July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Phoenixville Area (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

July 2026

Phoenixville Area (Chester, PA)

New Listings — 42

-27.6% from Jun 2026: **58**

-4.5% from Jul 2025: **44**

YTD	2026	2025	+/-
	337	**321**	5.0%

5-year Jul average: **43**

New Pendings — 39

-29.1% from Jun 2026: **55**

-11.4% from Jul 2025: **44**

YTD	2026	2025	+/-
	285	**274**	4.0%

5-year Jul average: **45**

Closed Sales — 39

-18.8% from Jun 2026: **48**

-17.0% from Jul 2025: **47**

YTD	2026	2025	+/-
	257	**236**	8.9%

5-year Jul average: **43**

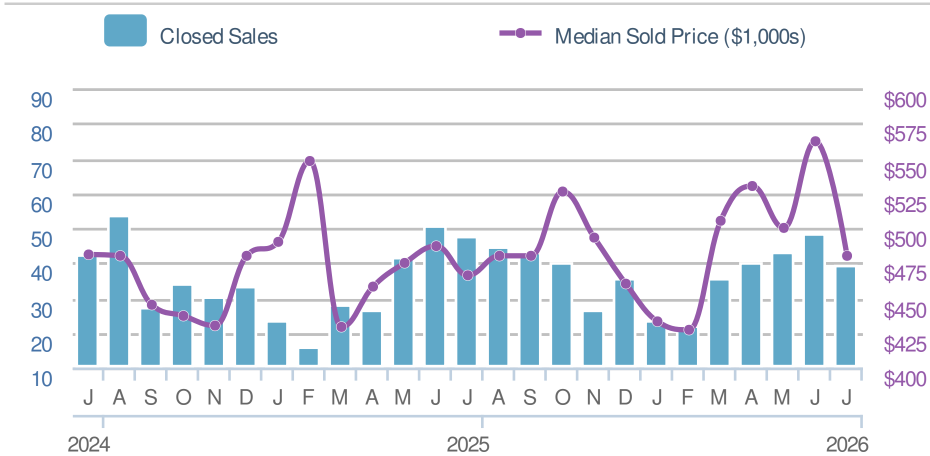
Median Sold Price — $480,000

-14.7% from Jun 2026: **$562,500**

3.0% from Jul 2025: **$466,000**

YTD	2026	2025	+/-
	$482,000	**$466,000**	3.4%

5-year Jul average: **$470,110**



Active Listings — 58

Min 20 | 5-year Jul average 41 | Max 58

Jun 2026	Jul 2025
53	**48**

Avg DOM — 11

Min 11 | 5-year Jul average 15 | Max 26

Jun 2026	Jul 2025	YTD
10	**26**	**25**

Avg Sold to OLP Ratio — 101.3%

Min 99.4% | 5-year Jul average 102.4% | Max 105.7%

Jun 2026	Jul 2025	YTD
103.2%	**99.4%**	**101.2%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings — 13

-56.7%	-31.6%
from Jun 2026: **30**	from Jul 2025: **19**

YTD	2026	2025	+/-
	160	**139**	15.1%

5-year Jul average: **21**

New Pendings — 13

-53.6%	-35.0%
from Jun 2026: **28**	from Jul 2025: **20**

YTD	2026	2025	+/-
	137	**117**	17.1%

5-year Jul average: **22**

Closed Sales — 17

-43.3%	-5.6%
from Jun 2026: **30**	from Jul 2025: **18**

YTD	2026	2025	+/-
	125	**102**	22.5%

5-year Jul average: **22**

Median Sold Price — $665,000

-10.0%	15.2%
from Jun 2026: **$738,500**	from Jul 2025: **$577,500**

YTD	2026	2025	+/-
	$624,500	**$558,250**	11.9%

5-year Jul average: **$598,300**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for July was $665,000, representing a decrease of 10% compared to last month and an increase of 15.2% from Jul 2025. The average days on market for units sold in July was 18 days, 34% above the 5-year July average of 13 days. There was a 53.6% month over month decrease in new contract activity with 13 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 28; and an 8.3% increase in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.33 in June and a decrease from 1.60 in July 2025. The Contract Ratio is 38% lower than the 5-year July average of 1.73. 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 — 26

26

Min 11 — 21 (5-year Jul average) — Max 26

Jun 2026	Jul 2025
24	**20**

Avg DOM — 18

18

Min 6 — 13 (5-year Jul average) — Max 18

Jun 2026	Jul 2025	YTD
9	**15**	**20**

Avg Sold to OLP Ratio — 100.7%

100.7%

Min 97.7% — 101.8% (5-year Jul average) — Max 104.8%

Jun 2026	Jul 2025	YTD
104.1%	**97.7%**	**102.4%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 29

3.6% from Jun 2026: **28**
16.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	177	**182**	-2.7%

5-year Jul average: **22**

New Pendings 26

-3.7% from Jun 2026: **27**
8.3% from Jul 2025: **24**

YTD	2026	2025	+/-
	148	**157**	-5.7%

5-year Jul average: **23**

Closed Sales 22

22.2% from Jun 2026: **18**
-24.1% from Jul 2025: **29**

YTD	2026	2025	+/-
	132	**134**	-1.5%

5-year Jul average: **21**

Median Sold Price $393,000

-13.5% from Jun 2026: **$454,090**
-8.6% from Jul 2025: **$430,000**

YTD	2026	2025	+/-
	$448,000	**$420,000**	6.7%

5-year Jul average: **$402,600**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for July was $393,000, representing a decrease of 13.5% compared to last month and a decrease of 8.6% from Jul 2025. The average days on market for units sold in July was 6 days, 61% below the 5-year July average of 15 days. There was a 3.7% month over month decrease in new contract activity with 26 New Pendings; a 13.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 34; and a 10.3% increase in supply to 32 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 1.03 in June and a decrease from 1.39 in July 2025. The Contract Ratio is 50% lower than the 5-year July average of 2.10. 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 32

32
Min 9 — 20 — Max 32
5-year Jul average

Jun 2026	Jul 2025
29	**28**

Avg DOM 6

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

Jun 2026	Jul 2025	YTD
12	**33**	**29**

Avg Sold to OLP Ratio 101.7%

101.7%
Min 100.4% — 102.9% — Max 106.4%
5-year Jul average

Jun 2026	Jul 2025	YTD
101.6%	**100.4%**	**100.0%**

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

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

July 2026

Phoenixville Area (Chester, PA) - Attached/Townhouse

New Listings — 27

17.4% from Jun 2026: **23**
35.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	158	**161**	-1.9%

5-year Jul average: **19**

New Pendings — 24

4.3% from Jun 2026: **23**
20.0% from Jul 2025: **20**

YTD	2026	2025	+/-
	136	**144**	-5.6%

5-year Jul average: **20**

Closed Sales — 18

0.0% from Jun 2026: **18**
-33.3% from Jul 2025: **27**

YTD	2026	2025	+/-
	117	**123**	-4.9%

5-year Jul average: **19**

Median Sold Price — $436,250

-3.9% from Jun 2026: **$454,090**
-5.2% from Jul 2025: **$460,000**

YTD	2026	2025	+/-
	$450,000	**$440,000**	2.3%

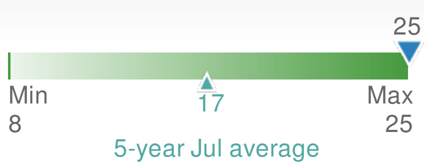
5-year Jul average: **$417,750**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached/Townhouse properties for July was $436,250, representing a decrease of 3.9% compared to last month and a decrease of 5.2% from Jul 2025. The average days on market for units sold in July was 6 days, 63% below the 5-year July average of 16 days. There was a 4.3% month over month increase in new contract activity with 24 New Pendings; a 24% MoM increase in All Pendings (new contracts + contracts carried over from June) to 31; and a 13.6% increase in supply to 25 active units.

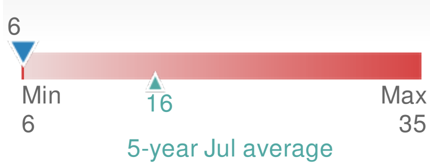
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, up from 1.14 in June and a decrease from 1.84 in July 2025. The Contract Ratio is 40% lower than the 5-year July average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 — 25



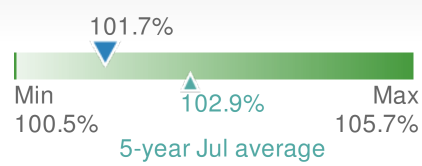
Jun 2026	Jul 2025
22	**19**

Avg DOM — 6



Jun 2026	Jul 2025	YTD
12	**35**	**28**

Avg Sold to OLP Ratio — 101.7%



Jun 2026	Jul 2025	YTD
101.6%	**100.5%**	**100.4%**

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