July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Tredyffrin-Easttown (Chester, PA)

MarketStats by ShowingTime

Presented by
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July 2026

Tredyffrin-Easttown (Chester, PA)

New Listings — 56

0.0% from Jun 2026: **56**	-9.7% from Jul 2025: **62**

YTD	2026	2025	+/-
	397	**403**	-1.5%

5-year Jul average: **54**

New Pendings — 42

-4.5% from Jun 2026: **44**	-10.6% from Jul 2025: **47**

YTD	2026	2025	+/-
	310	**334**	-7.2%

5-year Jul average: **49**

Closed Sales — 55

-9.8% from Jun 2026: **61**	14.6% from Jul 2025: **48**

YTD	2026	2025	+/-
	258	**284**	-9.2%

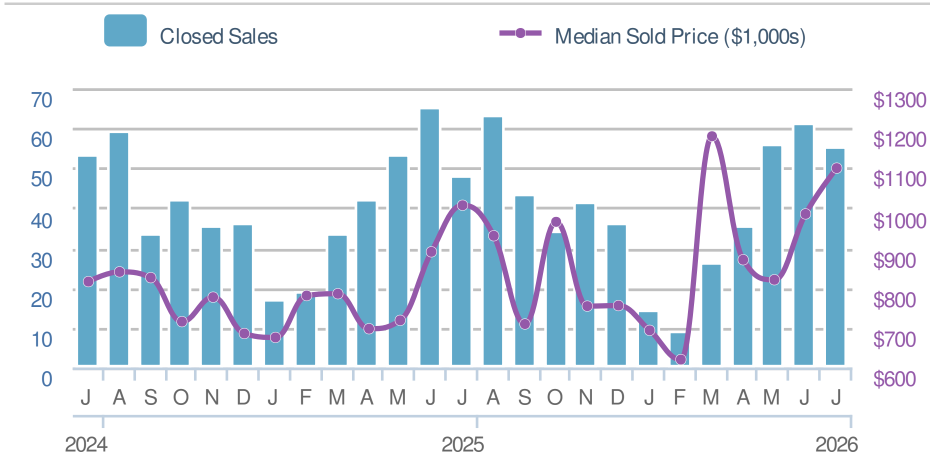
5-year Jul average: **52**

Median Sold Price — $1,100,000

11.7% from Jun 2026: **$985,000**	9.2% from Jul 2025: **$1,007,500**

YTD	2026	2025	+/-
	$947,500	**$798,750**	18.6%

5-year Jul average: **$867,500**



Active Listings — 76

76
Min 42 — 55 — Max 76
5-year Jul average

Jun 2026	Jul 2025
65	**66**

Avg DOM — 12

12
Min 9 — 14 — Max 24
5-year Jul average

Jun 2026	Jul 2025	YTD
12	**14**	**16**

Avg Sold to OLP Ratio — 106.2%

106.2%
Min 103.5% — 104.7% — Max 106.2%
5-year Jul average

Jun 2026	Jul 2025	YTD
104.7%	**104.2%**	**104.4%**

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

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July 2026

Tredyffrin-Easttown (Chester, PA) - Detached

New Listings: 32

-5.9% from Jun 2026: **34**
-15.8% from Jul 2025: **38**

YTD	2026	2025	+/-
	255	**259**	-1.5%

5-year Jul average: **33**

New Pendings: 20

-37.5% from Jun 2026: **32**
-20.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	197	**205**	-3.9%

5-year Jul average: **28**

Closed Sales: 43

2.4% from Jun 2026: **42**
22.9% from Jul 2025: **35**

YTD	2026	2025	+/-
	162	**167**	-3.0%

5-year Jul average: **35**

Median Sold Price: $1,250,000

0.4% from Jun 2026: **$1,245,000**
-3.8% from Jul 2025: **$1,300,000**

YTD	2026	2025	+/-
	$1,250,000	**$1,070,000**	16.8%

5-year Jul average: **$1,088,000**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for July was $1,250,000, representing an increase of 0.4% compared to last month and a decrease of 3.8% from Jul 2025. The average days on market for units sold in July was 9 days, 46% below the 5-year July average of 17 days. There was a 37.5% month over month decrease in new contract activity with 20 New Pendings; a 32.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 47; and an 18.4% increase in supply to 45 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.84 in June and no change from July 2025. The Contract Ratio is 29% lower than the 5-year July average of 1.46. 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: 45

45
Min 31 — 39 — Max 47
5-year Jul average

Jun 2026	Jul 2025
38	**47**

Avg DOM: 9

9
Min 9 — 17 — Max 32
5-year Jul average

Jun 2026	Jul 2025	YTD
9	**16**	**10**

Avg Sold to OLP Ratio: 108.6%

108.6%
Min 103.4% — 105.5% — Max 108.6%
5-year Jul average

Jun 2026	Jul 2025	YTD
107.0%	**104.4%**	**107.2%**

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

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New Listings 24

9.1% from Jun 2026: **22**

0.0% from Jul 2025: **24**

YTD	2026	2025	+/-
	142	**144**	-1.4%

5-year Jul average: **22**

New Pendings 22

83.3% from Jun 2026: **12**

0.0% from Jul 2025: **22**

YTD	2026	2025	+/-
	113	**129**	-12.4%

5-year Jul average: **21**

Closed Sales 12

-36.8% from Jun 2026: **19**

-7.7% from Jul 2025: **13**

YTD	2026	2025	+/-
	96	**117**	-17.9%

5-year Jul average: **17**

Median Sold Price $510,000

-4.7% from Jun 2026: **$535,077**

4.1% from Jul 2025: **$490,000**

YTD	2026	2025	+/-
	$425,000	**$410,000**	3.7%

5-year Jul average: **$436,300**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for July was $510,000, representing a decrease of 4.7% compared to last month and an increase of 4.1% from Jul 2025. The average days on market for units sold in July was 23 days, 117% above the 5-year July average of 11 days. There was an 83.3% month over month increase in new contract activity with 22 New Pendings; a 62.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 26; and a 14.8% increase in supply to 31 active units.

This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.59 in June and a decrease from 1.47 in July 2025. The Contract Ratio is 71% lower than the 5-year July average of 2.94. 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 31

31

Min 4 — 16 — Max 31

5-year Jul average

Jun 2026	Jul 2025
27	**19**

Avg DOM 23

23

Min 5 — 11 — Max 23

5-year Jul average

Jun 2026	Jul 2025	YTD
20	**7**	**25**

Avg Sold to OLP Ratio 97.6%

97.6%

Min 97.6% — 102.4% — Max 104.3%

5-year Jul average

Jun 2026	Jul 2025	YTD
99.6%	**103.8%**	**99.7%**

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

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Tredyffrin-Easttown (Chester, PA) - Attached/Townhouse

New Listings — 18

▲12.5% from Jun 2026: **16**
▲50.0% from Jul 2025: **12**

YTD	2026	2025	+/-
	99	**85**	16.5%

5-year Jul average: **13**

New Pendings — 17

▲88.9% from Jun 2026: **9**
▲41.7% from Jul 2025: **12**

YTD	2026	2025	+/-
	76	**77**	-1.3%

5-year Jul average: **12**

Closed Sales — 8

▼-46.7% from Jun 2026: **15**
▼-20.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	59	**70**	-15.7%

5-year Jul average: **11**

Median Sold Price — $616,500

▲14.2% from Jun 2026: **$540,000**
▲27.8% from Jul 2025: **$482,500**

YTD	2026	2025	+/-
	$557,000	**$511,050**	9.0%

5-year Jul average: **$508,200**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for July was $616,500, representing an increase of 14.2% compared to last month and an increase of 27.8% from Jul 2025. The average days on market for units sold in July was 31 days, 131% above the 5-year July average of 13 days. There was an 88.9% month over month increase in new contract activity with 17 New Pendings; a 61.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 21; and a 15.8% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.68 in June and a decrease from 1.31 in July 2025. The Contract Ratio is 68% lower than the 5-year July average of 2.98. 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 — 22

22
Min 2 — 11 (5-year Jul average) — Max 22

Jun 2026	Jul 2025
19	**13**

Avg DOM — 31

31
Min 7 — 13 (5-year Jul average) — Max 31

Jun 2026	Jul 2025	YTD
9	**7**	**20**

Avg Sold to OLP Ratio — 96.5%

96.5%
Min 96.5% — 101.7% (5-year Jul average) — Max 105.0%

Jun 2026	Jul 2025	YTD
100.5%	**105.0%**	**100.7%**

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

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