July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Kennett Consolidated (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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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%

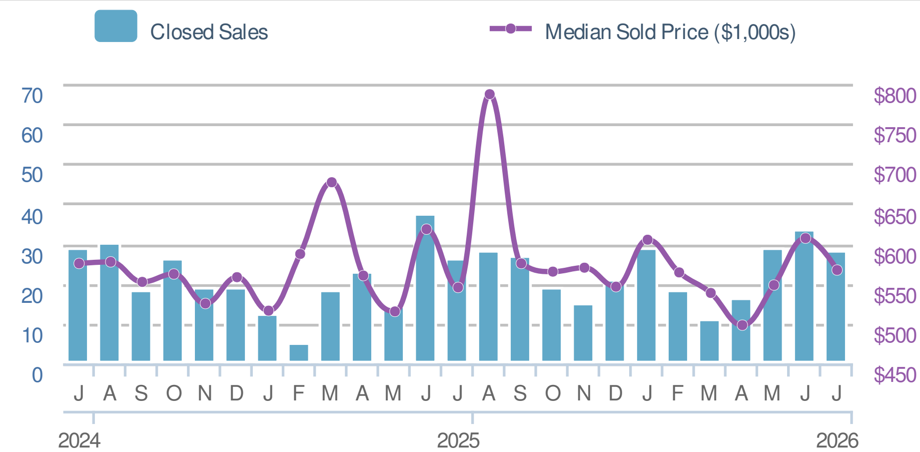
5-year Jul average: **29**

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.

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Kennett Consolidated (Chester, PA) - Detached

New Listings — 22

-4.3%	22.2%
from Jun 2026: **23**	from Jul 2025: **18**

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

5-year Jul average: **15**

New Pendings — 11

-47.6%	-47.6%
from Jun 2026: **21**	from Jul 2025: **21**

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

5-year Jul average: **15**

Closed Sales — 19

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

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

5-year Jul average: **19**

Median Sold Price — $650,000

-2.6%	-1.4%
from Jun 2026: **$667,500**	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

38

Min 9 | 26 | Max 42

5-year Jul average

Jun 2026	Jul 2025
36	**42**

Avg DOM — 15

15

Min 7 | 18 | Max 37

5-year Jul average

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

Avg Sold to OLP Ratio — 98.3%

98.3%

Min 96.5% | 99.1% | Max 104.8%

5-year Jul average

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

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

Local Market **Insight**

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Kennett Consolidated (Chester, PA) - Attached

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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

33

Min 6 | 15 5-year Jul average | Max 33

Jun 2026	Jul 2025
33	**13**

Avg DOM 30

30

Min 15 | 22 5-year Jul average | Max 30

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

Avg Sold to OLP Ratio 98.8%

98.8%

Min 98.7% | 101.6% 5-year Jul average | Max 108.2%

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

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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

Current: 33 | Min: 6 | 5-year Jul average: 15 | Max: 33

Jun 2026	Jul 2025
33	**13**

Avg DOM — 30

Current: 30 | Min: 15 | 5-year Jul average: 22 | Max: 30

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

Avg Sold to OLP Ratio — 98.8%

Current: 98.8% | Min: 98.7% | 5-year Jul average: 101.6% | Max: 108.2%

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

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

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