July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Coatesville Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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July 2026
Coatesville Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings — 101

46.4% ▲	14.8% ▲
from Jun 2026: **69**	from Jul 2025: **88**

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

5-year Jul average: **88**

New Pendings — 84

1.2% ▲	-3.4% ▼
from Jun 2026: **83**	from Jul 2025: **87**

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

5-year Jul average: **80**

Closed Sales — 75

-9.6% ▼	1.4% ▲
from Jun 2026: **83**	from Jul 2025: **74**

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

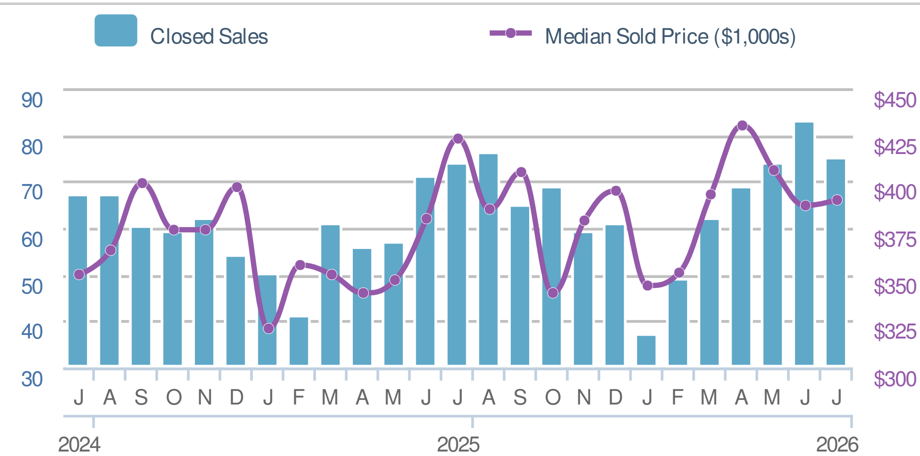
5-year Jul average: **73**

Median Sold Price — $390,000

0.6% ▲	-7.8% ▼
from Jun 2026: **$387,500**	from Jul 2025: **$423,000**

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

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



Active Listings — 128

Min 63 — 5-year Jul average 89 — Max 128

Jun 2026	Jul 2025
103	**107**

Avg DOM — 22

Min 8 — 5-year Jul average 15 — Max 22

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

Avg Sold to OLP Ratio — 100.1%

Min 100.1% — 5-year Jul average 102.8% — Max 105.2%

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

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

Local Market **Insight**

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July 2026

Coatesville Area (Chester, PA) - Detached

New Listings — 58

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

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

5-year Jul average: **58**

New Pendings — 44

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

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

5-year Jul average: **51**

Closed Sales — 56

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

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

5-year Jul average: **50**

Median Sold Price — $415,000

-4.9% from Jun 2026: **$436,250**
-7.6% 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

65

Min 47 — 60 (5-year Jul average) — Max 68

Jun 2026	Jul 2025
53	**68**

Avg DOM — 19

19

Min 10 — 15 (5-year Jul average) — Max 19

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

Avg Sold to OLP Ratio — 100.9%

100.9%

Min 100.9% — 103.5% (5-year Jul average) — Max 107.1%

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

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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

63

Min 12 | 29 | Max 63

5-year Jul average

Jun 2026	Jul 2025
50	**39**

Avg DOM 30

30

Min 6 | 14 | Max 30

5-year Jul average

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

Avg Sold to OLP Ratio 97.8%

97.8%

Min 97.8% | 101.3% | Max 103.8%

5-year Jul average

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

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

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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

63

Min 12 — 29 (5-year Jul average) — Max 63

Jun 2026	Jul 2025
49	**39**

Avg DOM — 30

30

Min 6 — 14 (5-year Jul average) — Max 30

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

Avg Sold to OLP Ratio — 97.8%

97.8%

Min 97.8% — 101.2% (5-year Jul average) — Max 103.8%

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