July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Chester-Upland (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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July 2026
Chester-Upland (Delaware, PA)

New Listings — 27

-22.9%	-30.8%
from Jun 2026: **35**	from Jul 2025: **39**

YTD	2026	2025	+/-
	290	**240**	20.8%

5-year Jul average: **37**

New Pendings — 21

-59.6%	-8.7%
from Jun 2026: **52**	from Jul 2025: **23**

YTD	2026	2025	+/-
	204	**181**	12.7%

5-year Jul average: **27**

Closed Sales — 23

35.3%	0.0%
from Jun 2026: **17**	from Jul 2025: **23**

YTD	2026	2025	+/-
	166	**161**	3.1%

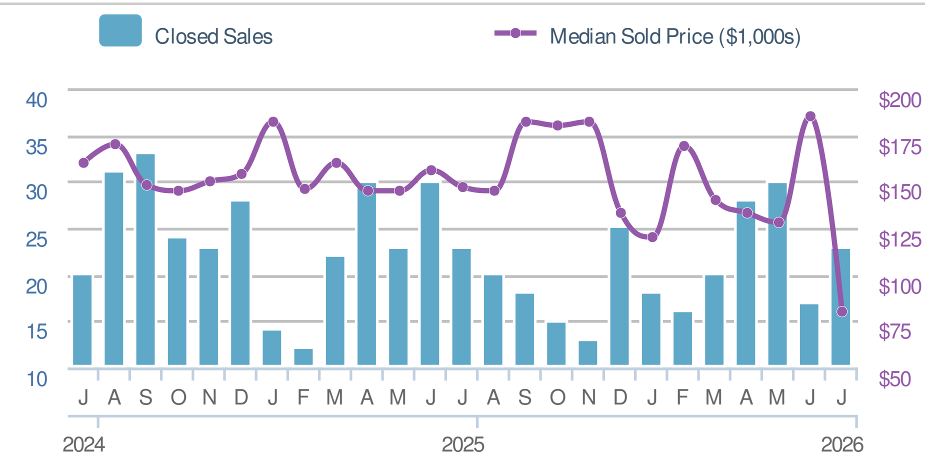
5-year Jul average: **21**

Median Sold Price — $80,000

-56.8%	-45.8%
from Jun 2026: **$185,000**	from Jul 2025: **$147,500**

YTD	2026	2025	+/-
	$142,550	**$149,000**	-4.3%

5-year Jul average: **$132,380**



Active Listings — 74

74
Min 35 — 56 — Max 74
5-year Jul average

Jun 2026	Jul 2025
67	**59**

Avg DOM — 13

13
Min 11 — 23 — Max 51
5-year Jul average

Jun 2026	Jul 2025	YTD
36	**51**	**34**

Avg Sold to OLP Ratio — 83.7%

83.7%
Min 83.7% — 95.1% — Max 101.2%
5-year Jul average

Jun 2026	Jul 2025	YTD
95.5%	**91.3%**	**94.0%**

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

Local Market **Insight**

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July 2026

Chester-Upland (Delaware, PA) - Detached

New Listings 4

-20.0% from Jun 2026: **5**

0.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	26	**28**	-7.1%

5-year Jul average: **4**

New Pendings 2

-33.3% from Jun 2026: **3**

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

YTD	2026	2025	+/-
	22	**19**	15.8%

5-year Jul average: **3**

Closed Sales 3

0.0% from Jun 2026: **0**

-40.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	22	**17**	29.4%

5-year Jul average: **3**

Median Sold Price $249,990

0.0% from Jun 2026: **$0**

36.2% from Jul 2025: **$183,500**

YTD	2026	2025	+/-
	$243,500	**$243,750**	-0.1%

5-year Jul average: **$193,298**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for July was $249,990, representing an increase of 0% compared to last month and an increase of 36.2% from Jul 2025. The average days on market for units sold in July was 6 days, 83% below the 5-year July average of 36 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 8; and a 16.7% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 2.00 in June and an increase from 1.00 in July 2025. The Contract Ratio is 39% higher than the 5-year July average of 0.82. 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 7

7

Min 6 — 7 — Max 8

5-year Jul average

Jun 2026	Jul 2025
6	**7**

Avg DOM 6

6

Min 6 — 36 — Max 102

5-year Jul average

Jun 2026	Jul 2025	YTD
0	**43**	**36**

Avg Sold to OLP Ratio 100.0%

100.0%

Min 92.3% — 98.4% — Max 104.4%

5-year Jul average

Jun 2026	Jul 2025	YTD
0.0%	**92.3%**	**94.9%**

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New Listings 23

-23.3% from Jun 2026: **30**
-34.3% from Jul 2025: **35**

YTD	2026	2025	+/-
	264	212	24.5%

5-year Jul average: **33**

New Pendings 19

-61.2% from Jun 2026: **49**
-5.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	182	161	13.0%

5-year Jul average: **24**

Closed Sales 20

17.6% from Jun 2026: **17**
11.1% from Jul 2025: **18**

YTD	2026	2025	+/-
	144	143	0.7%

5-year Jul average: **18**

Median Sold Price $80,000

-56.8% from Jun 2026: **$185,000**
-42.9% from Jul 2025: **$140,000**

YTD	2026	2025	+/-
	$135,500	$145,000	-6.6%

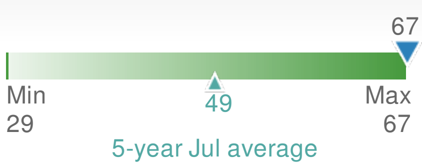
5-year Jul average: **$128,000**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for July was $80,000, representing a decrease of 56.8% compared to last month and a decrease of 42.9% from Jul 2025. The average days on market for units sold in July was 14 days, 38% below the 5-year July average of 23 days. There was a 61.2% month over month decrease in new contract activity with 19 New Pendings; a 4.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 61; and a 9.8% increase in supply to 67 active units.

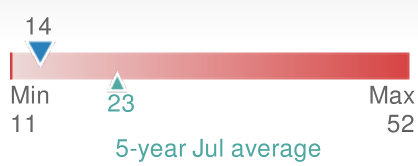
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.05 in June and an increase from 0.62 in July 2025. The Contract Ratio is the same as the 5-year July average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 67



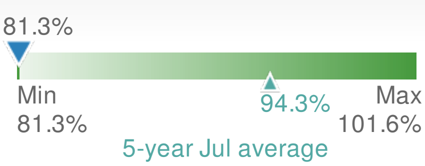
Jun 2026	Jul 2025
61	52

Avg DOM 14



Jun 2026	Jul 2025	YTD
36	52	33

Avg Sold to OLP Ratio 81.3%



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Active Listings 67

67

Min 29 | 49 | Max 67

5-year Jul average

Jun 2026	Jul 2025
61	**52**

Avg DOM 14

14

Min 11 | 23 | Max 52

5-year Jul average

Jun 2026	Jul 2025	YTD
36	**52**	**33**

Avg Sold to OLP Ratio 81.3%

81.3%

Min 81.3% | 94.3% | Max 101.6%

5-year Jul average

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