July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Spring-Ford Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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July 2026

Spring-Ford Area (Chester, PA)

New Listings 7

0.0% from Jun 2026: **7**
133.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	37	**23**	60.9%

5-year Jul average: **6**

New Pendings 6

200.0% from Jun 2026: **2**
100.0% from Jul 2025: **3**

YTD	2026	2025	+/-
	25	**21**	19.0%

5-year Jul average: **4**

Closed Sales 4

0.0% from Jun 2026: **4**
-33.3% from Jul 2025: **6**

YTD	2026	2025	+/-
	21	**19**	10.5%

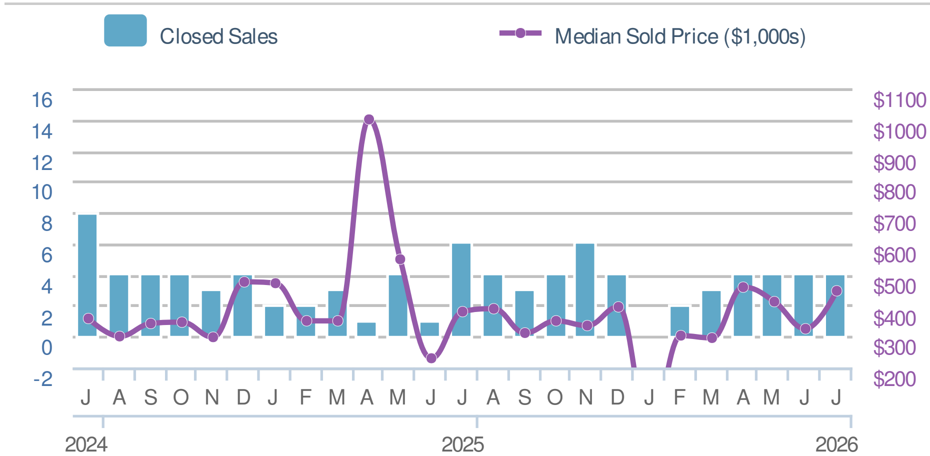
5-year Jul average: **6**

Median Sold Price $447,500

37.4% from Jun 2026: **$325,750**
17.8% from Jul 2025: **$380,000**

YTD	2026	2025	+/-
	$385,000	**$380,000**	1.3%

5-year Jul average: **$399,924**



Active Listings 12

12
Min 2
7
Max 12
5-year Jul average

Jun 2026	Jul 2025
8	**3**

Avg DOM 20

20
Min 4
24
Max 55
5-year Jul average

Jun 2026	Jul 2025	YTD
16	**55**	**24**

Avg Sold to OLP Ratio 100.6%

100.6%
Min 93.6%
102.0%
Max 108.3%
5-year Jul average

Jun 2026	Jul 2025	YTD
101.5%	**93.6%**	**100.2%**

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

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Local Market **Insight**

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July 2026

Spring-Ford Area (Chester, PA) - Detached

New Listings — 3

-25.0% from Jun 2026: **4**
0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	14	**8**	75.0%

5-year Jul average: **3**

New Pendings — 3

50.0% from Jun 2026: **2**
200.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	9	**10**	-10.0%

5-year Jul average: **2**

Closed Sales — 3

50.0% from Jun 2026: **2**
-25.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	8	**9**	-11.1%

5-year Jul average: **3**

Median Sold Price — $432,000

-49.7% from Jun 2026: **$858,500**
-0.1% from Jul 2025: **$432,500**

YTD	2026	2025	+/-
	$438,750	**$676,000**	-35.1%

5-year Jul average: **$430,900**

Summary

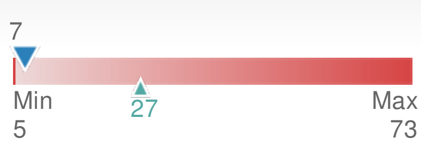
In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for July was $432,000, representing a decrease of 49.7% compared to last month and a decrease of 0.1% from Jul 2025. The average days on market for units sold in July was 7 days, 74% below the 5-year July average of 27 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 1; and a 100% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 0.25 pendings per active listing, down from 1.00 in June and an increase from 0.00 in July 2025. The Contract Ratio is 60% lower than the 5-year July average of 0.62. 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 — 4

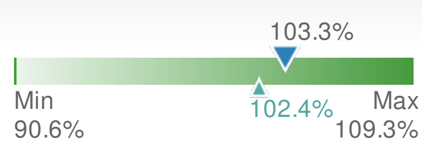
Jun 2026	Jul 2025
2	**0**

Avg DOM — 7



Jun 2026	Jul 2025	YTD
15	**73**	**7**

Avg Sold to OLP Ratio — 103.3%



Jun 2026	Jul 2025	YTD
99.8%	**90.6%**	**102.8%**

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

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Spring-Ford Area (Chester, PA) - Attached

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New Listings 4

33.3% from Jun 2026: 3
33.3% from Jul 2025: 3

YTD	2026	2025	+/-
	23	15	53.3%

5-year Jul average: **3**

New Pendings 3

0.0% from Jun 2026: 0
50.0% from Jul 2025: 2

YTD	2026	2025	+/-
	16	11	45.5%

5-year Jul average: **2**

Closed Sales 1

-50.0% from Jun 2026: 2
-50.0% from Jul 2025: 2

YTD	2026	2025	+/-
	13	10	30.0%

5-year Jul average: **2**

Median Sold Price $463,000

42.1% from Jun 2026: $325,750
21.8% from Jul 2025: $380,000

YTD	2026	2025	+/-
	$318,000	$337,500	-5.8%

5-year Jul average: **$398,998**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for July was $463,000, representing an increase of 42.1% compared to last month and an increase of 21.8% from Jul 2025. The average days on market for units sold in July was 60 days, 161% above the 5-year July average of 23 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from June) to 3; and a 33.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.38 pendings per active listing, up from 0.17 in June and a decrease from 0.67 in July 2025. The Contract Ratio is 73% 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 8

8
Min 1 | 4 (5-year Jul average) | Max 8

Jun 2026	Jul 2025
6	3

Avg DOM 60

60
Min 4 | 23 (5-year Jul average) | Max 60

Jun 2026	Jul 2025	YTD
17	18	35

Avg Sold to OLP Ratio 92.6%

92.6%
Min 92.6% | 101.7% (5-year Jul average) | Max 111.2%

Jun 2026	Jul 2025	YTD
103.1%	99.5%	98.6%

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

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July 2026

Spring-Ford Area (Chester, PA) - Attached/Townhouse

New Listings — 4

33.3% from Jun 2026: 3	33.3% from Jul 2025: 3

YTD	2026	2025	+/-
	23	15	53.3%

5-year Jul average: **3**

New Pendings — 3

0.0% from Jun 2026: 0	50.0% from Jul 2025: 2

YTD	2026	2025	+/-
	16	11	45.5%

5-year Jul average: **2**

Closed Sales — 1

-50.0% from Jun 2026: 2	-50.0% from Jul 2025: 2

YTD	2026	2025	+/-
	13	10	30.0%

5-year Jul average: **2**

Median Sold Price — $463,000

42.1% from Jun 2026: $325,750	21.8% from Jul 2025: $380,000

YTD	2026	2025	+/-
	$318,000	$337,500	-5.8%

5-year Jul average: **$398,998**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached/Townhouse properties for July was $463,000, representing an increase of 42.1% compared to last month and an increase of 21.8% from Jul 2025. The average days on market for units sold in July was 60 days, 161% above the 5-year July average of 23 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from June) to 3; and a 33.3% increase in supply to 8 active units.

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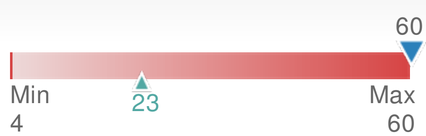
Active Listings — 8

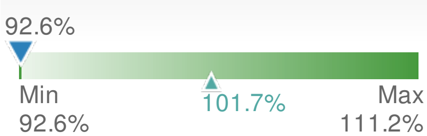
Jun 2026	Jul 2025
6	3

Avg DOM — 60



Jun 2026	Jul 2025	YTD
17	18	35

Avg Sold to OLP Ratio — 92.6%



Jun 2026	Jul 2025	YTD
103.1%	99.5%	98.6%

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