July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

West Chester Area (Delaware, PA)

Presented by
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July 2026

West Chester Area (Delaware, PA)

New Listings 10

▲ 42.9% from Jun 2026: **7**

▲ 25.0% from Jul 2025: **8**

YTD	2026	2025	+/-
	37	**53**	-30.2%

5-year Jul average: **7**

New Pendings 7

▲ 16.7% from Jun 2026: **6**

▼ -22.2% from Jul 2025: **9**

YTD	2026	2025	+/-
	27	**46**	-41.3%

5-year Jul average: **7**

Closed Sales 5

▲ 25.0% from Jun 2026: **4**

▼ -16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	19	**42**	-54.8%

5-year Jul average: **6**

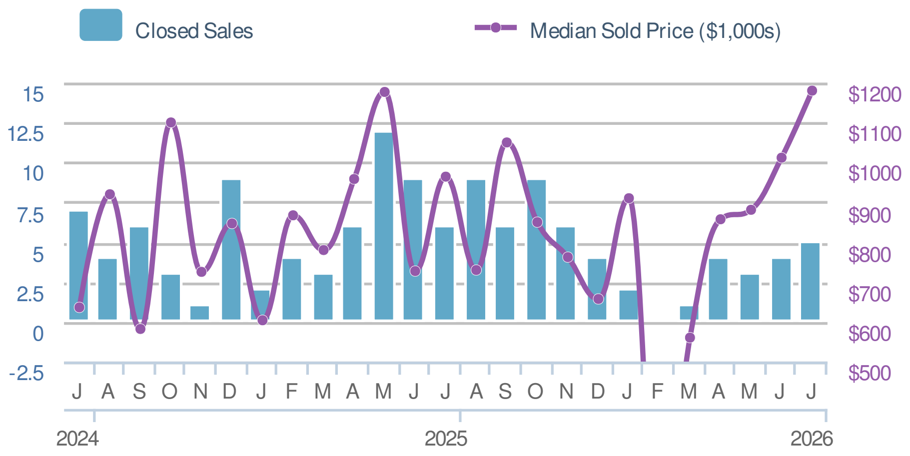
Median Sold Price $1,180,000

▲ 16.5% from Jun 2026: **$1,012,500**

▲ 22.3% from Jul 2025: **$964,500**

YTD	2026	2025	+/-
	$999,000	**$907,500**	10.1%

5-year Jul average: **$840,100**



Active Listings 10

10

Min 4 | 9 | Max 13

5-year Jul average

Jun 2026	Jul 2025
10	**13**

Avg DOM 6

6

Min 3 | 10 | Max 20

5-year Jul average

Jun 2026	Jul 2025	YTD
17	**20**	**28**

Avg Sold to OLP Ratio 106.8%

106.8%

Min 97.9% | 102.7% | Max 106.8%

5-year Jul average

Jun 2026	Jul 2025	YTD
102.9%	**97.9%**	**101.6%**

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

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July 2026

West Chester Area (Delaware, PA) - Detached

New Listings 7

▲40.0% from Jun 2026: **5**

▲16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	31	**43**	-27.9%

5-year Jul average: **5**

New Pendings 5

▼-16.7% from Jun 2026: **6**

▼-16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	24	**37**	-35.1%

5-year Jul average: **5**

Closed Sales 5

▲25.0% from Jun 2026: **4**

▼-16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	18	**36**	-50.0%

5-year Jul average: **5**

Median Sold Price $1,180,000

▲16.5% from Jun 2026: **$1,012,500**

▲22.3% from Jul 2025: **$964,500**

YTD	2026	2025	+/-
	$1,002,000	**$997,500**	0.5%

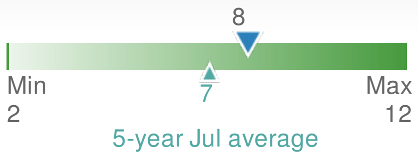
5-year Jul average: **$1,015,300**

Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for July was $1,180,000, representing an increase of 16.5% compared to last month and an increase of 22.3% from Jul 2025. The average days on market for units sold in July was 6 days, 44% below the 5-year July average of 11 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 9; and an 11.1% decrease in supply to 8 active units.

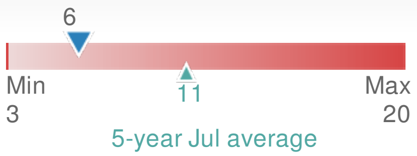
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 1.00 in June and an increase from 0.58 in July 2025. The Contract Ratio is 12% lower than the 5-year July average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



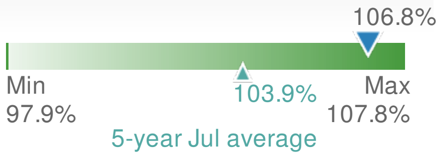
Jun 2026	Jul 2025
9	**12**

Avg DOM 6



Jun 2026	Jul 2025	YTD
17	**20**	**28**

Avg Sold to OLP Ratio 106.8%



Jun 2026	Jul 2025	YTD
102.9%	**97.9%**	**101.5%**

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West Chester Area (Delaware, PA) - Attached

New Listings 3

▲ 50.0% from Jun 2026: **2**

▲ 50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	6	10	-40.0%

5-year Jul average: **2**

New Pendings 2

↔ 0.0% from Jun 2026: **0**

▼ -33.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	3	9	-66.7%

5-year Jul average: **2**

Closed Sales 0

↔ 0.0% from Jun 2026: **0**

↔ 0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	1	6	-83.3%

5-year Jul average: **1**

Median Sold Price $0

↔ 0.0% from Jun 2026: **$0**

↔ 0.0% from Jul 2025: **$0**

YTD	2026	2025	+/-
	$795,000	$630,750	26.0%

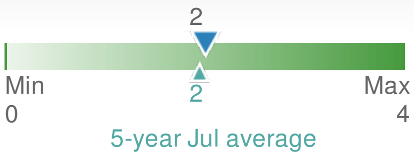
5-year Jul average: **$321,100**

Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for July was $0, representing no change compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 4 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from June) to 2; and a 100% increase in supply to 2 active units.

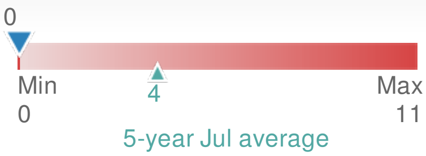
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in June and a decrease from 5.00 in July 2025. The Contract Ratio is 33% lower than the 5-year July average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 2



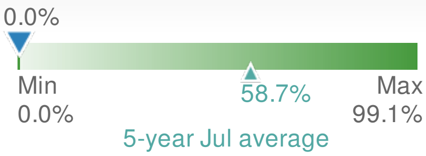
Jun 2026	Jul 2025
1	1

Avg DOM 0



Jun 2026	Jul 2025	YTD
0	0	37

Avg Sold to OLP Ratio 0.0%



Jun 2026	Jul 2025	YTD
0.0%	0.0%	102.6%

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July 2026

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

New Listings 2

0.0%	0.0%
from Jun 2026: **2**	from Jul 2025: **2**

YTD	2026	2025	+/-
	5	**10**	-50.0%

5-year Jul average: **2**

New Pendings 2

0.0%	-33.3%
from Jun 2026: **0**	from Jul 2025: **3**

YTD	2026	2025	+/-
	3	**9**	-66.7%

5-year Jul average: **2**

Closed Sales 0

0.0%	0.0%
from Jun 2026: **0**	from Jul 2025: **0**

YTD	2026	2025	+/-
	1	**6**	-83.3%

5-year Jul average: **1**

Median Sold Price $0

0.0%	0.0%
from Jun 2026: **$0**	from Jul 2025: **$0**

YTD	2026	2025	+/-
	$795,000	**$630,750**	26.0%

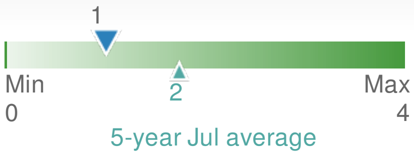
5-year Jul average: **$321,100**

Summary

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $0, representing no change compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 4 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from June) to 2; and no change in supply with 1 active units.

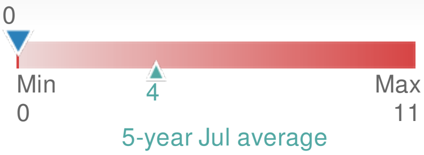
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in June and a decrease from 5.00 in July 2025. The Contract Ratio is 19% higher than the 5-year July average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 1



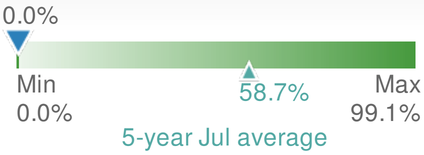
Jun 2026	Jul 2025
1	**1**

Avg DOM 0



Jun 2026	Jul 2025	YTD
0	**0**	**37**

Avg Sold to OLP Ratio 0.0%



Jun 2026	Jul 2025	YTD
0.0%	**0.0%**	**102.6%**

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

MarketStats by ShowingTime