July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Avon Grove (Chester, PA)

MarketStats by ShowingTime

Presented by
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New Listings 29

-6.5%	11.5%
from Jun 2026: **31**	from Jul 2025: **26**

YTD	2026	2025	+/-
	211	172	22.7%

5-year Jul average: **29**

New Pendings 36

50.0%	56.5%
from Jun 2026: **24**	from Jul 2025: **23**

YTD	2026	2025	+/-
	182	145	25.5%

5-year Jul average: **28**

Closed Sales 20

-39.4%	-25.9%
from Jun 2026: **33**	from Jul 2025: **27**

YTD	2026	2025	+/-
	150	143	4.9%

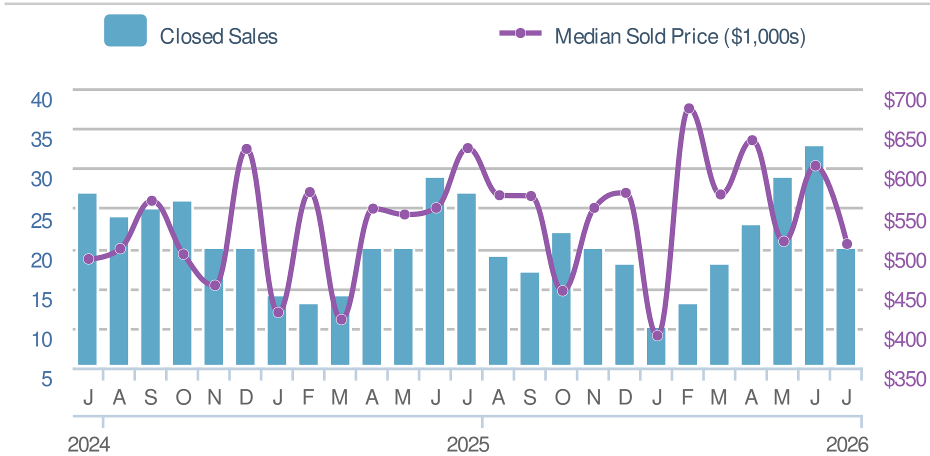
5-year Jul average: **30**

Median Sold Price $505,000

-16.3%	-19.2%
from Jun 2026: **$603,000**	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%**

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July 2026

Avon Grove (Chester, PA) - Detached

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

36
Min 26 | 34 | Max 45
5-year Jul average

Jun 2026	Jul 2025
39	**45**

Avg DOM 12

12
Min 11 | 14 | Max 21
5-year Jul average

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

Avg Sold to OLP Ratio 101.9%

101.9%
Min 99.7% | 102.0% | Max 104.0%
5-year Jul average

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

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Avon Grove (Chester, PA) - Attached

New Listings — 4

300.0% from Jun 2026: **1**

100.0% from Jul 2025: **2**

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

5-year Jul average: **2**

New Pendings — 3

50.0% from Jun 2026: **2**

0.0% from Jul 2025: **0**

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

5-year Jul average: **2**

Closed Sales — 3

-40.0% from Jun 2026: **5**

0.0% from Jul 2025: **0**

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

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	**$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

1
Min 0 — 2 (5-year Jul average) — Max 4

Jun 2026	Jul 2025
1	**3**

Avg DOM — 32

32
Min 0 — 19 (5-year Jul average) — Max 32

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

Avg Sold to OLP Ratio — 97.6%

97.6%
Min 0.0% — 81.7% (5-year Jul average) — Max 105.7%

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

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July 2026

Avon Grove (Chester, PA) - Attached/Townhouse

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

1

Min 0 | 2 5-year Jul average | Max 4

Jun 2026	Jul 2025
1	**3**

Avg DOM 32

32

Min 0 | 19 5-year Jul average | Max 32

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

Avg Sold to OLP Ratio 97.6%

97.6%

Min 0.0% | 81.8% 5-year Jul average | Max 105.7%

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

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