July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Downingtown Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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July 2026
Downingtown Area (Chester, PA)

New Listings — 83

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

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

5-year Jul average: **91**

New Pendings — 68

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

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

5-year Jul average: **77**

Closed Sales — 107

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

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

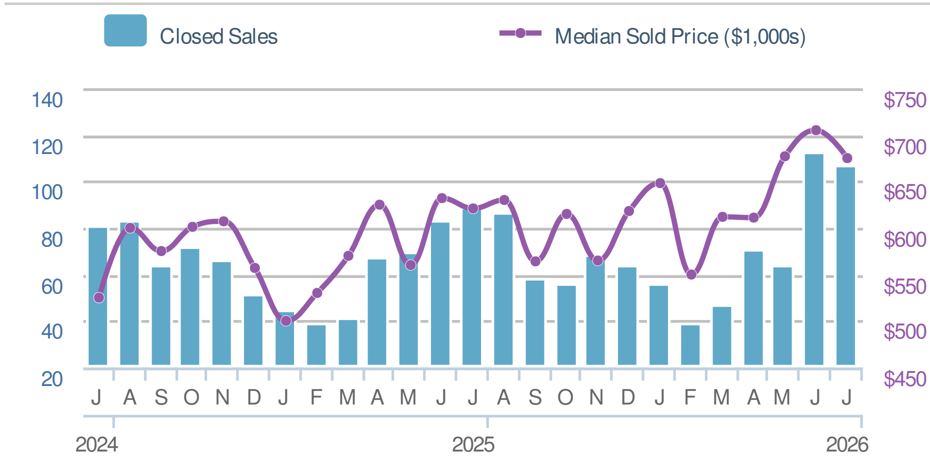
5-year Jul average: **94**

Median Sold Price — $675,000

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

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

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



Active Listings — 137

Min	5-year Jul average	Max
84	106	137

Jun 2026	Jul 2025
132	**129**

Avg DOM — 14

Min	5-year Jul average	Max
10	14	18

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

Avg Sold to OLP Ratio — 103.5%

Min	5-year Jul average	Max
101.8%	103.0%	103.8%

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

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

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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

88

Min 62 — 73 — Max 88

5-year Jul average

Jun 2026	Jul 2025
89	**86**

Avg DOM 10

10

Min 10 — 13 — Max 17

5-year Jul average

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

Avg Sold to OLP Ratio 105.3%

105.3%

Min 101.3% — 103.4% — Max 105.3%

5-year Jul average

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

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

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Downingtown Area (Chester, PA) - Attached

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

49

Min 20 — 33 (5-year Jul average) — Max 49

Jun 2026	Jul 2025
43	**43**

Avg DOM — 24

24

Min 7 — 17 (5-year Jul average) — Max 25

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

Avg Sold to OLP Ratio — 99.7%

99.7%

Min 99.6% — 101.8% (5-year Jul average) — Max 104.7%

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

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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

47

Min 20 — 31 (5-year Jul average) — Max 47

Jun 2026	Jul 2025
37	**38**

Avg DOM — 24

24

Min 7 — 18 (5-year Jul average) — Max 26

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

Avg Sold to OLP Ratio — 99.6%

99.6%

Min 99.5% — 101.7% (5-year Jul average) — Max 104.1%

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

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