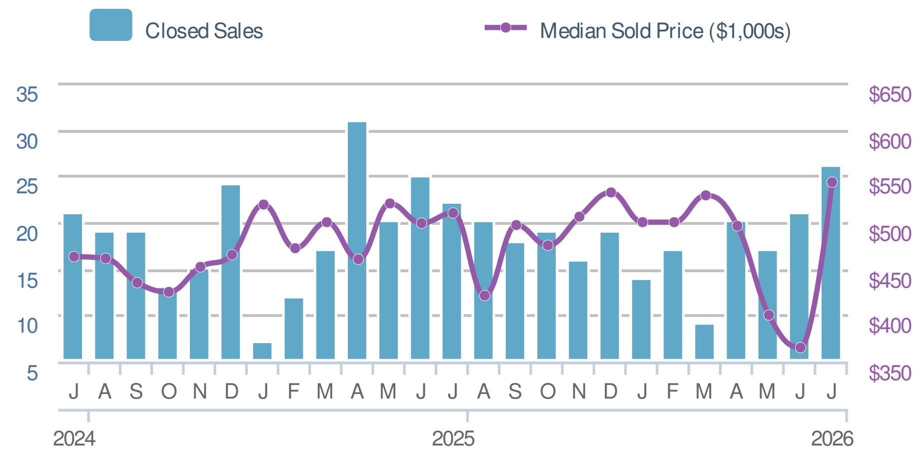
Median Sold Price $543,465

▲48.9% from Jun 2026: **$365,000**

▲6.6% from Jul 2025: **$510,000**

YTD	2026	2025	+/-
	$480,000	**$499,357**	-3.9%

5-year Jul average: **$478,293**



Active Listings 64

64

Min 47 — 56 — Max 67

5-year Jul average

Jun 2026	Jul 2025
58	**67**

Avg DOM 15

15

Min 5 — 16 — Max 37

5-year Jul average

Jun 2026	Jul 2025	YTD
16	**37**	**32**

Avg Sold to OLP Ratio 103.6%

103.6%

Min 102.3% — 103.9% — Max 106.1%

5-year Jul average

Jun 2026	Jul 2025	YTD
98.7%	**102.9%**	**103.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Presented by
Lauren Davis

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

July 2026

Oxford Area (Chester, PA) - Detached

New Listings 20

▲42.9% from Jun 2026: **14**

▼-16.7% from Jul 2025: **24**

YTD	2026	2025	+/-
	146	**172**	-15.1%

5-year Jul average: **23**

New Pendings 14

▼-46.2% from Jun 2026: **26**

▼-6.7% from Jul 2025: **15**

YTD	2026	2025	+/-
	127	**127**	0.0%

5-year Jul average: **19**

Closed Sales 26

▲36.8% from Jun 2026: **19**

▲18.2% from Jul 2025: **22**

YTD	2026	2025	+/-
	122	**129**	-5.4%

5-year Jul average: **20**

Median Sold Price $543,465

▲44.9% from Jun 2026: **$375,000**

▲6.6% from Jul 2025: **$510,000**

YTD	2026	2025	+/-
	$486,992	**$510,000**	-4.5%

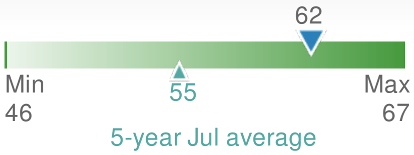
5-year Jul average: **$479,493**

Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for July was $543,465, representing an increase of 44.9% compared to last month and an increase of 6.6% from Jul 2025. The average days on market for units sold in July was 15 days, 10% below the 5-year July average of 17 days. There was a 46.2% month over month decrease in new contract activity with 14 New Pendings; a 27.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 35; and an 8.8% increase in supply to 62 active units.

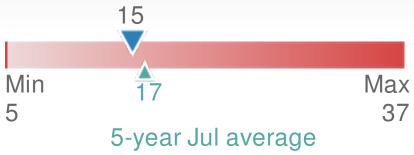
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.84 in June and a decrease from 0.61 in July 2025. The Contract Ratio is 34% lower than the 5-year July average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 62



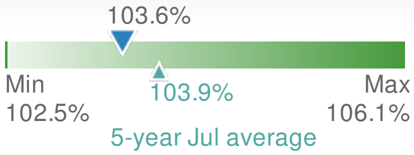
Jun 2026	Jul 2025
57	**67**

Avg DOM 15



Jun 2026	Jul 2025	YTD
13	**37**	**31**

Avg Sold to OLP Ratio 103.6%



Jun 2026	Jul 2025	YTD
98.9%	**102.9%**	**104.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Oxford Area (Chester, PA) - Attached

New Listings 2

↔0.0% from Jun 2026: **0**

↔0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	5	**7**	-28.6%

5-year Jul average: **1**

New Pendings 0

↔0.0% from Jun 2026: **0**

↔0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	5	**7**	-28.6%

5-year Jul average: **0**

Closed Sales 0

▼-100.0% from Jun 2026: **2**

↔0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	5	**7**	-28.6%

5-year Jul average: **0**

Median Sold Price $0

▼-100.0% from Jun 2026: **$319,000**

↔0.0% from Jul 2025: **$0**

YTD	2026	2025	+/-
	$318,000	**$250,000**	27.2%

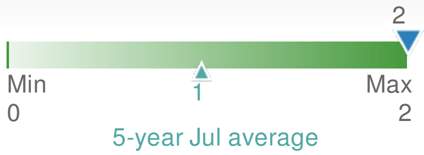
5-year Jul average: **$74,875**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for July was $0, representing a decrease of 100% compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 1 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 0; and a 100% increase in supply to 2 active units.

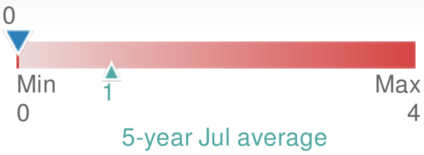
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and an increase from 0.00 in July 2025. The Contract Ratio is 100% lower than the 5-year July average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2



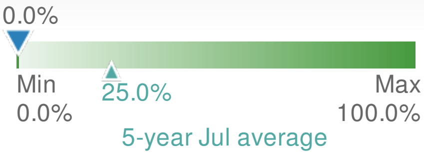
Jun 2026	Jul 2025
1	**0**

Avg DOM 0



Jun 2026	Jul 2025	YTD
46	**0**	**52**

Avg Sold to OLP Ratio 0.0%



Jun 2026	Jul 2025	YTD
96.3%	**0.0%**	**95.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Oxford Area (Chester, PA) - Attached/Townhouse

New Listings 2

0.0%	0.0%
from Jun 2026: **0**	from Jul 2025: **0**

YTD	2026	2025	+/-
	5	**7**	-28.6%

5-year Jul average: **1**

New Pendings 0

0.0%	0.0%
from Jun 2026: **0**	from Jul 2025: **0**

YTD	2026	2025	+/-
	5	**7**	-28.6%

5-year Jul average: **0**

Closed Sales 0

-100.0%	0.0%
from Jun 2026: **2**	from Jul 2025: **0**

YTD	2026	2025	+/-
	5	**7**	-28.6%

5-year Jul average: **0**

Median Sold Price $0

-100.0%	0.0%
from Jun 2026: **$319,000**	from Jul 2025: **$0**

YTD	2026	2025	+/-
	$318,000	**$250,000**	27.2%

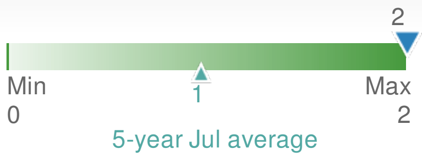
5-year Jul average: **$74,875**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached/Townhouse properties for July was $0, representing a decrease of 100% compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 1 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 0; and a 100% increase in supply to 2 active units.

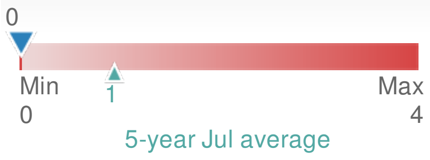
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and an increase from 0.00 in July 2025. The Contract Ratio is 100% lower than the 5-year July average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2



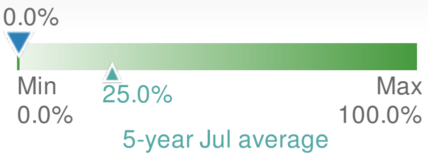
Jun 2026	Jul 2025
1	**0**

Avg DOM 0



Jun 2026	Jul 2025	YTD
46	**0**	**52**

Avg Sold to OLP Ratio 0.0%



Jun 2026	Jul 2025	YTD
96.3%	**0.0%**	**95.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

July 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

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

July 2026

Phoenixville Area (Chester, PA)

New Listings 42

▼-27.6% from Jun 2026: **58**

▼-4.5% from Jul 2025: **44**

YTD	2026	2025	+/-
	337	**321**	5.0%

5-year Jul average: **43**

New Pendings 39

▼-29.1% from Jun 2026: **55**

▼-11.4% from Jul 2025: **44**

YTD	2026	2025	+/-
	285	**274**	4.0%

5-year Jul average: **45**

Closed Sales 39

▼-18.8% from Jun 2026: **48**

▼-17.0% from Jul 2025: **47**

YTD	2026	2025	+/-
	257	**236**	8.9%

5-year Jul average: **43**

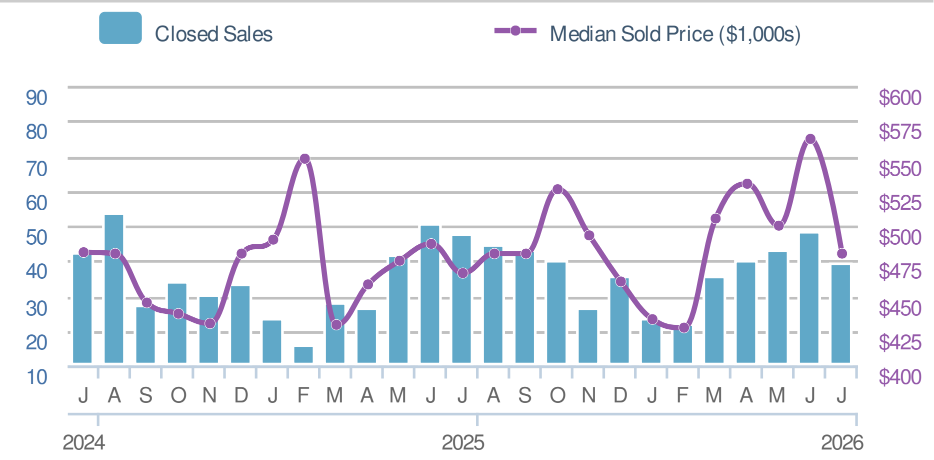
Median Sold Price $480,000

▼-14.7% from Jun 2026: **$562,500**

▲3.0% from Jul 2025: **$466,000**

YTD	2026	2025	+/-
	$482,000	**$466,000**	3.4%

5-year Jul average: **$470,110**



Active Listings 58

58

Min	5-year Jul average	Max
20	41	58

Jun 2026	Jul 2025
53	**48**

Avg DOM 11

11

Min	5-year Jul average	Max
11	15	26

Jun 2026	Jul 2025	YTD
10	**26**	**25**

Avg Sold to OLP Ratio 101.3%

101.3%

Min	5-year Jul average	Max
99.4%	102.4%	105.7%

Jun 2026	Jul 2025	YTD
103.2%	**99.4%**	**101.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Phoenixville Area (Chester, PA) - Detached

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

New Listings 13

▼ -56.7% from Jun 2026: **30**

▼ -31.6% from Jul 2025: **19**

YTD	2026	2025	+/-
	160	**139**	15.1%

5-year Jul average: **21**

New Pendings 13

▼ -53.6% from Jun 2026: **28**

▼ -35.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	137	**117**	17.1%

5-year Jul average: **22**

Closed Sales 17

▼ -43.3% from Jun 2026: **30**

▼ -5.6% from Jul 2025: **18**

YTD	2026	2025	+/-
	125	**102**	22.5%

5-year Jul average: **22**

Median Sold Price $665,000

▼ -10.0% from Jun 2026: **$738,500**

▲ 15.2% from Jul 2025: **$577,500**

YTD	2026	2025	+/-
	$624,500	**$558,250**	11.9%

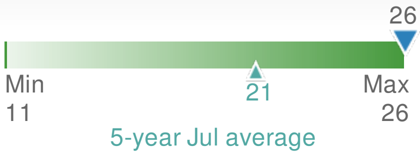
5-year Jul average: **$598,300**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for July was $665,000, representing a decrease of 10% compared to last month and an increase of 15.2% from Jul 2025. The average days on market for units sold in July was 18 days, 34% above the 5-year July average of 13 days. There was a 53.6% month over month decrease in new contract activity with 13 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 28; and an 8.3% increase in supply to 26 active units.

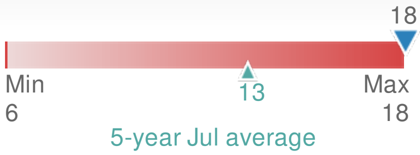
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.33 in June and a decrease from 1.60 in July 2025. The Contract Ratio is 38% lower than the 5-year July average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 26



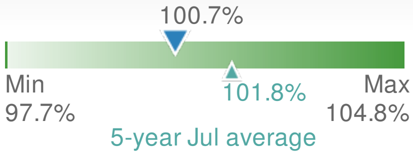
Jun 2026	Jul 2025
24	**20**

Avg DOM 18



Jun 2026	Jul 2025	YTD
9	**15**	**20**

Avg Sold to OLP Ratio 100.7%



Jun 2026	Jul 2025	YTD
104.1%	**97.7%**	**102.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Phoenixville Area (Chester, PA) - Attached

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

New Listings 29

▲3.6% from Jun 2026: **28**

▲16.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	177	**182**	-2.7%

5-year Jul average: **22**

New Pendings 26

▼-3.7% from Jun 2026: **27**

▲8.3% from Jul 2025: **24**

YTD	2026	2025	+/-
	148	**157**	-5.7%

5-year Jul average: **23**

Closed Sales 22

▲22.2% from Jun 2026: **18**

▼-24.1% from Jul 2025: **29**

YTD	2026	2025	+/-
	132	**134**	-1.5%

5-year Jul average: **21**

Median Sold Price $393,000

▼-13.5% from Jun 2026: **$454,090**

▼-8.6% from Jul 2025: **$430,000**

YTD	2026	2025	+/-
	$448,000	**$420,000**	6.7%

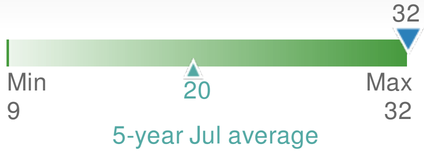
5-year Jul average: **$402,600**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for July was $393,000, representing a decrease of 13.5% compared to last month and a decrease of 8.6% from Jul 2025. The average days on market for units sold in July was 6 days, 61% below the 5-year July average of 15 days. There was a 3.7% month over month decrease in new contract activity with 26 New Pendings; a 13.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 34; and a 10.3% increase in supply to 32 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 1.03 in June and a decrease from 1.39 in July 2025. The Contract Ratio is 50% lower than the 5-year July average of 2.10. 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 32

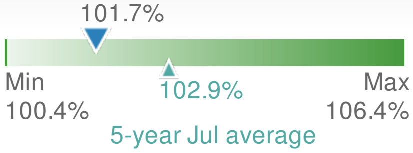


Jun 2026	Jul 2025
29	**28**

Avg DOM 6

Jun 2026	Jul 2025	YTD
12	**33**	**29**

Avg Sold to OLP Ratio 101.7%



Jun 2026	Jul 2025	YTD
101.6%	**100.4%**	**100.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

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

July 2026

Phoenixville Area (Chester, PA) - Attached/Townhouse

New Listings 27

▲ 17.4% from Jun 2026: **23**

▲ 35.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	158	**161**	-1.9%

5-year Jul average: **19**

New Pendings 24

▲ 4.3% from Jun 2026: **23**

▲ 20.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	136	**144**	-5.6%

5-year Jul average: **20**

Closed Sales 18

◀▶ 0.0% from Jun 2026: **18**

▼ -33.3% from Jul 2025: **27**

YTD	2026	2025	+/-
	117	**123**	-4.9%

5-year Jul average: **19**

Median Sold Price $436,250

▼ -3.9% from Jun 2026: **$454,090**

▼ -5.2% from Jul 2025: **$460,000**

YTD	2026	2025	+/-
	$450,000	**$440,000**	2.3%

5-year Jul average: **$417,750**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached/Townhouse properties for July was $436,250, representing a decrease of 3.9% compared to last month and a decrease of 5.2% from Jul 2025. The average days on market for units sold in July was 6 days, 63% below the 5-year July average of 16 days. There was a 4.3% month over month increase in new contract activity with 24 New Pendings; a 24% MoM increase in All Pendings (new contracts + contracts carried over from June) to 31; and a 13.6% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.24 pendings per active listing, up from 1.14 in June and a decrease from 1.84 in July 2025. The Contract Ratio is 40% lower than the 5-year July average of 2.08. 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.

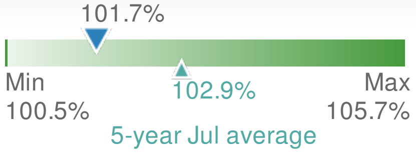
Active Listings 25

Jun 2026	Jul 2025
22	**19**

Avg DOM 6

Jun 2026	Jul 2025	YTD
12	**35**	**28**

Avg Sold to OLP Ratio 101.7%



Jun 2026	Jul 2025	YTD
101.6%	**100.5%**	**100.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

July 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
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

July 2026

Spring-Ford Area (Chester, PA)

New Listings 7

◀▶ 0.0% from Jun 2026: **7**

▲ 133.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	37	**23**	60.9%

5-year Jul average: **6**

New Pendings 6

▲ 200.0% from Jun 2026: **2**

▲ 100.0% from Jul 2025: **3**

YTD	2026	2025	+/-
	25	**21**	19.0%

5-year Jul average: **4**

Closed Sales 4

◀▶ 0.0% from Jun 2026: **4**

▼ -33.3% from Jul 2025: **6**

YTD	2026	2025	+/-
	21	**19**	10.5%

5-year Jul average: **6**

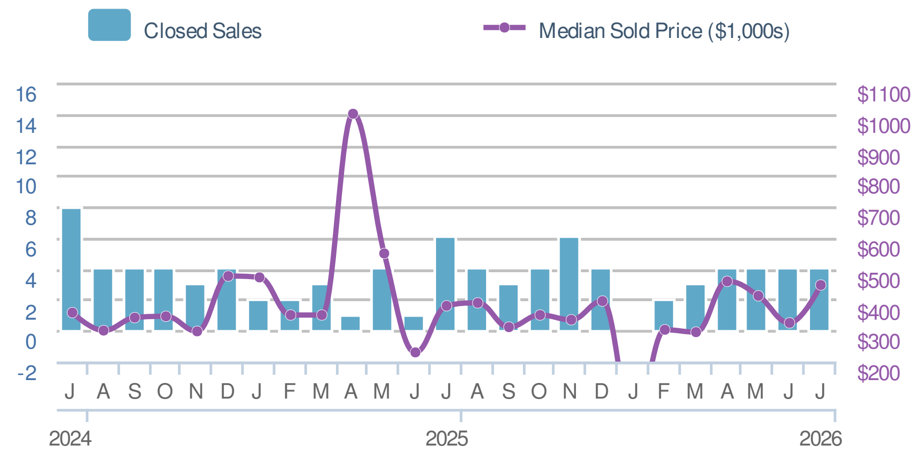
Median Sold Price $447,500

▲ 37.4% from Jun 2026: **$325,750**

▲ 17.8% from Jul 2025: **$380,000**

YTD	2026	2025	+/-
	$385,000	**$380,000**	1.3%

5-year Jul average: **$399,924**



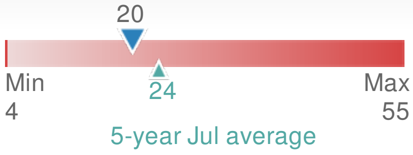
Active Listings 12

Min 2 | 7 | Max 12

5-year Jul average

Jun 2026	Jul 2025
8	**3**

Avg DOM 20

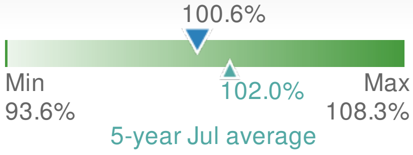


Min 4 | 24 | Max 55

5-year Jul average

Jun 2026	Jul 2025	YTD
16	**55**	**24**

Avg Sold to OLP Ratio 100.6%



Min 93.6% | 102.0% | Max 108.3%

5-year Jul average

Jun 2026	Jul 2025	YTD
101.5%	**93.6%**	**100.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Spring-Ford Area (Chester, PA) - Detached

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

New Listings 3

▼ -25.0% from Jun 2026: **4**

◆ 0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	14	**8**	75.0%

5-year Jul average: **3**

New Pendings 3

▲ 50.0% from Jun 2026: **2**

▲ 200.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	9	**10**	-10.0%

5-year Jul average: **2**

Closed Sales 3

▲ 50.0% from Jun 2026: **2**

▼ -25.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	8	**9**	-11.1%

5-year Jul average: **3**

Median Sold Price $432,000

▼ -49.7% from Jun 2026: **$858,500**

▼ -0.1% from Jul 2025: **$432,500**

YTD	2026	2025	+/-
	$438,750	**$676,000**	-35.1%

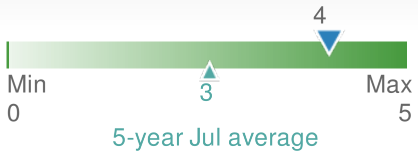
5-year Jul average: **$430,900**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for July was $432,000, representing a decrease of 49.7% compared to last month and a decrease of 0.1% from Jul 2025. The average days on market for units sold in July was 7 days, 74% below the 5-year July average of 27 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 1; and a 100% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 0.25 pendings per active listing, down from 1.00 in June and an increase from 0.00 in July 2025. The Contract Ratio is 60% lower than the 5-year July average of 0.62. 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 4

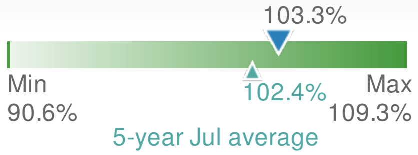


Jun 2026	Jul 2025
2	**0**

Avg DOM 7

Jun 2026	Jul 2025	YTD
15	**73**	**7**

Avg Sold to OLP Ratio 103.3%



Jun 2026	Jul 2025	YTD
99.8%	**90.6%**	**102.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Spring-Ford Area (Chester, PA) - Attached

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

New Listings 4

▲ 33.3%	▲ 33.3%
from Jun 2026: **3**	from Jul 2025: **3**

YTD	2026	2025	+/-
	23	**15**	53.3%

5-year Jul average: **3**

New Pendings 3

↔ 0.0%	▲ 50.0%
from Jun 2026: **0**	from Jul 2025: **2**

YTD	2026	2025	+/-
	16	**11**	45.5%

5-year Jul average: **2**

Closed Sales 1

▼ -50.0%	▼ -50.0%
from Jun 2026: **2**	from Jul 2025: **2**

YTD	2026	2025	+/-
	13	**10**	30.0%

5-year Jul average: **2**

Median Sold Price $463,000

▲ 42.1%	▲ 21.8%
from Jun 2026: **$325,750**	from Jul 2025: **$380,000**

YTD	2026	2025	+/-
	$318,000	**$337,500**	-5.8%

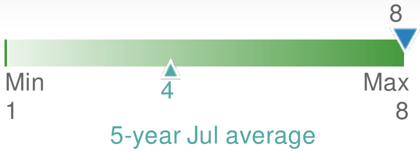
5-year Jul average: **$398,998**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for July was $463,000, representing an increase of 42.1% compared to last month and an increase of 21.8% from Jul 2025. The average days on market for units sold in July was 60 days, 161% above the 5-year July average of 23 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from June) to 3; and a 33.3% increase in supply to 8 active units.

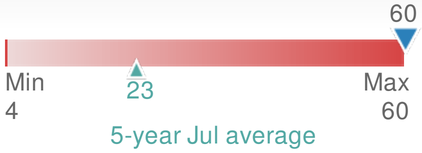
This activity resulted in a Contract Ratio of 0.38 pendings per active listing, up from 0.17 in June and a decrease from 0.67 in July 2025. The Contract Ratio is 73% lower than the 5-year July average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 8



Jun 2026	Jul 2025
6	**3**

Avg DOM 60



Jun 2026	Jul 2025	YTD
17	**18**	**35**

Avg Sold to OLP Ratio 92.6%

Jun 2026	Jul 2025	YTD
103.1%	**99.5%**	**98.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by

Lauren Davis

July 2026

Spring-Ford Area (Chester, PA) - Attached/Townhouse

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

New Listings 4

▲ 33.3% from Jun 2026: **3**

▲ 33.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	23	**15**	53.3%

5-year Jul average: **3**

New Pendings 3

◆ 0.0% from Jun 2026: **0**

▲ 50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	16	**11**	45.5%

5-year Jul average: **2**

Closed Sales 1

▼ -50.0% from Jun 2026: **2**

▼ -50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	13	**10**	30.0%

5-year Jul average: **2**

Median Sold Price $463,000

▲ 42.1% from Jun 2026: **$325,750**

▲ 21.8% from Jul 2025: **$380,000**

YTD	2026	2025	+/-
	$318,000	**$337,500**	-5.8%

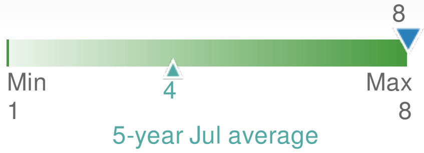
5-year Jul average: **$398,998**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached/Townhouse properties for July was $463,000, representing an increase of 42.1% compared to last month and an increase of 21.8% from Jul 2025. The average days on market for units sold in July was 60 days, 161% above the 5-year July average of 23 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from June) to 3; and a 33.3% increase in supply to 8 active units.

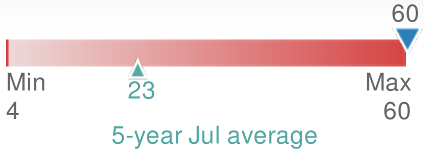
This activity resulted in a Contract Ratio of 0.38 pendings per active listing, up from 0.17 in June and a decrease from 0.67 in July 2025. The Contract Ratio is 73% lower than the 5-year July average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 8



Jun 2026	Jul 2025
6	**3**

Avg DOM 60



Jun 2026	Jul 2025	YTD
17	**18**	**35**

Avg Sold to OLP Ratio 92.6%

Jun 2026	Jul 2025	YTD
103.1%	**99.5%**	**98.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

July 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

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

July 2026

Tredyffrin-Easttown (Chester, PA)

New Listings 56

0.0% from Jun 2026: **56**

▼ -9.7% from Jul 2025: **62**

YTD	2026	2025	+/-
	397	**403**	-1.5%

5-year Jul average: **54**

New Pendings 42

▼ -4.5% from Jun 2026: **44**

▼ -10.6% from Jul 2025: **47**

YTD	2026	2025	+/-
	310	**334**	-7.2%

5-year Jul average: **49**

Closed Sales 55

▼ -9.8% from Jun 2026: **61**

▲ 14.6% from Jul 2025: **48**

YTD	2026	2025	+/-
	258	**284**	-9.2%

5-year Jul average: **52**

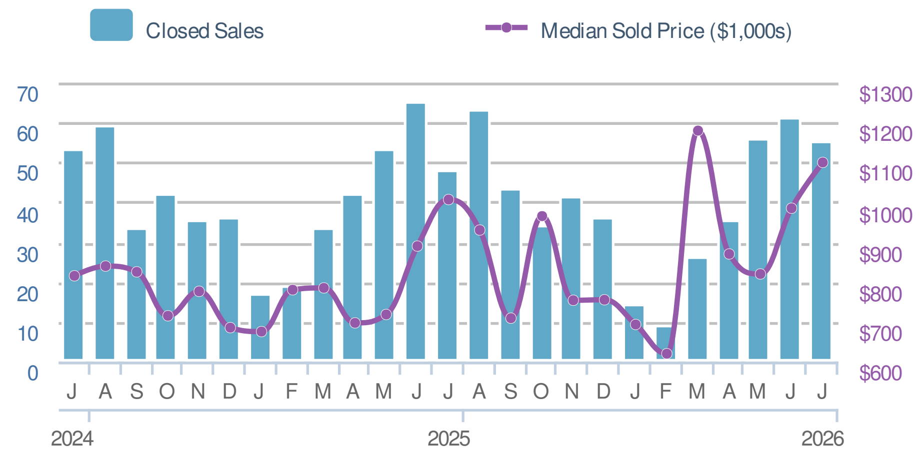
Median Sold Price $1,100,000

▲ 11.7% from Jun 2026: **$985,000**

▲ 9.2% from Jul 2025: **$1,007,500**

YTD	2026	2025	+/-
	$947,500	**$798,750**	18.6%

5-year Jul average: **$867,500**



Active Listings 76

76

Min 42 — 55 — Max 76

5-year Jul average

Jun 2026	Jul 2025
65	**66**

Avg DOM 12

12

Min 9 — 14 — Max 24

5-year Jul average

Jun 2026	Jul 2025	YTD
12	**14**	**16**

Avg Sold to OLP Ratio 106.2%

106.2%

Min 103.5% — 104.7% — Max 106.2%

5-year Jul average

Jun 2026	Jul 2025	YTD
104.7%	**104.2%**	**104.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market Insight

Presented by
Lauren Davis

July 2026

Tredyffrin-Easttown (Chester, PA) - Detached

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

New Listings 32

▼ -5.9%	▼ -15.8%
from Jun 2026: **34**	from Jul 2025: **38**

YTD	2026	2025	+/-
	255	**259**	-1.5%

5-year Jul average: **33**

New Pendings 20

▼ -37.5%	▼ -20.0%
from Jun 2026: **32**	from Jul 2025: **25**

YTD	2026	2025	+/-
	197	**205**	-3.9%

5-year Jul average: **28**

Closed Sales 43

▲ 2.4%	▲ 22.9%
from Jun 2026: **42**	from Jul 2025: **35**

YTD	2026	2025	+/-
	162	**167**	-3.0%

5-year Jul average: **35**

Median Sold Price $1,250,000

▲ 0.4%	▼ -3.8%
from Jun 2026: **$1,245,000**	from Jul 2025: **$1,300,000**

YTD	2026	2025	+/-
	$1,250,000	**$1,070,000**	16.8%

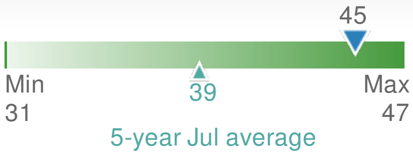
5-year Jul average: **$1,088,000**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for July was $1,250,000, representing an increase of 0.4% compared to last month and a decrease of 3.8% from Jul 2025. The average days on market for units sold in July was 9 days, 46% below the 5-year July average of 17 days. There was a 37.5% month over month decrease in new contract activity with 20 New Pendings; a 32.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 47; and an 18.4% increase in supply to 45 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.84 in June and no change from July 2025. The Contract Ratio is 29% lower than the 5-year July average of 1.46. 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 45

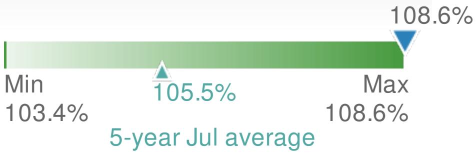


Jun 2026	Jul 2025
38	**47**

Avg DOM 9

Jun 2026	Jul 2025	YTD
9	**16**	**10**

Avg Sold to OLP Ratio 108.6%



Jun 2026	Jul 2025	YTD
107.0%	**104.4%**	**107.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Tredyffrin-Easttown (Chester, PA) - Attached

New Listings 24

▲ 9.1% from Jun 2026: **22**

↔ 0.0% from Jul 2025: **24**

YTD	2026	2025	+/-
	142	**144**	-1.4%

5-year Jul average: **22**

New Pendings 22

▲ 83.3% from Jun 2026: **12**

↔ 0.0% from Jul 2025: **22**

YTD	2026	2025	+/-
	113	**129**	-12.4%

5-year Jul average: **21**

Closed Sales 12

▼ -36.8% from Jun 2026: **19**

▼ -7.7% from Jul 2025: **13**

YTD	2026	2025	+/-
	96	**117**	-17.9%

5-year Jul average: **17**

Median Sold Price $510,000

▼ -4.7% from Jun 2026: **$535,077**

▲ 4.1% from Jul 2025: **$490,000**

YTD	2026	2025	+/-
	$425,000	**$410,000**	3.7%

5-year Jul average: **$436,300**

Summary

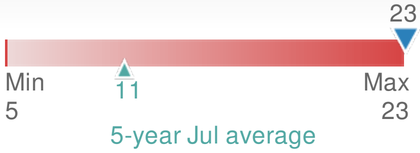
In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for July was $510,000, representing a decrease of 4.7% compared to last month and an increase of 4.1% from Jul 2025. The average days on market for units sold in July was 23 days, 117% above the 5-year July average of 11 days. There was an 83.3% month over month increase in new contract activity with 22 New Pendings; a 62.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 26; and a 14.8% increase in supply to 31 active units.

This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.59 in June and a decrease from 1.47 in July 2025. The Contract Ratio is 71% lower than the 5-year July average of 2.94. 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 31

Jun 2026	Jul 2025
27	**19**

Avg DOM 23



Jun 2026	Jul 2025	YTD
20	**7**	**25**

Avg Sold to OLP Ratio 97.6%

Jun 2026	Jul 2025	YTD
99.6%	**103.8%**	**99.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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

July 2026

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

New Listings 18

▲ 12.5% from Jun 2026: **16**

▲ 50.0% from Jul 2025: **12**

YTD	2026	2025	+/-
	99	**85**	16.5%

5-year Jul average: **13**

New Pendings 17

▲ 88.9% from Jun 2026: **9**

▲ 41.7% from Jul 2025: **12**

YTD	2026	2025	+/-
	76	**77**	-1.3%

5-year Jul average: **12**

Closed Sales 8

▼ -46.7% from Jun 2026: **15**

▼ -20.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	59	**70**	-15.7%

5-year Jul average: **11**

Median Sold Price $616,500

▲ 14.2% from Jun 2026: **$540,000**

▲ 27.8% from Jul 2025: **$482,500**

YTD	2026	2025	+/-
	$557,000	**$511,050**	9.0%

5-year Jul average: **$508,200**

Summary

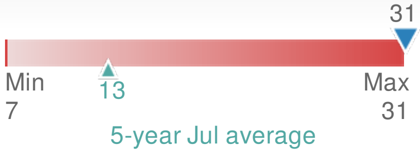
In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for July was $616,500, representing an increase of 14.2% compared to last month and an increase of 27.8% from Jul 2025. The average days on market for units sold in July was 31 days, 131% above the 5-year July average of 13 days. There was an 88.9% month over month increase in new contract activity with 17 New Pendings; a 61.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 21; and a 15.8% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.68 in June and a decrease from 1.31 in July 2025. The Contract Ratio is 68% lower than the 5-year July average of 2.98. 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

Jun 2026	Jul 2025
19	**13**

Avg DOM 31



Jun 2026	Jul 2025	YTD
9	**7**	**20**

Avg Sold to OLP Ratio 96.5%

Jun 2026	Jul 2025	YTD
100.5%	**105.0%**	**100.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Twin Valley (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

July 2026

Twin Valley (Chester, PA)

New Listings 15

▲ 87.5% from Jun 2026: **8**

▲ 15.4% from Jul 2025: **13**

YTD	2026	2025	+/-
	86	**109**	-21.1%

5-year Jul average: **12**

New Pendings 10

0.0% from Jun 2026: **10**

0.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	67	**92**	-27.2%

5-year Jul average: **9**

Closed Sales 10

▲ 11.1% from Jun 2026: **9**

▼ -60.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	58	**108**	-46.3%

5-year Jul average: **15**

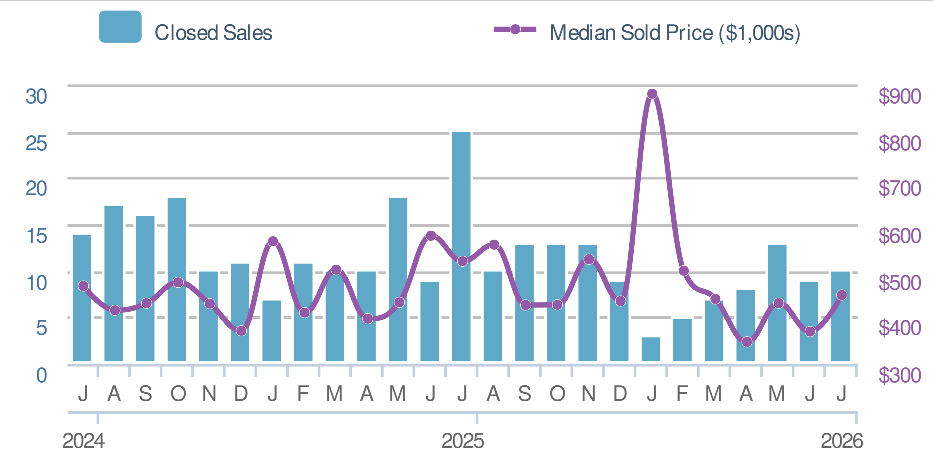
Median Sold Price $448,750

▲ 21.6% from Jun 2026: **$369,000**

▼ -13.7% from Jul 2025: **$520,000**

YTD	2026	2025	+/-
	$426,500	**$514,000**	-17.0%

5-year Jul average: **$441,630**



Active Listings 18

18
Min 11
19
Max 30
5-year Jul average

Jun 2026	Jul 2025
11	**20**

Avg DOM 28

28
Min 6
14
Max 28
5-year Jul average

Jun 2026	Jul 2025	YTD
16	**15**	**27**

Avg Sold to OLP Ratio 98.6%

98.6%
Min 98.3%
101.1%
Max 103.2%
5-year Jul average

Jun 2026	Jul 2025	YTD
101.0%	**98.3%**	**99.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by

Lauren Davis

July 2026

Twin Valley (Chester, PA) - Detached

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

New Listings 9

▲ 50.0%	▼ -18.2%
from Jun 2026: 6	from Jul 2025: 11

YTD	2026	2025	+/-
	60	92	-34.8%

5-year Jul average: **9**

New Pendings 8

◆ 0.0%	▼ -11.1%
from Jun 2026: 8	from Jul 2025: 9

YTD	2026	2025	+/-
	49	74	-33.8%

5-year Jul average: **8**

Closed Sales 8

▲ 60.0%	▼ -57.9%
from Jun 2026: 5	from Jul 2025: 19

YTD	2026	2025	+/-
	42	92	-54.3%

5-year Jul average: **11**

Median Sold Price $492,500

▲ 48.3%	▼ -12.1%
from Jun 2026: $332,000	from Jul 2025: $560,000

YTD	2026	2025	+/-
	$440,000	$568,240	-22.6%

5-year Jul average: **$493,480**

Summary

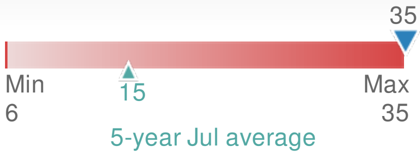
In Twin Valley (Chester, PA), the median sold price for Detached properties for July was $492,500, representing an increase of 48.3% compared to last month and a decrease of 12.1% from Jul 2025. The average days on market for units sold in July was 35 days, 127% above the 5-year July average of 15 days. There was no month over month change in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 13; and a 22.2% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.44 in June and an increase from 0.82 in July 2025. The Contract Ratio is 11% higher than the 5-year July average of 1.06. 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 11

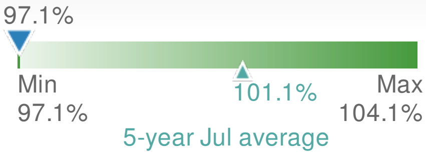
Jun 2026	Jul 2025
9	17

Avg DOM 35



Jun 2026	Jul 2025	YTD
16	12	31

Avg Sold to OLP Ratio 97.1%



Jun 2026	Jul 2025	YTD
103.3%	98.5%	99.4%

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Twin Valley (Chester, PA) - Attached

New Listings 6

▲200.0%	▲200.0%
from Jun 2026: **2**	from Jul 2025: **2**

YTD	2026	2025	+/-
	26	**17**	52.9%

5-year Jul average: **3**

New Pendings 2

↔0.0%	▲100.0%
from Jun 2026: **2**	from Jul 2025: **1**

YTD	2026	2025	+/-
	18	**18**	0.0%

5-year Jul average: **1**

Closed Sales 2

▼-50.0%	▼-66.7%
from Jun 2026: **4**	from Jul 2025: **6**

YTD	2026	2025	+/-
	16	**16**	0.0%

5-year Jul average: **3**

Median Sold Price $423,750

▲14.8%	▲27.0%
from Jun 2026: **$369,000**	from Jul 2025: **$333,750**

YTD	2026	2025	+/-
	$414,000	**$417,750**	-0.9%

5-year Jul average: **$382,490**

Summary

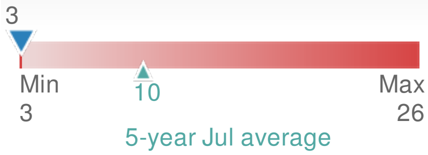
In Twin Valley (Chester, PA), the median sold price for Attached properties for July was $423,750, representing an increase of 14.8% compared to last month and an increase of 27% from Jul 2025. The average days on market for units sold in July was 3 days, 71% below the 5-year July average of 10 days. 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 June) with 2; and a 250% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.29 pendings per active listing, down from 1.00 in June and a decrease from 1.00 in July 2025. The Contract Ratio is 73% lower than the 5-year July average of 1.09. 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 7

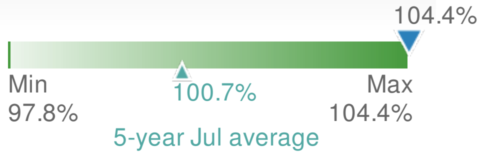
Jun 2026	Jul 2025
2	**3**

Avg DOM 3



Jun 2026	Jul 2025	YTD
15	**26**	**16**

Avg Sold to OLP Ratio 104.4%



Jun 2026	Jul 2025	YTD
98.3%	**97.8%**	**100.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Twin Valley (Chester, PA) - Attached/Townhouse

New Listings 6

▲200.0%	▲200.0%
from Jun 2026: **2**	from Jul 2025: **2**

YTD	2026	2025	+/-
	26	**17**	52.9%

5-year Jul average: **3**

New Pendings 2

↔0.0%	▲100.0%
from Jun 2026: **2**	from Jul 2025: **1**

YTD	2026	2025	+/-
	18	**18**	0.0%

5-year Jul average: **1**

Closed Sales 2

▼-50.0%	▼-66.7%
from Jun 2026: **4**	from Jul 2025: **6**

YTD	2026	2025	+/-
	16	**16**	0.0%

5-year Jul average: **3**

Median Sold Price $423,750

▲14.8%	▲27.0%
from Jun 2026: **$369,000**	from Jul 2025: **$333,750**

YTD	2026	2025	+/-
	$414,000	**$417,750**	-0.9%

5-year Jul average: **$382,490**

Summary

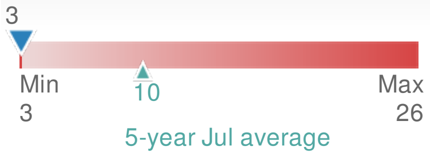
In Twin Valley (Chester, PA), the median sold price for Attached/Townhouse properties for July was $423,750, representing an increase of 14.8% compared to last month and an increase of 27% from Jul 2025. The average days on market for units sold in July was 3 days, 71% below the 5-year July average of 10 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 June) with 2; and a 250% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.29 pendings per active listing, down from 1.00 in June and a decrease from 1.00 in July 2025. The Contract Ratio is 73% lower than the 5-year July average of 1.09. 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 7

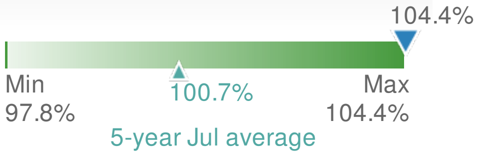
Jun 2026	Jul 2025
2	**3**

Avg DOM 3



Jun 2026	Jul 2025	YTD
15	**26**	**16**

Avg Sold to OLP Ratio 104.4%



Jun 2026	Jul 2025	YTD
98.3%	**97.8%**	**100.2%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Unionville-Chadds Ford (Chester, PA)

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

July 2026

Unionville-Chadds Ford (Chester, PA)

New Listings 21

-16.0% from Jun 2026: **25**

-8.7% from Jul 2025: **23**

YTD	2026	2025	+/-
	190	**172**	10.5%

5-year Jul average: **23**

New Pendings 19

-42.4% from Jun 2026: **33**

58.3% from Jul 2025: **12**

YTD	2026	2025	+/-
	157	**138**	13.8%

5-year Jul average: **19**

Closed Sales 27

-27.0% from Jun 2026: **37**

17.4% from Jul 2025: **23**

YTD	2026	2025	+/-
	137	**133**	3.0%

5-year Jul average: **22**

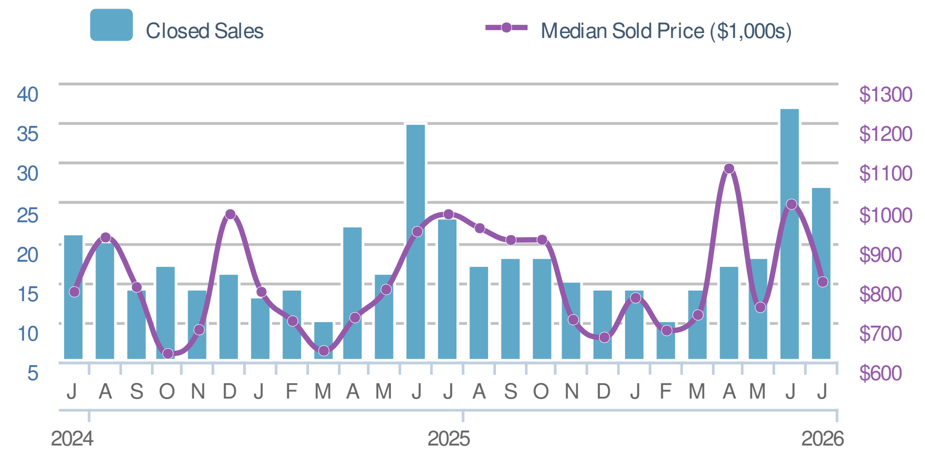
Median Sold Price $800,000

-19.6% from Jun 2026: **$995,000**

-17.5% from Jul 2025: **$970,000**

YTD	2026	2025	+/-
	$837,000	**$840,500**	-0.4%

5-year Jul average: **$835,350**



Active Listings 35

35

Min	5-year Jul average	Max
26	36	43

Jun 2026	Jul 2025
35	**43**

Avg DOM 21

21

Min	5-year Jul average	Max
13	23	33

Jun 2026	Jul 2025	YTD
14	**18**	**31**

Avg Sold to OLP Ratio 97.2%

97.2%

Min	5-year Jul average	Max
96.1%	99.0%	102.3%

Jun 2026	Jul 2025	YTD
102.2%	**97.4%**	**99.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Unionville-Chadds Ford (Chester, PA) - Detached

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

New Listings 18

▼ -18.2% from Jun 2026: **22**

▼ -14.3% from Jul 2025: **21**

YTD	2026	2025	+/-
	167	**158**	5.7%

5-year Jul average: **20**

New Pendings 18

▼ -33.3% from Jun 2026: **27**

▲ 63.6% from Jul 2025: **11**

YTD	2026	2025	+/-
	140	**121**	15.7%

5-year Jul average: **17**

Closed Sales 22

▼ -38.9% from Jun 2026: **36**

↔ 0.0% from Jul 2025: **22**

YTD	2026	2025	+/-
	122	**115**	6.1%

5-year Jul average: **19**

Median Sold Price $852,500

▼ -14.5% from Jun 2026: **$997,500**

▼ -13.0% from Jul 2025: **$980,000**

YTD	2026	2025	+/-
	$866,000	**$875,000**	-1.0%

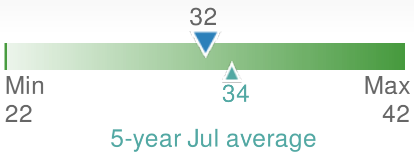
5-year Jul average: **$901,350**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for July was $852,500, representing a decrease of 14.5% compared to last month and a decrease of 13% from Jul 2025. The average days on market for units sold in July was 22 days, 10% below the 5-year July average of 24 days. There was a 33.3% month over month decrease in new contract activity with 18 New Pendings; a 14.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 35; and a 3% decrease in supply to 32 active units.

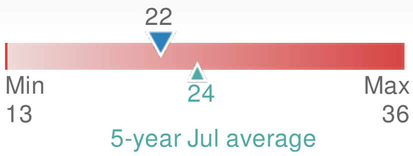
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.24 in June and an increase from 0.52 in July 2025. The Contract Ratio is 8% higher than the 5-year July average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 32



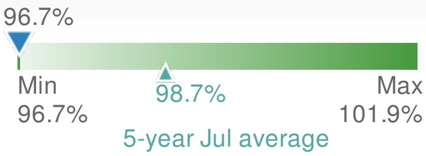
Jun 2026	Jul 2025
33	**42**

Avg DOM 22



Jun 2026	Jul 2025	YTD
14	**18**	**31**

Avg Sold to OLP Ratio 96.7%



Jun 2026	Jul 2025	YTD
102.3%	**97.0%**	**99.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Unionville-Chadds Ford (Chester, PA) - Attached

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

New Listings 3

↔ 0.0% from Jun 2026: **3**

▲ 50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	23	**14**	64.3%

5-year Jul average: **2**

New Pendings 1

▼ -83.3% from Jun 2026: **6**

↔ 0.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	17	**17**	0.0%

5-year Jul average: **2**

Closed Sales 5

▲ 400.0% from Jun 2026: **1**

▲ 400.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	15	**18**	-16.7%

5-year Jul average: **3**

Median Sold Price $549,995

▼ -12.7% from Jun 2026: **$630,000**

▼ -12.4% from Jul 2025: **$628,000**

YTD	2026	2025	+/-
	$630,000	**$584,250**	7.8%

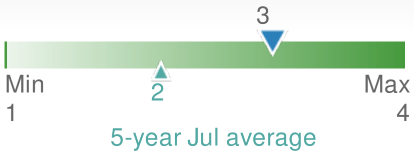
5-year Jul average: **$468,652**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for July was $549,995, representing a decrease of 12.7% compared to last month and a decrease of 12.4% from Jul 2025. The average days on market for units sold in July was 16 days, 31% above the 5-year July average of 12 days. There was an 83.3% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 2; and a 50% increase in supply to 3 active units.

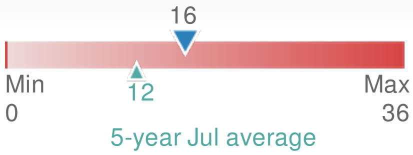
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 3.00 in June and a decrease from 2.00 in July 2025. The Contract Ratio is 70% lower than the 5-year July average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 3



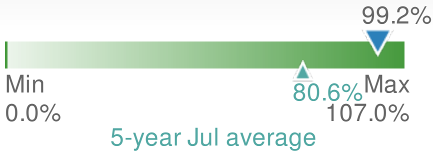
Jun 2026	Jul 2025
2	**1**

Avg DOM 16



Jun 2026	Jul 2025	YTD
12	**2**	**29**

Avg Sold to OLP Ratio 99.2%



Jun 2026	Jul 2025	YTD
97.0%	**104.7%**	**99.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

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

July 2026

Unionville-Chadds Ford (Chester, PA) - Attached/Townhouse

New Listings 3

0.0%	50.0%
from Jun 2026: **3**	from Jul 2025: **2**

YTD	2026	2025	+/-
	23	**14**	64.3%

5-year Jul average: **2**

New Pendings 1

-83.3%	0.0%
from Jun 2026: **6**	from Jul 2025: **1**

YTD	2026	2025	+/-
	16	**17**	-5.9%

5-year Jul average: **2**

Closed Sales 5

400.0%	400.0%
from Jun 2026: **1**	from Jul 2025: **1**

YTD	2026	2025	+/-
	14	**18**	-22.2%

5-year Jul average: **3**

Median Sold Price $549,995

-12.7%	-12.4%
from Jun 2026: **$630,000**	from Jul 2025: **$628,000**

YTD	2026	2025	+/-
	$641,750	**$584,250**	9.8%

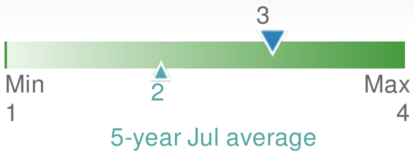
5-year Jul average: **$468,652**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached/Townhouse properties for July was $549,995, representing a decrease of 12.7% compared to last month and a decrease of 12.4% from Jul 2025. The average days on market for units sold in July was 16 days, 31% above the 5-year July average of 12 days. There was an 83.3% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 2; and a 50% increase in supply to 3 active units.

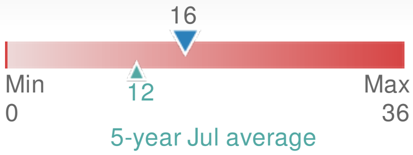
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 3.00 in June and a decrease from 2.00 in July 2025. The Contract Ratio is 70% lower than the 5-year July average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 3



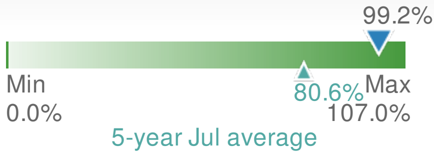
Jun 2026	Jul 2025
2	**1**

Avg DOM 16



Jun 2026	Jul 2025	YTD
12	**2**	**19**

Avg Sold to OLP Ratio 99.2%



Jun 2026	Jul 2025	YTD
97.0%	**104.7%**	**100.4%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

July 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

July 2026

West Chester Area (Chester, PA)

New Listings 104

▲ 1.0% from Jun 2026: **103**

▼ -15.4% from Jul 2025: **123**

YTD	2026	2025	+/-
	744	**918**	-19.0%

5-year Jul average: **106**

New Pendings 92

▼ -22.7% from Jun 2026: **119**

▼ -7.1% from Jul 2025: **99**

YTD	2026	2025	+/-
	604	**738**	-18.2%

5-year Jul average: **94**

Closed Sales 111

↔ 0.0% from Jun 2026: **111**

▼ -0.9% from Jul 2025: **112**

YTD	2026	2025	+/-
	580	**704**	-17.6%

5-year Jul average: **108**

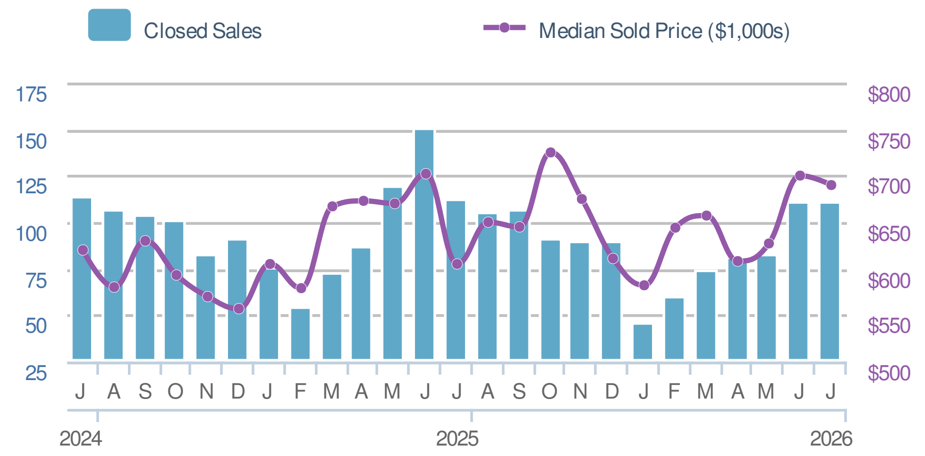
Median Sold Price $690,000

▼ -1.4% from Jun 2026: **$700,000**

▲ 14.0% from Jul 2025: **$605,000**

YTD	2026	2025	+/-
	$650,000	**$660,000**	-1.5%

5-year Jul average: **$619,400**



Active Listings 111

111

Min 64

98

Max 133

5-year Jul average

Jun 2026	Jul 2025
106	**133**

Avg DOM 15

15

Min 11

14

Max 22

5-year Jul average

Jun 2026	Jul 2025	YTD
12	**12**	**17**

Avg Sold to OLP Ratio 102.5%

102.5%

Min 100.9%

102.6%

Max 104.0%

5-year Jul average

Jun 2026	Jul 2025	YTD
102.9%	**100.9%**	**101.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

West Chester Area (Chester, PA) - Detached

New Listings 52

-24.6% from Jun 2026: **69**
-34.2% from Jul 2025: **79**

YTD	2026	2025	+/-
	435	**551**	-21.1%

5-year Jul average: **55**

New Pendings 48

-40.7% from Jun 2026: **81**
-20.0% from Jul 2025: **60**

YTD	2026	2025	+/-
	326	**411**	-20.7%

5-year Jul average: **51**

Closed Sales 71

6.0% from Jun 2026: **67**
16.4% from Jul 2025: **61**

YTD	2026	2025	+/-
	324	**379**	-14.5%

5-year Jul average: **62**

Median Sold Price $750,000

-16.7% from Jun 2026: **$899,990**
2.5% from Jul 2025: **$732,000**

YTD	2026	2025	+/-
	$827,750	**$830,000**	-0.3%

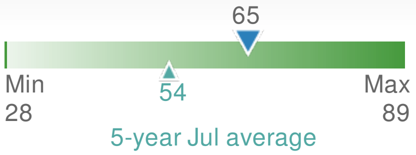
5-year Jul average: **$734,600**

Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for July was $750,000, representing a decrease of 16.7% compared to last month and an increase of 2.5% from Jul 2025. The average days on market for units sold in July was 13 days, 12% below the 5-year July average of 15 days. There was a 40.7% month over month decrease in new contract activity with 48 New Pendings; a 22.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 79; and a 7.1% decrease in supply to 65 active units.

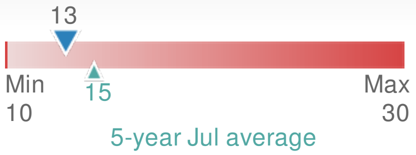
This activity resulted in a Contract Ratio of 1.22 pendings per active listing, down from 1.46 in June and a decrease from 1.67 in July 2025. The Contract Ratio is 48% lower than the 5-year July average of 2.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 65



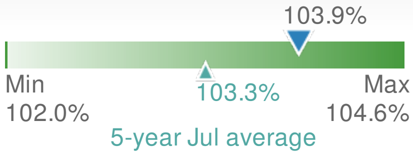
Jun 2026	Jul 2025
70	**89**

Avg DOM 13



Jun 2026	Jul 2025	YTD
10	**10**	**14**

Avg Sold to OLP Ratio 103.9%



Jun 2026	Jul 2025	YTD
104.4%	**102.0%**	**102.5%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

West Chester Area (Chester, PA) - Attached

New Listings 52

▲52.9% from Jun 2026: **34**

▲18.2% from Jul 2025: **44**

YTD	2026	2025	+/-
	309	**367**	-15.8%

5-year Jul average: **50**

New Pendings 44

▲15.8% from Jun 2026: **38**

▲12.8% from Jul 2025: **39**

YTD	2026	2025	+/-
	278	**327**	-15.0%

5-year Jul average: **43**

Closed Sales 40

▼-9.1% from Jun 2026: **44**

▼-21.6% from Jul 2025: **51**

YTD	2026	2025	+/-
	256	**325**	-21.2%

5-year Jul average: **46**

Median Sold Price $467,500

▲3.3% from Jun 2026: **$452,500**

▲1.6% from Jul 2025: **$460,000**

YTD	2026	2025	+/-
	$465,000	**$500,000**	-7.0%

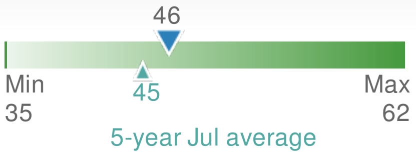
5-year Jul average: **$472,550**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for July was $467,500, representing an increase of 3.3% compared to last month and an increase of 1.6% from Jul 2025. The average days on market for units sold in July was 17 days, 33% above the 5-year July average of 13 days. There was a 15.8% month over month increase in new contract activity with 44 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 48; and a 27.8% increase in supply to 46 active units.

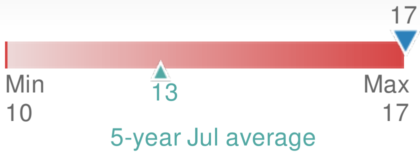
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.33 in June and a decrease from 1.16 in July 2025. The Contract Ratio is 40% lower than the 5-year July average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 46



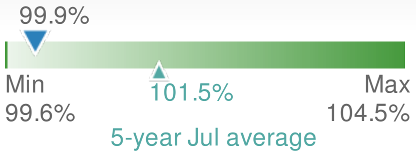
Jun 2026	Jul 2025
36	**44**

Avg DOM 17



Jun 2026	Jul 2025	YTD
14	**14**	**20**

Avg Sold to OLP Ratio 99.9%



Jun 2026	Jul 2025	YTD
100.7%	**99.6%**	**99.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

Local Market **Insight**

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

July 2026

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

New Listings 46

▲100.0% from Jun 2026: **23**

▲24.3% from Jul 2025: **37**

YTD	2026	2025	+/-
	253	**302**	-16.2%

5-year Jul average: **42**

New Pendings 36

▲28.6% from Jun 2026: **28**

▲20.0% from Jul 2025: **30**

YTD	2026	2025	+/-
	222	**267**	-16.9%

5-year Jul average: **36**

Closed Sales 31

▼-11.4% from Jun 2026: **35**

▼-20.5% from Jul 2025: **39**

YTD	2026	2025	+/-
	200	**269**	-25.7%

5-year Jul average: **36**

Median Sold Price $550,000

▲9.8% from Jun 2026: **$501,000**

▲10.0% from Jul 2025: **$500,000**

YTD	2026	2025	+/-
	$525,000	**$528,000**	-0.6%

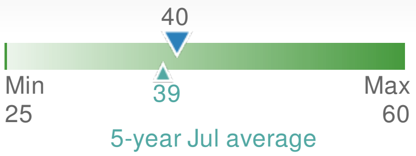
5-year Jul average: **$513,900**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for July was $550,000, representing an increase of 9.8% compared to last month and an increase of 10% from Jul 2025. The average days on market for units sold in July was 12 days, 8% below the 5-year July average of 13 days. There was a 28.6% month over month increase in new contract activity with 36 New Pendings; a 2.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 41; and a 42.9% increase in supply to 40 active units.

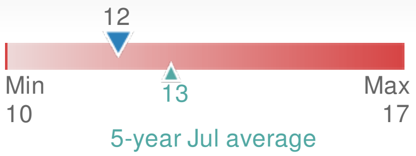
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, down from 1.43 in June and a decrease from 1.08 in July 2025. The Contract Ratio is 46% lower than the 5-year July average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 40



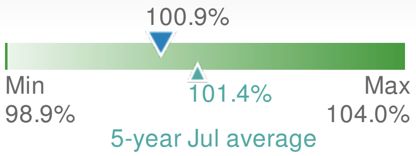
Jun 2026	Jul 2025
28	**38**

Avg DOM 12



Jun 2026	Jul 2025	YTD
13	**17**	**18**

Avg Sold to OLP Ratio 100.9%



Jun 2026	Jul 2025	YTD
101.5%	**98.9%**	**100.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.