July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Twin Valley (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 15

87.5% from Jun 2026: **8**

15.4% from Jul 2025: **13**

YTD	2026	2025	+/-
	86	**109**	-21.1%

5-year Jul average: **12**

New Pendings — 10

0.0% from Jun 2026: **10**

0.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	67	**92**	-27.2%

5-year Jul average: **9**

Closed Sales — 10

11.1% from Jun 2026: **9**

-60.0% from Jul 2025: **25**

YTD	2026	2025	+/-
	58	**108**	-46.3%

5-year Jul average: **15**

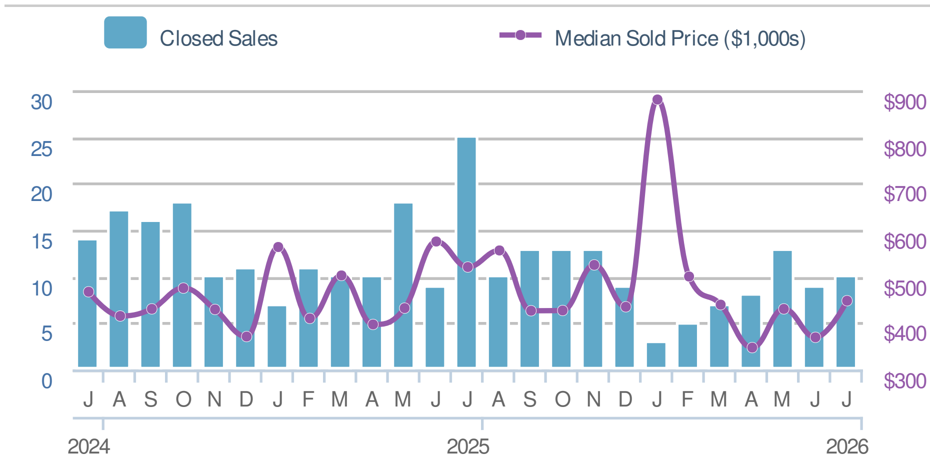
Median Sold Price — $448,750

21.6% from Jun 2026: **$369,000**

-13.7% from Jul 2025: **$520,000**

YTD	2026	2025	+/-
	$426,500	**$514,000**	-17.0%

5-year Jul average: **$441,630**



Active Listings — 18

18

Min	5-year Jul average	Max
11	19	30

Jun 2026	Jul 2025
11	**20**

Avg DOM — 28

28

Min	5-year Jul average	Max
6	14	28

Jun 2026	Jul 2025	YTD
16	**15**	**27**

Avg Sold to OLP Ratio — 98.6%

98.6%

Min	5-year Jul average	Max
98.3%	101.1%	103.2%

Jun 2026	Jul 2025	YTD
101.0%	**98.3%**	**99.6%**

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Twin Valley (Chester, PA) - Detached

New Listings 9

50.0% from Jun 2026: **6**

-18.2% from Jul 2025: **11**

YTD	2026	2025	+/-
	60	**92**	-34.8%

5-year Jul average: **9**

New Pendings 8

0.0% from Jun 2026: **8**

-11.1% from Jul 2025: **9**

YTD	2026	2025	+/-
	49	**74**	-33.8%

5-year Jul average: **8**

Closed Sales 8

60.0% from Jun 2026: **5**

-57.9% from Jul 2025: **19**

YTD	2026	2025	+/-
	42	**92**	-54.3%

5-year Jul average: **11**

Median Sold Price $492,500

48.3% from Jun 2026: **$332,000**

-12.1% from Jul 2025: **$560,000**

YTD	2026	2025	+/-
	$440,000	**$568,240**	-22.6%

5-year Jul average: **$493,480**

Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for July was $492,500, representing an increase of 48.3% compared to last month and a decrease of 12.1% from Jul 2025. The average days on market for units sold in July was 35 days, 127% above the 5-year July average of 15 days. There was no month over month change in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 13; and a 22.2% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.44 in June and an increase from 0.82 in July 2025. The Contract Ratio is 11% higher than the 5-year July average of 1.06. 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 11

11

Min 10 | 16 | Max 27

5-year Jul average

Jun 2026	Jul 2025
9	**17**

Avg DOM 35

35

Min 6 | 15 | Max 35

5-year Jul average

Jun 2026	Jul 2025	YTD
16	**12**	**31**

Avg Sold to OLP Ratio 97.1%

97.1%

Min 97.1% | 101.1% | Max 104.1%

5-year Jul average

Jun 2026	Jul 2025	YTD
103.3%	**98.5%**	**99.4%**

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

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Local Market **Insight**

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July 2026

Twin Valley (Chester, PA) - Attached

New Listings: 6

200.0% from Jun 2026: 2
200.0% from Jul 2025: 2

YTD	2026	2025	+/-
	26	17	52.9%

5-year Jul average: **3**

New Pendings: 2

0.0% from Jun 2026: 2
100.0% from Jul 2025: 1

YTD	2026	2025	+/-
	18	18	0.0%

5-year Jul average: **1**

Closed Sales: 2

-50.0% from Jun 2026: 4
-66.7% from Jul 2025: 6

YTD	2026	2025	+/-
	16	16	0.0%

5-year Jul average: **3**

Median Sold Price: $423,750

14.8% from Jun 2026: $369,000
27.0% from Jul 2025: $333,750

YTD	2026	2025	+/-
	$414,000	$417,750	-0.9%

5-year Jul average: **$382,490**

Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for July was $423,750, representing an increase of 14.8% compared to last month and an increase of 27% from Jul 2025. The average days on market for units sold in July was 3 days, 71% below the 5-year July average of 10 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 2; and a 250% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.29 pendings per active listing, down from 1.00 in June and a decrease from 1.00 in July 2025. The Contract Ratio is 73% lower than the 5-year July average of 1.09. 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: 7

7
Min 1 | 3 5-year Jul average | Max 7

Jun 2026	Jul 2025
2	3

Avg DOM: 3

3
Min 3 | 10 5-year Jul average | Max 26

Jun 2026	Jul 2025	YTD
15	26	16

Avg Sold to OLP Ratio: 104.4%

104.4%
Min 97.8% | 100.7% 5-year Jul average | Max 104.4%

Jun 2026	Jul 2025	YTD
98.3%	97.8%	100.2%

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New Listings 6

200.0% from Jun 2026: 2

200.0% from Jul 2025: 2

YTD	2026	2025	+/-
	26	**17**	52.9%

5-year Jul average: **3**

New Pendings 2

0.0% from Jun 2026: 2

100.0% from Jul 2025: 1

YTD	2026	2025	+/-
	18	**18**	0.0%

5-year Jul average: **1**

Closed Sales 2

-50.0% from Jun 2026: 4

-66.7% from Jul 2025: 6

YTD	2026	2025	+/-
	16	**16**	0.0%

5-year Jul average: **3**

Median Sold Price $423,750

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Summary

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Active Listings 7

7

Min 1 — 3 — Max 7

5-year Jul average

Jun 2026	Jul 2025
2	**3**

Avg DOM 3

3

Min 3 — 10 — Max 26

5-year Jul average

Jun 2026	Jul 2025	YTD
15	**26**	**16**

Avg Sold to OLP Ratio 104.4%

104.4%

Min 97.8% — 100.7% — Max 104.4%

5-year Jul average

Jun 2026	Jul 2025	YTD
98.3%	**97.8%**	**100.2%**

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