July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

West Chester Area (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 104

1.0% from Jun 2026: **103**
-15.4% from Jul 2025: **123**

YTD	2026	2025	+/-
	744	**918**	-19.0%

5-year Jul average: **106**

New Pendings — 92

-22.7% from Jun 2026: **119**
-7.1% from Jul 2025: **99**

YTD	2026	2025	+/-
	604	**738**	-18.2%

5-year Jul average: **94**

Closed Sales — 111

0.0% from Jun 2026: **111**
-0.9% from Jul 2025: **112**

YTD	2026	2025	+/-
	580	**704**	-17.6%

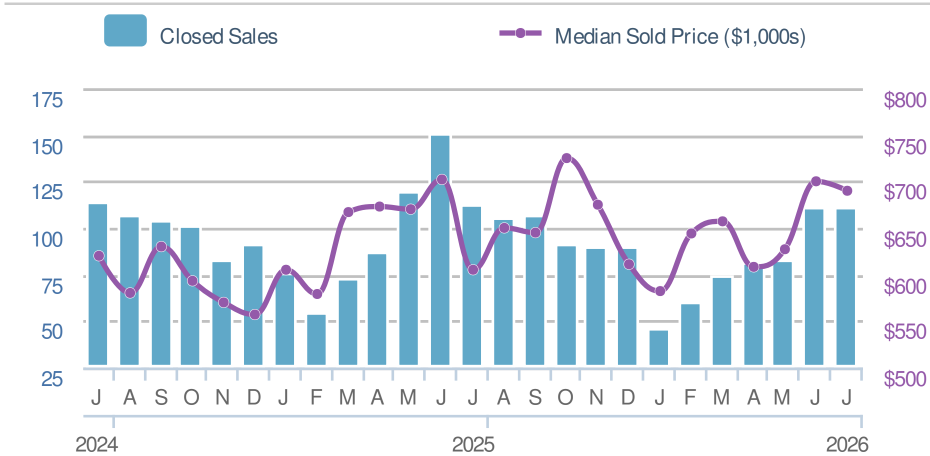
5-year Jul average: **108**

Median Sold Price — $690,000

-1.4% from Jun 2026: **$700,000**
14.0% from Jul 2025: **$605,000**

YTD	2026	2025	+/-
	$650,000	**$660,000**	-1.5%

5-year Jul average: **$619,400**



Active Listings — 111

111
Min 64
98
Max 133
5-year Jul average

Jun 2026	Jul 2025
106	**133**

Avg DOM — 15

15
Min 11
14
Max 22
5-year Jul average

Jun 2026	Jul 2025	YTD
12	**12**	**17**

Avg Sold to OLP Ratio — 102.5%

102.5%
Min 100.9%
102.6%
Max 104.0%
5-year Jul average

Jun 2026	Jul 2025	YTD
102.9%	**100.9%**	**101.3%**

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July 2026

West Chester Area (Chester, PA) - Detached

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New Listings — 52

-24.6% from Jun 2026: **69**
-34.2% from Jul 2025: **79**

YTD	2026	2025	+/-
	435	**551**	-21.1%

5-year Jul average: **55**

New Pendings — 48

-40.7% from Jun 2026: **81**
-20.0% from Jul 2025: **60**

YTD	2026	2025	+/-
	326	**411**	-20.7%

5-year Jul average: **51**

Closed Sales — 71

6.0% from Jun 2026: **67**
16.4% from Jul 2025: **61**

YTD	2026	2025	+/-
	324	**379**	-14.5%

5-year Jul average: **62**

Median Sold Price — $750,000

-16.7% from Jun 2026: **$899,990**
2.5% from Jul 2025: **$732,000**

YTD	2026	2025	+/-
	$827,750	**$830,000**	-0.3%

5-year Jul average: **$734,600**

Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for July was $750,000, representing a decrease of 16.7% compared to last month and an increase of 2.5% from Jul 2025. The average days on market for units sold in July was 13 days, 12% below the 5-year July average of 15 days. There was a 40.7% month over month decrease in new contract activity with 48 New Pendings; a 22.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 79; and a 7.1% decrease in supply to 65 active units.

This activity resulted in a Contract Ratio of 1.22 pendings per active listing, down from 1.46 in June and a decrease from 1.67 in July 2025. The Contract Ratio is 48% lower than the 5-year July average of 2.36. 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 — 65

65
Min 28 | 54 (5-year Jul average) | Max 89

Jun 2026	Jul 2025
70	**89**

Avg DOM — 13

13
Min 10 | 15 (5-year Jul average) | Max 30

Jun 2026	Jul 2025	YTD
10	**10**	**14**

Avg Sold to OLP Ratio — 103.9%

103.9%
Min 102.0% | 103.3% (5-year Jul average) | Max 104.6%

Jun 2026	Jul 2025	YTD
104.4%	**102.0%**	**102.5%**

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

Local Market Insight

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New Listings 52

52.9% from Jun 2026: **34**

18.2% from Jul 2025: **44**

YTD	2026	2025	+/-
	309	**367**	-15.8%

5-year Jul average: **50**

New Pendings 44

15.8% from Jun 2026: **38**

12.8% from Jul 2025: **39**

YTD	2026	2025	+/-
	278	**327**	-15.0%

5-year Jul average: **43**

Closed Sales 40

-9.1% from Jun 2026: **44**

-21.6% from Jul 2025: **51**

YTD	2026	2025	+/-
	256	**325**	-21.2%

5-year Jul average: **46**

Median Sold Price $467,500

3.3% from Jun 2026: **$452,500**

1.6% from Jul 2025: **$460,000**

YTD	2026	2025	+/-
	$465,000	**$500,000**	-7.0%

5-year Jul average: **$472,550**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for July was $467,500, representing an increase of 3.3% compared to last month and an increase of 1.6% from Jul 2025. The average days on market for units sold in July was 17 days, 33% above the 5-year July average of 13 days. There was a 15.8% month over month increase in new contract activity with 44 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 48; and a 27.8% increase in supply to 46 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.33 in June and a decrease from 1.16 in July 2025. The Contract Ratio is 40% lower than the 5-year July average of 1.74. 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 46

46

Min 35 — 45 — Max 62

5-year Jul average

Jun 2026	Jul 2025
36	**44**

Avg DOM 17

17

Min 10 — 13 — Max 17

5-year Jul average

Jun 2026	Jul 2025	YTD
14	**14**	**20**

Avg Sold to OLP Ratio 99.9%

99.9%

Min 99.6% — 101.5% — Max 104.5%

5-year Jul average

Jun 2026	Jul 2025	YTD
100.7%	**99.6%**	**99.8%**

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July 2026

West Chester Area (Chester, PA) - Attached/Townhouse

New Listings 46

100.0% from Jun 2026: **23**

24.3% from Jul 2025: **37**

YTD	2026	2025	+/-
	253	**302**	-16.2%

5-year Jul average: **42**

New Pendings 36

28.6% from Jun 2026: **28**

20.0% from Jul 2025: **30**

YTD	2026	2025	+/-
	222	**267**	-16.9%

5-year Jul average: **36**

Closed Sales 31

-11.4% from Jun 2026: **35**

-20.5% from Jul 2025: **39**

YTD	2026	2025	+/-
	200	**269**	-25.7%

5-year Jul average: **36**

Median Sold Price $550,000

9.8% from Jun 2026: **$501,000**

10.0% from Jul 2025: **$500,000**

YTD	2026	2025	+/-
	$525,000	**$528,000**	-0.6%

5-year Jul average: **$513,900**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for July was $550,000, representing an increase of 9.8% compared to last month and an increase of 10% from Jul 2025. The average days on market for units sold in July was 12 days, 8% below the 5-year July average of 13 days. There was a 28.6% month over month increase in new contract activity with 36 New Pendings; a 2.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 41; and a 42.9% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 1.03 pendings per active listing, down from 1.43 in June and a decrease from 1.08 in July 2025. The Contract Ratio is 46% lower than the 5-year July average of 1.89. 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 40

40

Min 25 | 39 5-year Jul average | Max 60

Jun 2026	Jul 2025
28	**38**

Avg DOM 12

12

Min 10 | 13 5-year Jul average | Max 17

Jun 2026	Jul 2025	YTD
13	**17**	**18**

Avg Sold to OLP Ratio 100.9%

100.9%

Min 98.9% | 101.4% 5-year Jul average | Max 104.0%

Jun 2026	Jul 2025	YTD
101.5%	**98.9%**	**100.3%**

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