# August 2026

All Home Types
Detached
Attached
Attached/Townhouse

# Local Market **Insight**

## Chester County, PA

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# August 2026

## Chester County, PA

### New Listings

524

-12.2% from Jul 2026: **597**

2.9% from Aug 2025: **509**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **5,150** | **5,042** | 2.1% |

5-year Aug average: **540**

### New Pendings

508

-1.7% from Jul 2026: **517**

-4.0% from Aug 2025: **529**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **4,142** | **4,152** | -0.2% |

5-year Aug average: **513**

### Closed Sales

543

-11.7% from Jul 2026: **615**

-3.0% from Aug 2025: **560**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **3,830** | **3,912** | -2.1% |

5-year Aug average: **588**

### Median Sold Price

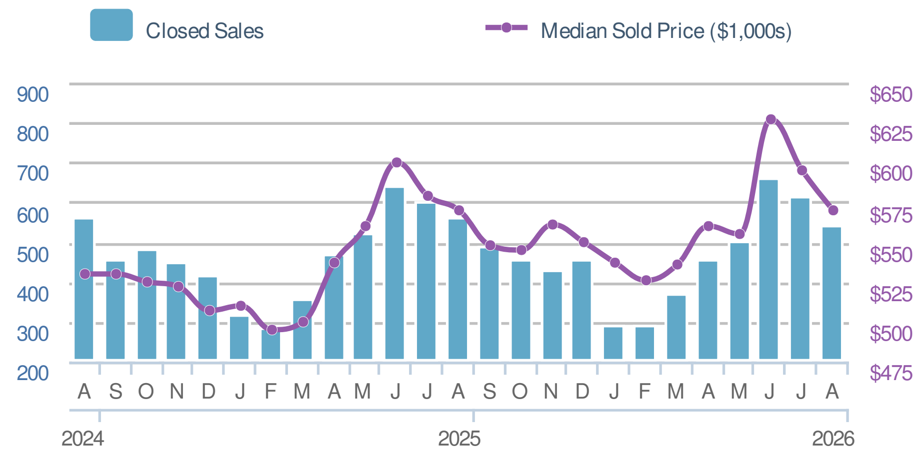
$570,000

-4.2% from Jul 2026: **$595,000**

0.0% from Aug 2025: **$570,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$570,000** | **$560,000** | 1.8% |

5-year Aug average: **$534,767**



### Active Listings

864

864

Min 571

705

Max 864

5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **916** | **795** |

### Avg DOM

21

21

Min 14

18

Max 21

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **18** | **20** | **22** |

### Avg Sold to OLP Ratio

100.1%

100.1%

Min 100.1%

101.0%

Max 102.6%

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **101.7%** | **100.2%** | **101.0%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

# August 2026

## Chester County, PA - Detached

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

### New Listings 329

▼-7.3% from Jul 2026: **355**

▼-4.1% from Aug 2025: **343**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **3,393** | **3,383** | 0.3% |

5-year Aug average: **357**

### New Pendings 324

▲4.5% from Jul 2026: **310**

▼-8.5% from Aug 2025: **354**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **2,712** | **2,713** | -0.0% |

5-year Aug average: **330**

### Closed Sales 364

▼-15.7% from Jul 2026: **432**

▼-1.1% from Aug 2025: **368**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **2,531** | **2,559** | -1.1% |

5-year Aug average: **389**

### Median Sold Price $660,000

▼-2.2% from Jul 2026: **$674,900**

▼-0.8% from Aug 2025: **$665,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$665,000** | **$645,000** | 3.1% |

5-year Aug average: **$615,650**

## Summary

In Chester County, PA, the median sold price for Detached properties for August was $660,000, representing a decrease of 2.2% compared to last month and a decrease of 0.8% from Aug 2025. The average days on market for units sold in August was 20 days, 15% above the 5-year August average of 17 days. There was a 4.5% month over month increase in new contract activity with 324 New Pendings; an 8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 564; and a 5.9% decrease in supply to 554 active units.

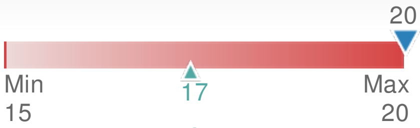
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.04 in July and a decrease from 1.03 in August 2025. The Contract Ratio is 11% lower than the 5-year August average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 554

5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **589** | **588** |

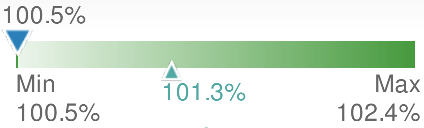
### Avg DOM 20



5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **16** | **18** | **21** |

### Avg Sold to OLP Ratio 100.5%



5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **102.8%** | **100.8%** | **101.8%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

# Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

## August 2026

Chester County, PA - Attached

### New Listings 195

▼ -19.4% from Jul 2026: **242**

▲ 17.5% from Aug 2025: **166**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,756** | **1,658** | 5.9% |

5-year Aug average: **184**

### New Pendings 184

▼ -10.7% from Jul 2026: **206**

▲ 5.7% from Aug 2025: **174**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,429** | **1,438** | -0.6% |

5-year Aug average: **182**

### Closed Sales 179

▼ -2.2% from Jul 2026: **183**

▼ -6.8% from Aug 2025: **192**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,299** | **1,353** | -4.0% |

5-year Aug average: **199**

### Median Sold Price $436,712

▼ -6.6% from Jul 2026: **$467,500**

▲ 1.6% from Aug 2025: **$430,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$447,100** | **$435,000** | 2.8% |

5-year Aug average: **$417,736**

## Summary

In Chester County, PA, the median sold price for Attached properties for August was $436,712, representing a decrease of 6.6% compared to last month and an increase of 1.6% from Aug 2025. The average days on market for units sold in August was 22 days, 17% above the 5-year August average of 19 days. There was a 10.7% month over month decrease in new contract activity with 184 New Pendings; a 0.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 300; and a 5.2% decrease in supply to 310 active units.

This activity resulted in a Contract Ratio of 0.97 pendings per active listing, up from 0.91 in July and a decrease from 1.35 in August 2025. The Contract Ratio is 46% lower than the 5-year August average of 1.80. 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.

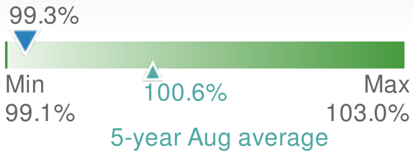
### Active Listings 310

| Jul 2026 | Aug 2025 |
|---|---|
| **327** | **207** |

### Avg DOM 22

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **23** | **24** | **25** |

### Avg Sold to OLP Ratio 99.3%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **99.4%** | **99.1%** | **99.5%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Chester County, PA - Attached/Townhouse

### New Listings 171

▼-23.7% from Jul 2026: **224**

▲16.3% from Aug 2025: **147**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,575** | **1,440** | 9.4% |

5-year Aug average: **161**

### New Pendings 164

▼-12.3% from Jul 2026: **187**

▲9.3% from Aug 2025: **150**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,273** | **1,244** | 2.3% |

5-year Aug average: **161**

### Closed Sales 164

⇔0.0% from Jul 2026: **164**

⇔0.0% from Aug 2025: **164**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **1,148** | **1,172** | -2.0% |

5-year Aug average: **173**

### Median Sold Price $447,625

▼-9.5% from Jul 2026: **$494,500**

▼-1.6% from Aug 2025: **$455,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$462,400** | **$460,000** | 0.5% |

5-year Aug average: **$437,325**

## Summary

In Chester County, PA, the median sold price for Attached/Townhouse properties for August was $447,625, representing a decrease of 9.5% compared to last month and a decrease of 1.6% from Aug 2025. The average days on market for units sold in August was 22 days, 13% above the 5-year August average of 19 days. There was a 12.3% month over month decrease in new contract activity with 164 New Pendings; a 1.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 273; and a 5% decrease in supply to 285 active units.

This activity resulted in a Contract Ratio of 0.96 pendings per active listing, up from 0.92 in July and a decrease from 1.36 in August 2025. The Contract Ratio is 47% lower than the 5-year August average of 1.81. 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.

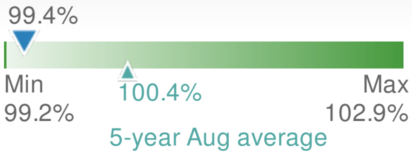
### Active Listings 285

| Jul 2026 | Aug 2025 |
|---|---|
| **300** | **184** |

### Avg DOM 22

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **23** | **25** | **25** |

### Avg Sold to OLP Ratio 99.4%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **99.4%** | **99.2%** | **99.7%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# August 2026

## Avon Grove (Chester, PA)

### New Listings 26

▼-10.3% from Jul 2026: **29**

▲23.8% from Aug 2025: **21**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **242** | **193** | 25.4% |

5-year Aug average: **29**

### New Pendings 26

▼-27.8% from Jul 2026: **36**

▲44.4% from Aug 2025: **18**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **207** | **162** | 27.8% |

5-year Aug average: **25**

### Closed Sales 31

▲55.0% from Jul 2026: **20**

▲63.2% from Aug 2025: **19**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **183** | **162** | 13.0% |

5-year Aug average: **27**

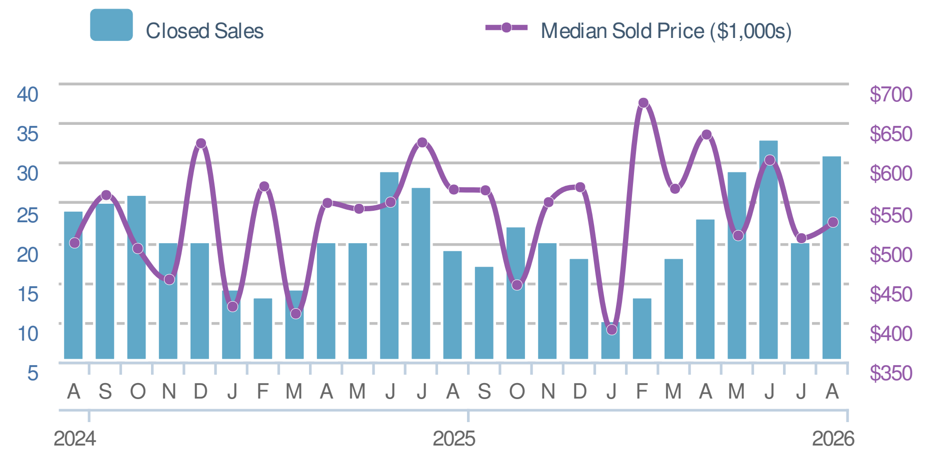
### Median Sold Price $525,000

▲4.0% from Jul 2026: **$505,000**

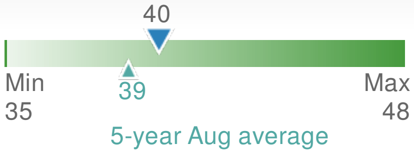
▼-7.2% from Aug 2025: **$566,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$565,000** | **$540,000** | 4.6% |

5-year Aug average: **$531,700**



### Active Listings 40



| Jul 2026 | Aug 2025 |
|---|---|
| **37** | **48** |

### Avg DOM 29

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **15** | **20** | **24** |

### Avg Sold to OLP Ratio 97.5%

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **101.3%** | **97.8%** | **99.8%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Avon Grove (Chester, PA) - Detached

### New Listings 20

▼ -20.0% from Jul 2026: **25**

↔ 0.0% from Aug 2025: **20**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **217** | **182** | 19.2% |

5-year Aug average: **26**

### New Pendings 24

▼ -25.0% from Jul 2026: **32**

▲ 50.0% from Aug 2025: **16**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **190** | **151** | 25.8% |

5-year Aug average: **23**

### Closed Sales 29

▲ 70.6% from Jul 2026: **17**

▲ 61.1% from Aug 2025: **18**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **167** | **150** | 11.3% |

5-year Aug average: **24**

### Median Sold Price $525,000

↔ 0.0% from Jul 2026: **$525,000**

▼ -9.2% from Aug 2025: **$578,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$585,000** | **$550,655** | 6.2% |

5-year Aug average: **$541,830**

## Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for August was $525,000, representing no change compared to last month and a decrease of 9.2% from Aug 2025. The average days on market for units sold in August was 31 days, 60% above the 5-year August average of 19 days. There was a 25% month over month decrease in new contract activity with 24 New Pendings; a 15.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 38; and a 5.6% decrease in supply to 34 active units.

This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.25 in July and an increase from 0.50 in August 2025. The Contract Ratio is 12% lower than the 5-year August 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 34

| Jul 2026 | Aug 2025 |
|---|---|
| **36** | **46** |

### Avg DOM 31

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **12** | **20** | **25** |

### Avg Sold to OLP Ratio 97.1%

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **101.9%** | **97.9%** | **100.0%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

## August 2026

Avon Grove (Chester, PA) - Attached

### New Listings 6

▲ 50.0% from Jul 2026: **4**

▲ 500.0% from Aug 2025: **1**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **24** | **11** | 118.2% |

5-year Aug average: **3**

### New Pendings 2

▼ -33.3% from Jul 2026: **3**

◀▶ 0.0% from Aug 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **16** | **11** | 45.5% |

5-year Aug average: **2**

### Closed Sales 2

▼ -33.3% from Jul 2026: **3**

▲ 100.0% from Aug 2025: **1**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **16** | **12** | 33.3% |

5-year Aug average: **3**

### Median Sold Price $419,250

▲ 33.1% from Jul 2026: **$315,000**

▲ 12.4% from Aug 2025: **$373,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$402,500** | **$374,250** | 7.5% |

5-year Aug average: **$371,191**

## Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for August was $419,250, representing an increase of 33.1% compared to last month and an increase of 12.4% from Aug 2025. The average days on market for units sold in August was 3 days, 63% below the 5-year August average of 8 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 2; and a 500% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 3.00 in July and a decrease from 1.00 in August 2025. The Contract Ratio is 81% lower than the 5-year August average of 1.75. 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.

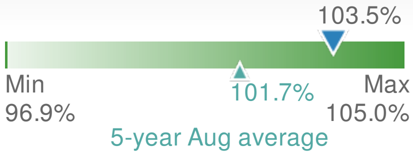
### Active Listings 6

| Jul 2026 | Aug 2025 |
|---|---|
| **1** | **2** |

### Avg DOM 3

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **32** | **17** | **15** |

### Avg Sold to OLP Ratio 103.5%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **97.6%** | **96.9%** | **98.3%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Avon Grove (Chester, PA) - Attached/Townhouse

### New Listings 5

▲ 25.0% from Jul 2026: **4**

▲ 400.0% from Aug 2025: **1**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **23** | **9** | 155.6% |

5-year Aug average: **3**

### New Pendings 2

▼ -33.3% from Jul 2026: **3**

◆ 0.0% from Aug 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **16** | **9** | 77.8% |

5-year Aug average: **2**

### Closed Sales 2

▼ -33.3% from Jul 2026: **3**

▲ 100.0% from Aug 2025: **1**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **16** | **10** | 60.0% |

5-year Aug average: **3**

### Median Sold Price $419,250

▲ 33.1% from Jul 2026: **$315,000**

▲ 12.4% from Aug 2025: **$373,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$402,500** | **$380,250** | 5.9% |

5-year Aug average: **$392,791**

## Summary

In Avon Grove (Chester, PA), the median sold price for Attached/Townhouse properties for August was $419,250, representing an increase of 33.1% compared to last month and an increase of 12.4% from Aug 2025. The average days on market for units sold in August was 3 days, 65% below the 5-year August average of 9 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 2; and a 400% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 3.00 in July and a decrease from 1.00 in August 2025. The Contract Ratio is 77% lower than the 5-year August average of 1.76. 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 5

| Jul 2026 | Aug 2025 |
|---|---|
| **1** | **2** |

### Avg DOM 3

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **32** | **17** | **15** |

### Avg Sold to OLP Ratio 103.5%

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **97.6%** | **96.9%** | **98.3%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# August 2026

## Coatesville Area (Chester, PA)

### New Listings 90

-10.9% from Jul 2026: **101**

42.9% from Aug 2025: **63**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **756** | **659** | 14.7% |

5-year Aug average: **76**

### New Pendings 83

-1.2% from Jul 2026: **84**

27.7% from Aug 2025: **65**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **604** | **555** | 8.8% |

5-year Aug average: **74**

### Closed Sales 77

2.7% from Jul 2026: **75**

1.3% from Aug 2025: **76**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **550** | **512** | 7.4% |

5-year Aug average: **79**

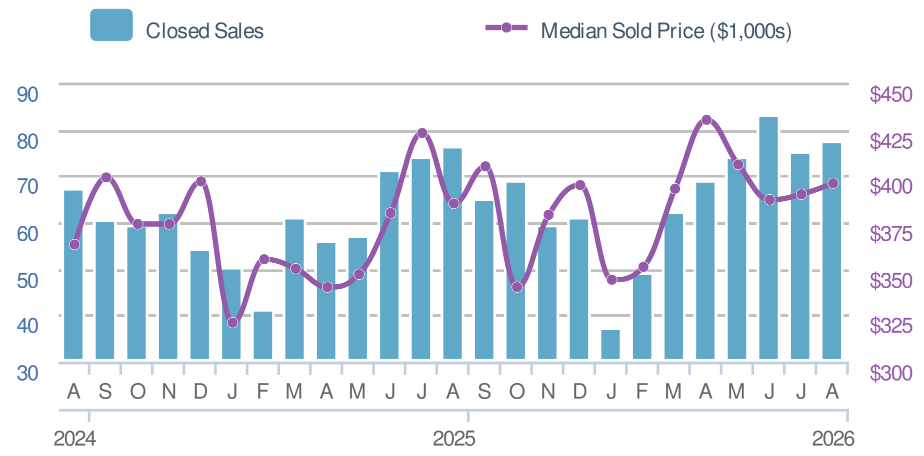
### Median Sold Price $396,455

1.7% from Jul 2026: **$390,000**

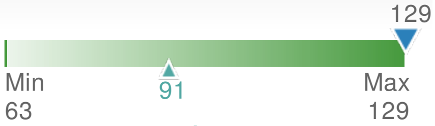
3.0% from Aug 2025: **$385,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$395,000** | **$352,490** | 12.1% |

5-year Aug average: **$358,933**



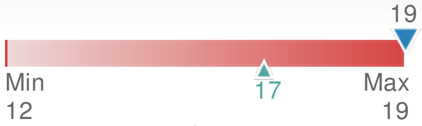
### Active Listings 129



5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **128** | **110** |

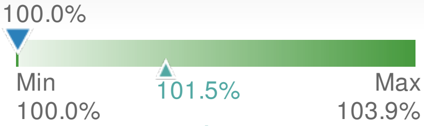
### Avg DOM 19



5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **22** | **19** | **22** |

### Avg Sold to OLP Ratio 100.0%



5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **100.1%** | **101.2%** | **100.3%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Coatesville Area (Chester, PA) - Detached

### New Listings 59

▲1.7% from Jul 2026: **58**

▲40.5% from Aug 2025: **42**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **473** | **418** | 13.2% |

5-year Aug average: **51**

### New Pendings 49

▲11.4% from Jul 2026: **44**

▲19.5% from Aug 2025: **41**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **384** | **355** | 8.2% |

5-year Aug average: **47**

### Closed Sales 50

▼-10.7% from Jul 2026: **56**

▲8.7% from Aug 2025: **46**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **359** | **316** | 13.6% |

5-year Aug average: **53**

### Median Sold Price $460,000

▲10.8% from Jul 2026: **$415,000**

▲7.0% from Aug 2025: **$430,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$445,000** | **$410,500** | 8.4% |

5-year Aug average: **$408,750**

## Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for August was $460,000, representing an increase of 10.8% compared to last month and an increase of 7% from Aug 2025. The average days on market for units sold in August was 12 days, 19% below the 5-year August average of 15 days. There was an 11.4% month over month increase in new contract activity with 49 New Pendings; a 2.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 70; and a 6.2% increase in supply to 69 active units.

This activity resulted in a Contract Ratio of 1.01 pendings per active listing, down from 1.11 in July and an increase from 1.00 in August 2025. The Contract Ratio is 11% lower than the 5-year August average of 1.14. 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.

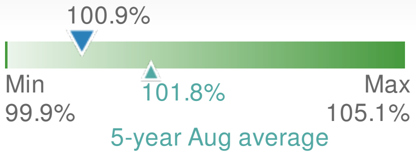
### Active Listings 69

| Jul 2026 | Aug 2025 |
|---|---|
| **65** | **74** |

### Avg DOM 12

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **19** | **16** | **18** |

### Avg Sold to OLP Ratio 100.9%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **100.9%** | **101.1%** | **100.5%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Coatesville Area (Chester, PA) - Attached

### New Listings 31

| ▼ -27.9% | ▲ 47.6% |
|---|---|
| from Jul 2026: **43** | from Aug 2025: **21** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **283** | **241** | 17.4% |

5-year Aug average: **25**

### New Pendings 34

| ▼ -15.0% | ▲ 41.7% |
|---|---|
| from Jul 2026: **40** | from Aug 2025: **24** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **220** | **200** | 10.0% |

5-year Aug average: **27**

### Closed Sales 27

| ▲ 42.1% | ▼ -10.0% |
|---|---|
| from Jul 2026: **19** | from Aug 2025: **30** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **191** | **196** | -2.6% |

5-year Aug average: **26**

### Median Sold Price $319,000

| ▼ -3.3% | ▼ -1.8% |
|---|---|
| from Jul 2026: **$330,000** | from Aug 2025: **$325,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$325,000** | **$325,000** | 0.0% |

5-year Aug average: **$292,448**

## Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for August was $319,000, representing a decrease of 3.3% compared to last month and a decrease of 1.8% from Aug 2025. The average days on market for units sold in August was 32 days, 67% above the 5-year August average of 19 days. There was a 15% month over month decrease in new contract activity with 34 New Pendings; a 10.4% MoM increase in All Pendings (new contracts + contracts carried over from July) to 74; and a 4.8% decrease in supply to 60 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, up from 1.06 in July and a decrease from 1.67 in August 2025. The Contract Ratio is 50% lower than the 5-year August average of 2.48. 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.

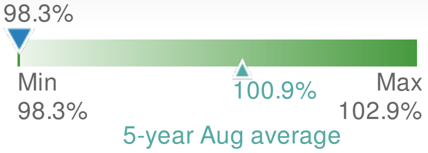
### Active Listings 60

| Jul 2026 | Aug 2025 |
|---|---|
| **63** | **36** |

### Avg DOM 32

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **30** | **25** | **29** |

### Avg Sold to OLP Ratio 98.3%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **97.8%** | **101.4%** | **100.0%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

# August 2026

## Coatesville Area (Chester, PA) - Attached/Townhouse

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

### New Listings 30

| -30.2% | 50.0% |
|---|---|
| from Jul 2026: **43** | from Aug 2025: **20** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **276** | **235** | 17.4% |

5-year Aug average: **23**

### New Pendings 33

| -15.4% | 37.5% |
|---|---|
| from Jul 2026: **39** | from Aug 2025: **24** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **214** | **195** | 9.7% |

5-year Aug average: **26**

### Closed Sales 26

| 36.8% | -13.3% |
|---|---|
| from Jul 2026: **19** | from Aug 2025: **30** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **185** | **191** | -3.1% |

5-year Aug average: **25**

### Median Sold Price $319,000

| -3.3% | -1.8% |
|---|---|
| from Jul 2026: **$330,000** | from Aug 2025: **$325,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$325,000** | **$326,530** | -0.5% |

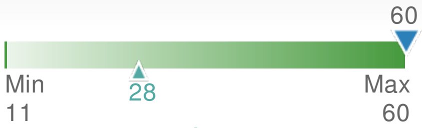
5-year Aug average: **$292,000**

## Summary

In Coatesville Area (Chester, PA), the median sold price for Attached/Townhouse properties for August was $319,000, representing a decrease of 3.3% compared to last month and a decrease of 1.8% from Aug 2025. The average days on market for units sold in August was 33 days, 67% above the 5-year August average of 20 days. There was a 15.4% month over month decrease in new contract activity with 33 New Pendings; a 10.6% MoM increase in All Pendings (new contracts + contracts carried over from July) to 73; and a 4.8% decrease in supply to 60 active units.

This activity resulted in a Contract Ratio of 1.22 pendings per active listing, up from 1.05 in July and a decrease from 1.71 in August 2025. The Contract Ratio is 52% lower than the 5-year August average of 2.55. 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.

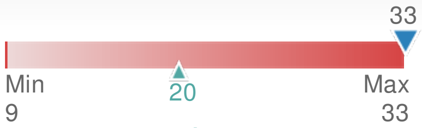
### Active Listings 60



5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **63** | **35** |

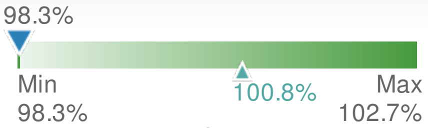
### Avg DOM 33



5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **30** | **25** | **29** |

### Avg Sold to OLP Ratio 98.3%



5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **97.8%** | **101.4%** | **100.1%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

# Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

## August 2026

Downingtown Area (Chester, PA)

### New Listings 79

-4.8% from Jul 2026: **83**

8.2% from Aug 2025: **73**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **827** | **757** | 9.2% |

5-year Aug average: **75**

### New Pendings 68

0.0% from Jul 2026: **68**

-6.8% from Aug 2025: **73**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **636** | **608** | 4.6% |

5-year Aug average: **71**

### Closed Sales 68

-36.4% from Jul 2026: **107**

-20.9% from Aug 2025: **86**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **591** | **559** | 5.7% |

5-year Aug average: **84**

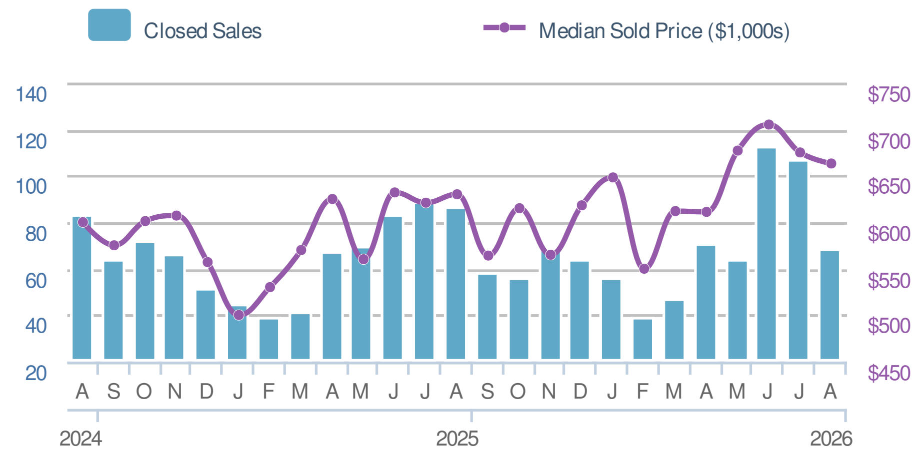
### Median Sold Price $663,500

-1.7% from Jul 2026: **$675,000**

5.3% from Aug 2025: **$630,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$645,000** | **$601,000** | 7.3% |

5-year Aug average: **$604,100**



### Active Listings 125

125

| Min | 102 | Max |
|---|---|---|
| 78 | 5-year Aug average | 125 |

| Jul 2026 | Aug 2025 |
|---|---|
| **137** | **124** |

### Avg DOM 16

16

| Min | 16 | Max |
|---|---|---|
| 10 | 5-year Aug average | 18 |

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **14** | **18** | **19** |

### Avg Sold to OLP Ratio 101.0%

101.0%

| Min | 101.7% | Max |
|---|---|---|
| 100.7% | 5-year Aug average | 103.4% |

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **103.5%** | **100.7%** | **102.1%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

# August 2026

## Downingtown Area (Chester, PA) - Detached

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

### New Listings 62

| ▲ 31.9% | ▲ 37.8% |
|---|---|
| from Jul 2026: **47** | from Aug 2025: **45** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **546** | **494** | 10.5% |

5-year Aug average: **53**

### New Pendings 45

| ▲ 7.1% | ↔ 0.0% |
|---|---|
| from Jul 2026: **42** | from Aug 2025: **45** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **410** | **398** | 3.0% |

5-year Aug average: **47**

### Closed Sales 48

| ▼ -33.3% | ▼ -23.8% |
|---|---|
| from Jul 2026: **72** | from Aug 2025: **63** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **387** | **382** | 1.3% |

5-year Aug average: **56**

### Median Sold Price $726,857

| ▼ -9.0% | ▲ 1.8% |
|---|---|
| from Jul 2026: **$798,377** | from Aug 2025: **$714,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$780,000** | **$690,315** | 13.0% |

5-year Aug average: **$682,171**

## Summary

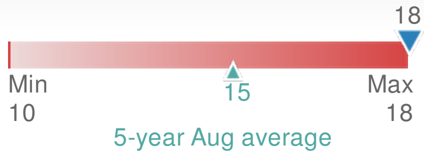
In Downingtown Area (Chester, PA), the median sold price for Detached properties for August was $726,857, representing a decrease of 9% compared to last month and an increase of 1.8% from Aug 2025. The average days on market for units sold in August was 18 days, 23% above the 5-year August average of 15 days. There was a 7.1% month over month increase in new contract activity with 45 New Pendings; a 1.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 119; and a 4.5% decrease in supply to 84 active units.

This activity resulted in a Contract Ratio of 1.42 pendings per active listing, up from 1.38 in July and an increase from 1.05 in August 2025. The Contract Ratio is 12% higher than the 5-year August average of 1.27. 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 84

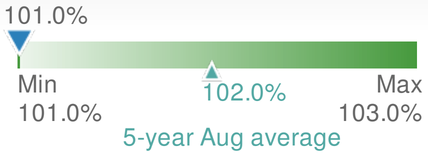
| Jul 2026 | Aug 2025 |
|---|---|
| **88** | **80** |

### Avg DOM 18



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **10** | **16** | **16** |

### Avg Sold to OLP Ratio 101.0%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **105.3%** | **101.8%** | **103.6%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
**Lauren Davis**

# August 2026

## Downingtown Area (Chester, PA) - Attached

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

### New Listings 17

| ▼ -52.8% | ▼ -39.3% |
|---|---|
| from Jul 2026:<br>**36** | from Aug 2025:<br>**28** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **281** | **263** | 6.8% |

5-year Aug average: **22**

### New Pendings 23

| ▼ -11.5% | ▼ -17.9% |
|---|---|
| from Jul 2026:<br>**26** | from Aug 2025:<br>**28** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **226** | **210** | 7.6% |

5-year Aug average: **24**

### Closed Sales 20

| ▼ -42.9% | ▼ -13.0% |
|---|---|
| from Jul 2026:<br>**35** | from Aug 2025:<br>**23** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **204** | **177** | 15.3% |

5-year Aug average: **27**

### Median Sold Price $467,500

| ▼ -7.4% | ▲ 7.5% |
|---|---|
| from Jul 2026:<br>**$505,113** | from Aug 2025:<br>**$435,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$505,056** | **$450,000** | 12.2% |

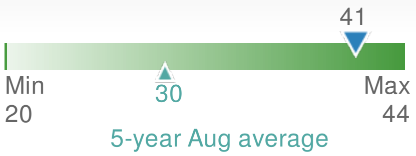
5-year Aug average: **$448,011**

## Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for August was $467,500, representing a decrease of 7.4% compared to last month and an increase of 7.5% from Aug 2025. The average days on market for units sold in August was 13 days, 26% below the 5-year August average of 18 days. There was an 11.5% month over month decrease in new contract activity with 23 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 52; and a 16.3% decrease in supply to 41 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, up from 1.06 in July and an increase from 1.23 in August 2025. The Contract Ratio is 43% lower than the 5-year August average of 2.24. 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 41

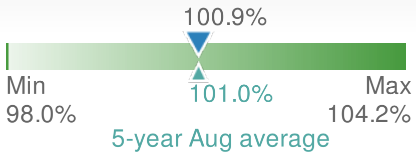


| Jul 2026 | Aug 2025 |
|---|---|
| **49** | **44** |

### Avg DOM 13

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **24** | **21** | **25** |

### Avg Sold to OLP Ratio 100.9%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **99.7%** | **98.0%** | **99.3%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Downingtown Area (Chester, PA) - Attached/Townhouse

### New Listings 17

▼ -52.8% from Jul 2026: **36**

▼ -32.0% from Aug 2025: **25**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **265** | **231** | 14.7% |

5-year Aug average: **21**

### New Pendings 23

▼ -11.5% from Jul 2026: **26**

▼ -17.9% from Aug 2025: **28**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **218** | **188** | 16.0% |

5-year Aug average: **24**

### Closed Sales 20

▼ -41.2% from Jul 2026: **34**

▲ 11.1% from Aug 2025: **18**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **194** | **155** | 25.2% |

5-year Aug average: **24**

### Median Sold Price $467,500

▼ -7.6% from Jul 2026: **$506,056**

▲ 3.9% from Aug 2025: **$450,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$511,220** | **$470,000** | 8.8% |

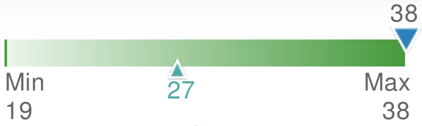
5-year Aug average: **$464,084**

## Summary

In Downingtown Area (Chester, PA), the median sold price for Attached/Townhouse properties for August was $467,500, representing a decrease of 7.6% compared to last month and an increase of 3.9% from Aug 2025. The average days on market for units sold in August was 13 days, 24% below the 5-year August average of 17 days. There was an 11.5% month over month decrease in new contract activity with 23 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 52; and a 19.1% decrease in supply to 38 active units.

This activity resulted in a Contract Ratio of 1.37 pendings per active listing, up from 1.11 in July and a decrease from 1.46 in August 2025. The Contract Ratio is 42% lower than the 5-year August average of 2.35. 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.

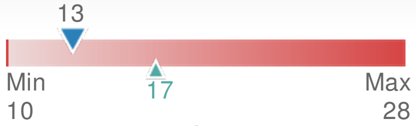
### Active Listings 38



5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **47** | **37** |

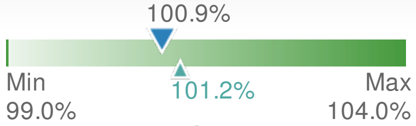
### Avg DOM 13



5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **24** | **22** | **26** |

### Avg Sold to OLP Ratio 100.9%



5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **99.6%** | **99.0%** | **99.2%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# August 2026

## Great Valley (Chester, PA)

### New Listings 41

-4.7% from Jul 2026: **43**

36.7% from Aug 2025: **30**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **392** | **365** | 7.4% |

5-year Aug average: **36**

### New Pendings 43

2.4% from Jul 2026: **42**

48.3% from Aug 2025: **29**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **305** | **300** | 1.7% |

5-year Aug average: **33**

### Closed Sales 40

-25.9% from Jul 2026: **54**

8.1% from Aug 2025: **37**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **281** | **300** | -6.3% |

5-year Aug average: **41**

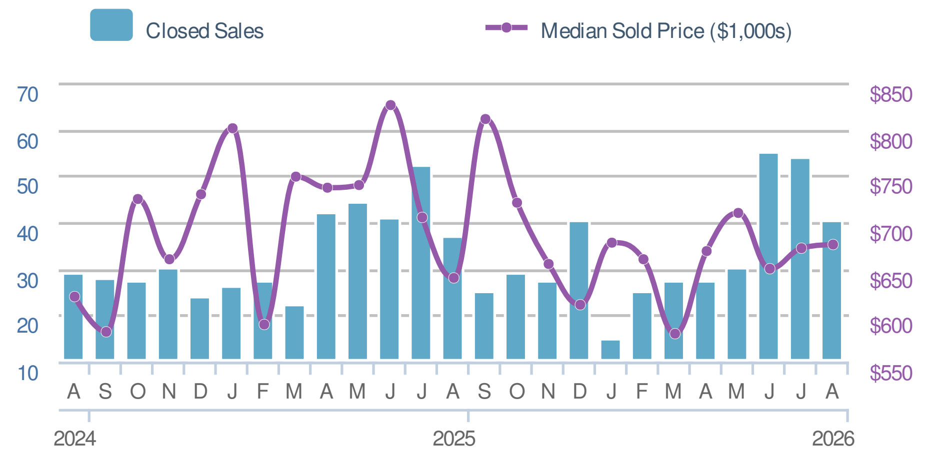
### Median Sold Price $676,000

0.5% from Jul 2026: **$672,500**

5.6% from Aug 2025: **$640,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$672,500** | **$725,000** | -7.2% |

5-year Aug average: **$641,900**



### Active Listings 75

75

| Min | 5-year Aug average | Max |
|---|---|---|
| 50 | 60 | 75 |

| Jul 2026 | Aug 2025 |
|---|---|
| **79** | **50** |

### Avg DOM 23

23

| Min | 5-year Aug average | Max |
|---|---|---|
| 18 | 22 | 27 |

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **23** | **27** | **27** |

### Avg Sold to OLP Ratio 97.7%

97.7%

| Min | 5-year Aug average | Max |
|---|---|---|
| 97.7% | 100.3% | 103.4% |

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **99.4%** | **100.7%** | **99.5%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Great Valley (Chester, PA) - Detached

### New Listings 9

▼ -59.1% from Jul 2026: **22**

▼ -30.8% from Aug 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **185** | **194** | -4.6% |

5-year Aug average: **17**

### New Pendings 20

▲ 17.6% from Jul 2026: **17**

▲ 53.8% from Aug 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **154** | **159** | -3.1% |

5-year Aug average: **16**

### Closed Sales 22

▼ -12.0% from Jul 2026: **25**

▲ 37.5% from Aug 2025: **16**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **147** | **161** | -8.7% |

5-year Aug average: **23**

### Median Sold Price $1,025,000

▲ 33.9% from Jul 2026: **$765,500**

▲ 15.0% from Aug 2025: **$891,250**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$847,500** | **$885,000** | -4.2% |

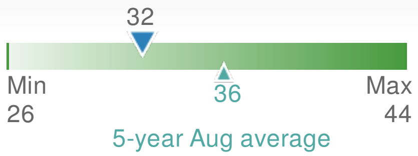
5-year Aug average: **$798,500**

## Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for August was $1,025,000, representing an increase of 33.9% compared to last month and an increase of 15% from Aug 2025. The average days on market for units sold in August was 18 days, 18% below the 5-year August average of 22 days. There was a 17.6% month over month increase in new contract activity with 20 New Pendings; a 17.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 23; and a 15.8% decrease in supply to 32 active units.

This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 0.74 in July and a decrease from 1.04 in August 2025. The Contract Ratio is 10% lower than the 5-year August average of 0.80. 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 32

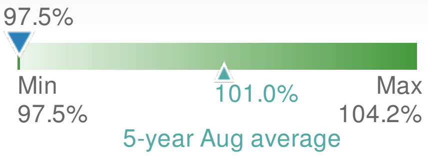


| Jul 2026 | Aug 2025 |
|---|---|
| **38** | **26** |

### Avg DOM 18

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **10** | **34** | **24** |

### Avg Sold to OLP Ratio 97.5%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **100.7%** | **103.5%** | **100.7%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Great Valley (Chester, PA) - Attached

### New Listings 32

| ▲ 52.4% | ▲ 88.2% |
|---|---|
| from Jul 2026:<br>**21** | from Aug 2025:<br>**17** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **207** | **170** | 21.8% |

5-year Aug average: **19**

### New Pendings 23

| ▼ -8.0% | ▲ 53.3% |
|---|---|
| from Jul 2026:<br>**25** | from Aug 2025:<br>**15** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **151** | **140** | 7.9% |

5-year Aug average: **17**

### Closed Sales 18

| ▼ -37.9% | ▼ -14.3% |
|---|---|
| from Jul 2026:<br>**29** | from Aug 2025:<br>**21** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **134** | **139** | -3.6% |

5-year Aug average: **19**

### Median Sold Price $555,000

| ▼ -12.6% | ▼ -3.5% |
|---|---|
| from Jul 2026:<br>**$635,000** | from Aug 2025:<br>**$575,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$587,500** | **$604,000** | -2.7% |

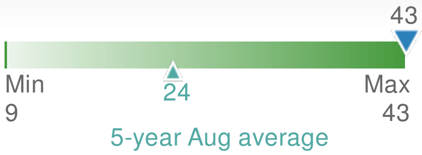
5-year Aug average: **$570,500**

## Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for August was $555,000, representing a decrease of 12.6% compared to last month and a decrease of 3.5% from Aug 2025. The average days on market for units sold in August was 30 days, 34% above the 5-year August average of 22 days. There was an 8% month over month decrease in new contract activity with 23 New Pendings; a 16% MoM increase in All Pendings (new contracts + contracts carried over from July) to 29; and a 4.9% increase in supply to 43 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.61 in July and no change from August 2025. The Contract Ratio is 48% lower than the 5-year August average of 1.29. 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 43

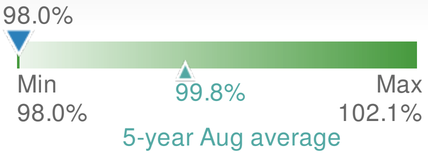


| Jul 2026 | Aug 2025 |
|---|---|
| **41** | **24** |

### Avg DOM 30

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **35** | **22** | **30** |

### Avg Sold to OLP Ratio 98.0%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **98.3%** | **98.6%** | **98.3%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by

**Lauren Davis**

# August 2026

## Great Valley (Chester, PA) - Attached/Townhouse

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

### New Listings 31

▲ 82.4% from Jul 2026: **17**

▲ 138.5% from Aug 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **191** | **152** | 25.7% |

5-year Aug average: **18**

### New Pendings 20

▼ -9.1% from Jul 2026: **22**

▲ 81.8% from Aug 2025: **11**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **134** | **122** | 9.8% |

5-year Aug average: **15**

### Closed Sales 15

▼ -48.3% from Jul 2026: **29**

▼ -11.8% from Aug 2025: **17**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **122** | **123** | -0.8% |

5-year Aug average: **16**

### Median Sold Price $565,000

▼ -11.0% from Jul 2026: **$635,000**

▼ -1.7% from Aug 2025: **$575,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$622,500** | **$630,000** | -1.2% |

5-year Aug average: **$580,200**

## Summary

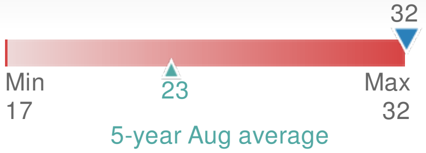
In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for August was $565,000, representing a decrease of 11% compared to last month and a decrease of 1.7% from Aug 2025. The average days on market for units sold in August was 32 days, 37% above the 5-year August average of 23 days. There was a 9.1% month over month decrease in new contract activity with 20 New Pendings; a 21.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 23; and a 10.5% increase in supply to 42 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.50 in July and a decrease from 0.57 in August 2025. The Contract Ratio is 53% lower than the 5-year August average of 1.17. 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 42

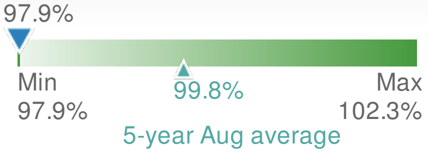
| Jul 2026 | Aug 2025 |
|---|---|
| **38** | **23** |

### Avg DOM 32



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **35** | **23** | **31** |

### Avg Sold to OLP Ratio 97.9%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **98.3%** | **99.1%** | **98.2%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# August 2026

## Kennett Consolidated (Chester, PA)

### New Listings 21

▼-38.2% from Jul 2026: **34**

▼-25.0% from Aug 2025: **28**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **265** | **248** | 6.9% |

5-year Aug average: **24**

### New Pendings 25

▲25.0% from Jul 2026: **20**

↔0.0% from Aug 2025: **25**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **209** | **196** | 6.6% |

5-year Aug average: **24**

### Closed Sales 28

↔0.0% from Jul 2026: **28**

↔0.0% from Aug 2025: **28**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **195** | **168** | 16.1% |

5-year Aug average: **32**

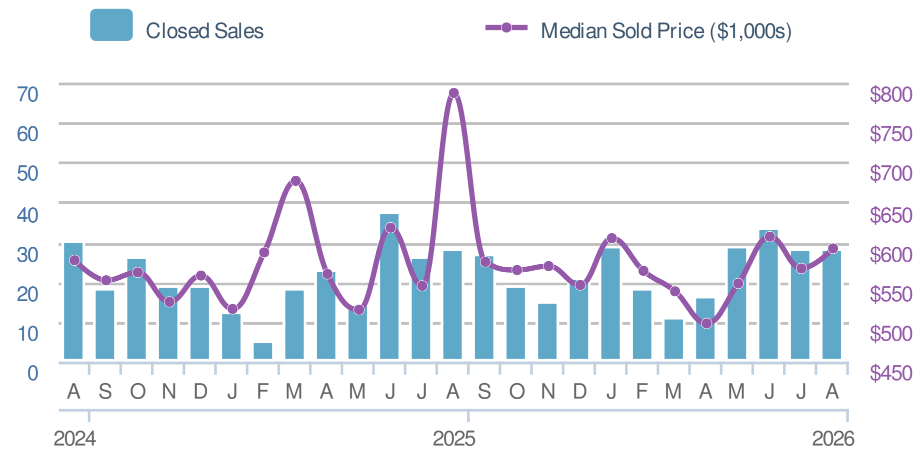
### Median Sold Price $592,046

▲4.4% from Jul 2026: **$567,000**

▼-24.8% from Aug 2025: **$787,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$558,836** | **$597,000** | -6.4% |

5-year Aug average: **$596,858**



### Active Listings 66

66

Min 18 — 39 — Max 66

5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **71** | **50** |

### Avg DOM 24

24

Min 17 — 24 — Max 28

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **20** | **23** | **25** |

### Avg Sold to OLP Ratio 99.9%

99.9%

Min 98.6% — 100.7% — Max 103.6%

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **98.5%** | **98.6%** | **100.1%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

# Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

## August 2026

### Kennett Consolidated (Chester, PA) - Detached

**New Listings** 14

▼ -36.4% from Jul 2026: **22**

▼ -22.2% from Aug 2025: **18**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **168** | **175** | -4.0% |

5-year Aug average: **17**

**New Pendings** 17

▲ 54.5% from Jul 2026: **11**

↔ 0.0% from Aug 2025: **17**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **128** | **135** | -5.2% |

5-year Aug average: **16**

**Closed Sales** 15

▼ -21.1% from Jul 2026: **19**

▼ -28.6% from Aug 2025: **21**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **113** | **117** | -3.4% |

5-year Aug average: **20**

**Median Sold Price** $800,000

▲ 23.1% from Jul 2026: **$650,000**

▼ -3.6% from Aug 2025: **$830,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$680,000** | **$660,000** | 3.0% |

5-year Aug average: **$713,200**

## Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for August was $800,000, representing an increase of 23.1% compared to last month and a decrease of 3.6% from Aug 2025. The average days on market for units sold in August was 19 days, 17% below the 5-year August average of 23 days. There was a 54.5% month over month increase in new contract activity with 17 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from July) to 38; and a 13.2% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 0.89 in July and an increase from 0.72 in August 2025. The Contract Ratio is 4% higher than the 5-year August average of 1.11. 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.

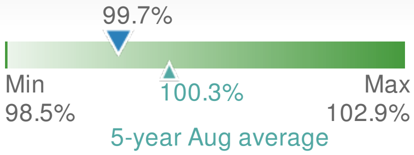
**Active Listings** 33

| Jul 2026 | Aug 2025 |
|---|---|
| **38** | **36** |

**Avg DOM** 19

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **15** | **21** | **19** |

**Avg Sold to OLP Ratio** 99.7%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **98.3%** | **99.5%** | **100.4%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

# August 2026

## Kennett Consolidated (Chester, PA) - Attached

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

### New Listings 7

-41.7% from Jul 2026: **12**

-30.0% from Aug 2025: **10**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **97** | **73** | 32.9% |

5-year Aug average: **8**

### New Pendings 8

-11.1% from Jul 2026: **9**

0.0% from Aug 2025: **8**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **81** | **61** | 32.8% |

5-year Aug average: **8**

### Closed Sales 13

44.4% from Jul 2026: **9**

85.7% from Aug 2025: **7**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **82** | **51** | 60.8% |

5-year Aug average: **13**

### Median Sold Price $545,237

6.5% from Jul 2026: **$512,105**

-7.6% from Aug 2025: **$590,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$509,500** | **$490,000** | 4.0% |

5-year Aug average: **$478,937**

## Summary

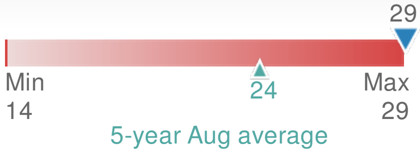
In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for August was $545,237, representing an increase of 6.5% compared to last month and a decrease of 7.6% from Aug 2025. The average days on market for units sold in August was 29 days, 22% above the 5-year August average of 24 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; a 20.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 23; and no change in supply with 33 active units.

This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.88 in July and a decrease from 1.21 in August 2025. The Contract Ratio is 66% lower than the 5-year August average of 2.03. 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 33

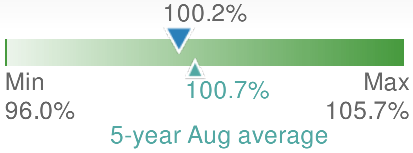
| Jul 2026 | Aug 2025 |
|---|---|
| **33** | **14** |

### Avg DOM 29



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **30** | **29** | **31** |

### Avg Sold to OLP Ratio 100.2%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **98.8%** | **96.0%** | **99.7%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

# Local Market **Insight**

Presented by
**Lauren Davis**
**TriCounty Suburban REALTORS**
Email: ldavis@tcsr.realtor

## August 2026

### Kennett Consolidated (Chester, PA) - Attached/Townhouse

### New Listings 7

| ▼-41.7% | ▼-30.0% |
|---|---|
| from Jul 2026:<br>**12** | from Aug 2025:<br>**10** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **96** | **72** | 33.3% |

5-year Aug average: **7**

### New Pendings 8

| ▼-11.1% | ↔0.0% |
|---|---|
| from Jul 2026:<br>**9** | from Aug 2025:<br>**8** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **80** | **58** | 37.9% |

5-year Aug average: **8**

### Closed Sales 13

| ▲44.4% | ▲85.7% |
|---|---|
| from Jul 2026:<br>**9** | from Aug 2025:<br>**7** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **81** | **49** | 65.3% |

5-year Aug average: **12**

### Median Sold Price $545,237

| ▲6.5% | ▼-7.6% |
|---|---|
| from Jul 2026:<br>**$512,105** | from Aug 2025:<br>**$590,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$509,000** | **$495,000** | 2.8% |

5-year Aug average: **$481,047**

## Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached/Townhouse properties for August was $545,237, representing an increase of 6.5% compared to last month and a decrease of 7.6% from Aug 2025. The average days on market for units sold in August was 29 days, 24% above the 5-year August average of 23 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; a 20.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 23; and no change in supply with 33 active units.

This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.88 in July and a decrease from 1.14 in August 2025. The Contract Ratio is 66% lower than the 5-year August average of 2.04. 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.

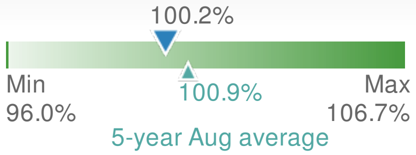
### Active Listings 33

| Jul 2026 | Aug 2025 |
|---|---|
| **33** | **14** |

### Avg DOM 29

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **30** | **29** | **32** |

### Avg Sold to OLP Ratio 100.2%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **98.8%** | **96.0%** | **99.7%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# August 2026

## Octorara Area (Chester, PA)

### New Listings 7

▼ -12.5% from Jul 2026: **8**

▼ -46.2% from Aug 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **92** | **102** | -9.8% |

5-year Aug average: **10**

### New Pendings 10

▲ 11.1% from Jul 2026: **9**

▼ -37.5% from Aug 2025: **16**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **85** | **80** | 6.3% |

5-year Aug average: **11**

### Closed Sales 12

▲ 9.1% from Jul 2026: **11**

▲ 9.1% from Aug 2025: **11**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **80** | **89** | -10.1% |

5-year Aug average: **10**

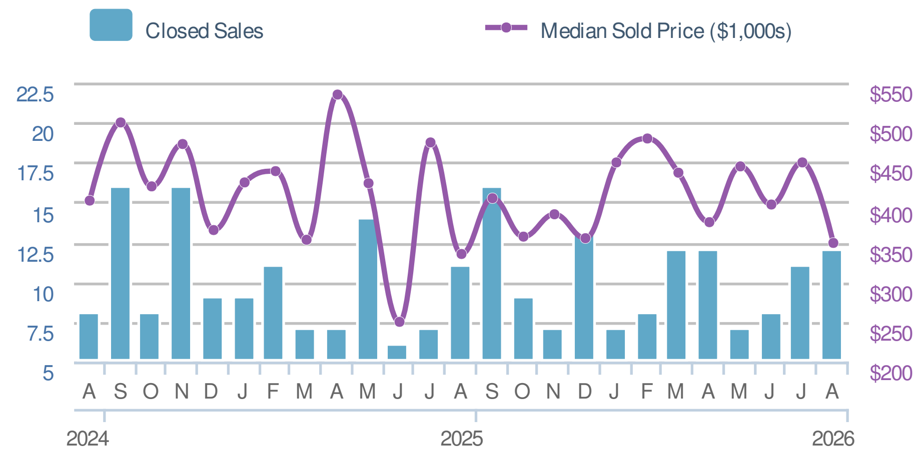
### Median Sold Price $349,000

▼ -22.4% from Jul 2026: **$450,000**

▲ 4.2% from Aug 2025: **$335,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$419,500** | **$439,060** | -4.5% |

5-year Aug average: **$397,370**



### Active Listings 23

23

Min 11 | 19 | Max 24

5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **26** | **21** |

### Avg DOM 10

10

Min 8 | 15 | Max 27

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **33** | **12** | **44** |

### Avg Sold to OLP Ratio 106.2%

106.2%

Min 99.1% | 104.3% | Max 108.6%

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **102.1%** | **99.1%** | **100.4%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Octorara Area (Chester, PA) - Detached

### New Listings 5

▼ -28.6% from Jul 2026: **7**

▼ -61.5% from Aug 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **77** | **91** | -15.4% |

5-year Aug average: **9**

### New Pendings 6

▼ -25.0% from Jul 2026: **8**

▼ -57.1% from Aug 2025: **14**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **73** | **71** | 2.8% |

5-year Aug average: **9**

### Closed Sales 10

◆ 0.0% from Jul 2026: **10**

▲ 25.0% from Aug 2025: **8**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **70** | **82** | -14.6% |

5-year Aug average: **8**

### Median Sold Price $383,500

▼ -16.5% from Jul 2026: **$459,500**

▲ 16.1% from Aug 2025: **$330,250**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$435,000** | **$447,857** | -2.9% |

5-year Aug average: **$417,930**

## Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for August was $383,500, representing a decrease of 16.5% compared to last month and an increase of 16.1% from Aug 2025. The average days on market for units sold in August was 8 days, 45% below the 5-year August average of 15 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 8; and no change in supply with 21 active units.

This activity resulted in a Contract Ratio of 0.38 pendings per active listing, down from 0.67 in July and a decrease from 0.95 in August 2025. The Contract Ratio is 70% lower than the 5-year August average of 1.25. 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.

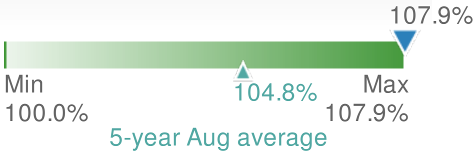
### Active Listings 21

| Jul 2026 | Aug 2025 |
|---|---|
| **21** | **21** |

### Avg DOM 8

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **32** | **10** | **47** |

### Avg Sold to OLP Ratio 107.9%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **103.1%** | **100.0%** | **100.8%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Octorara Area (Chester, PA) - Attached

### New Listings 2

▲ 100.0% from Jul 2026: **1**

◆ 0.0% from Aug 2025: **0**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **15** | **11** | 36.4% |

5-year Aug average: **1**

### New Pendings 4

▲ 300.0% from Jul 2026: **1**

▲ 100.0% from Aug 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **12** | **9** | 33.3% |

5-year Aug average: **2**

### Closed Sales 2

▲ 100.0% from Jul 2026: **1**

▼ -33.3% from Aug 2025: **3**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **10** | **7** | 42.9% |

5-year Aug average: **2**

### Median Sold Price $212,000

▼ -5.4% from Jul 2026: **$224,000**

▼ -50.1% from Aug 2025: **$425,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$248,900** | **$250,000** | -0.4% |

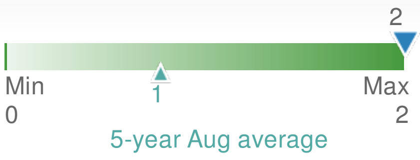
5-year Aug average: **$235,650**

### Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for August was $212,000, representing a decrease of 5.4% compared to last month and a decrease of 50.1% from Aug 2025. The average days on market for units sold in August was 20 days, 82% above the 5-year August average of 11 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from July) to 4; and a 60% decrease in supply to 2 active units.

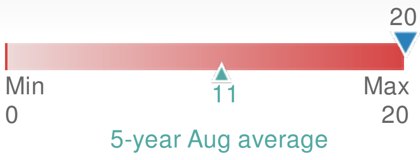
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.40 in July and an increase from 0.00 in August 2025. The Contract Ratio is 150% higher than the 5-year August average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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



| Jul 2026 | Aug 2025 |
|---|---|
| **5** | **0** |

### Avg DOM 20



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **42** | **18** | **24** |

### Avg Sold to OLP Ratio 97.3%

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **91.8%** | **96.6%** | **97.9%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Octorara Area (Chester, PA) - Attached/Townhouse

### New Listings 2

▲ 100.0% from Jul 2026: **1**

↔ 0.0% from Aug 2025: **0**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **15** | **11** | 36.4% |

5-year Aug average: **1**

### New Pendings 4

▲ 300.0% from Jul 2026: **1**

▲ 100.0% from Aug 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **12** | **9** | 33.3% |

5-year Aug average: **2**

### Closed Sales 2

▲ 100.0% from Jul 2026: **1**

▼ -33.3% from Aug 2025: **3**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **10** | **7** | 42.9% |

5-year Aug average: **2**

### Median Sold Price $212,000

▼ -5.4% from Jul 2026: **$224,000**

▼ -50.1% from Aug 2025: **$425,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$248,900** | **$250,000** | -0.4% |

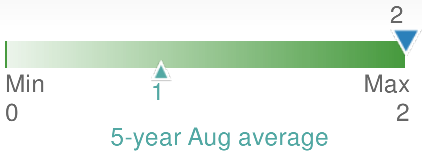
5-year Aug average: **$235,650**

## Summary

In Octorara Area (Chester, PA), the median sold price for Attached/Townhouse properties for August was $212,000, representing a decrease of 5.4% compared to last month and a decrease of 50.1% from Aug 2025. The average days on market for units sold in August was 20 days, 82% above the 5-year August average of 11 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from July) to 4; and a 60% decrease in supply to 2 active units.

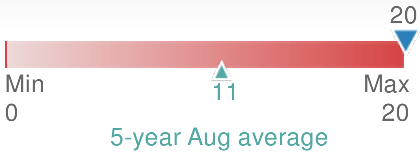
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.40 in July and an increase from 0.00 in August 2025. The Contract Ratio is 150% higher than the 5-year August average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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



| Jul 2026 | Aug 2025 |
|---|---|
| **5** | **0** |

### Avg DOM 20



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **42** | **18** | **24** |

### Avg Sold to OLP Ratio 97.3%

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **91.8%** | **96.6%** | **97.9%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# August 2026

## Owen J Roberts (Chester, PA)

### New Listings 25

▼-21.9% from Jul 2026: **32**

▼-19.4% from Aug 2025: **31**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **367** | **309** | 18.8% |

5-year Aug average: **29**

### New Pendings 27

▼-25.0% from Jul 2026: **36**

▼-25.0% from Aug 2025: **36**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **281** | **253** | 11.1% |

5-year Aug average: **31**

### Closed Sales 45

▼-4.3% from Jul 2026: **47**

▲12.5% from Aug 2025: **40**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **262** | **232** | 12.9% |

5-year Aug average: **43**

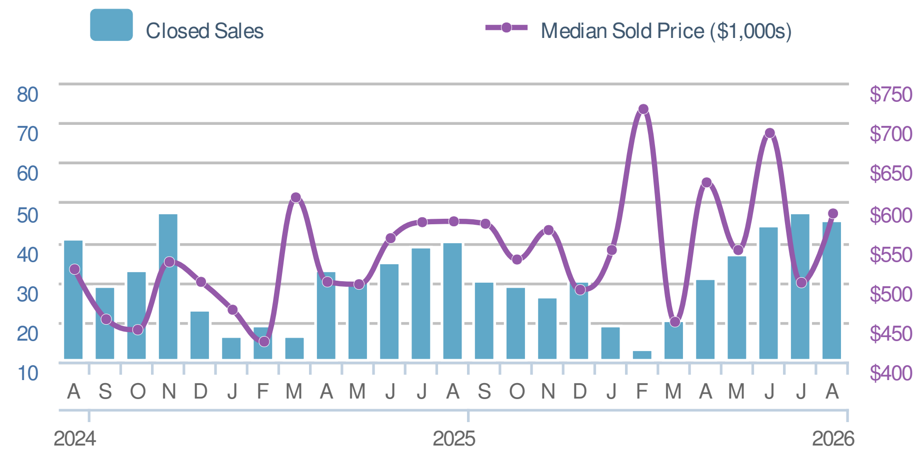
### Median Sold Price $586,000

▲17.2% from Jul 2026: **$499,900**

▲1.7% from Aug 2025: **$576,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$565,950** | **$530,000** | 6.8% |

5-year Aug average: **$539,800**



### Active Listings 56

56

Min 35 | 48 | Max 56

5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **62** | **51** |

### Avg DOM 29

29

Min 16 | 21 | Max 30

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **27** | **30** | **25** |

### Avg Sold to OLP Ratio 98.2%

98.2%

Min 97.9% | 100.2% | Max 103.4%

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **99.7%** | **97.9%** | **98.7%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Owen J Roberts (Chester, PA) - Detached

### New Listings 22

| -18.5% | -24.1% |
|---|---|
| from Jul 2026:<br>**27** | from Aug 2025:<br>**29** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **326** | **260** | 25.4% |

5-year Aug average: **25**

### New Pendings 24

| -25.0% | -25.0% |
|---|---|
| from Jul 2026:<br>**32** | from Aug 2025:<br>**32** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **244** | **205** | 19.0% |

5-year Aug average: **25**

### Closed Sales 41

| -2.4% | 36.7% |
|---|---|
| from Jul 2026:<br>**42** | from Aug 2025:<br>**30** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **227** | **185** | 22.7% |

5-year Aug average: **36**

### Median Sold Price $640,000

| 24.3% | 6.6% |
|---|---|
| from Jul 2026:<br>**$515,000** | from Aug 2025:<br>**$600,500** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$623,640** | **$600,000** | 3.9% |

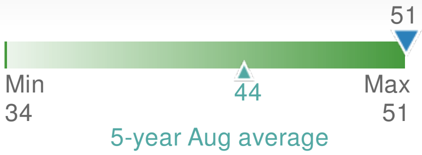
5-year Aug average: **$564,000**

## Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for August was $640,000, representing an increase of 24.3% compared to last month and an increase of 6.6% from Aug 2025. The average days on market for units sold in August was 29 days, 33% above the 5-year August average of 22 days. There was a 25% month over month decrease in new contract activity with 24 New Pendings; a 32.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 41; and an 8.9% decrease in supply to 51 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.09 in July and a decrease from 0.83 in August 2025. The Contract Ratio is 10% lower than the 5-year August average of 0.88. 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 51

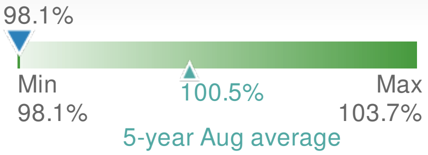


| Jul 2026 | Aug 2025 |
|---|---|
| **56** | **47** |

### Avg DOM 29

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **28** | **31** | **26** |

### Avg Sold to OLP Ratio 98.1%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **99.6%** | **98.4%** | **98.4%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

# August 2026

## Owen J Roberts (Chester, PA) - Attached

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

### New Listings 3

▼ -40.0% from Jul 2026: **5**

▲ 50.0% from Aug 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **41** | **49** | -16.3% |

5-year Aug average: **4**

### New Pendings 3

▼ -25.0% from Jul 2026: **4**

▼ -25.0% from Aug 2025: **4**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **37** | **48** | -22.9% |

5-year Aug average: **6**

### Closed Sales 4

▼ -20.0% from Jul 2026: **5**

▼ -60.0% from Aug 2025: **10**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **35** | **47** | -25.5% |

5-year Aug average: **7**

### Median Sold Price $490,450

▲ 15.4% from Jul 2026: **$425,000**

▲ 7.8% from Aug 2025: **$455,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$425,000** | **$405,000** | 4.9% |

5-year Aug average: **$422,090**

## Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for August was $490,450, representing an increase of 15.4% compared to last month and an increase of 7.8% from Aug 2025. The average days on market for units sold in August was 27 days, 47% above the 5-year August average of 18 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 4; and a 16.7% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.83 in July and a decrease from 1.50 in August 2025. The Contract Ratio is 76% lower than the 5-year August average of 3.39. 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.

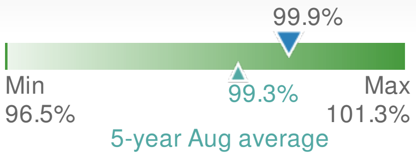
### Active Listings 5

| Jul 2026 | Aug 2025 |
|---|---|
| **6** | **4** |

### Avg DOM 27

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **20** | **28** | **15** |

### Avg Sold to OLP Ratio 99.9%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **100.7%** | **96.5%** | **100.5%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Owen J Roberts (Chester, PA) - Attached/Townhouse

### New Listings 3

▼-40.0% from Jul 2026: **5**

▲50.0% from Aug 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **40** | **49** | -18.4% |

5-year Aug average: **4**

### New Pendings 3

▼-25.0% from Jul 2026: **4**

▼-25.0% from Aug 2025: **4**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **35** | **48** | -27.1% |

5-year Aug average: **6**

### Closed Sales 4

◄►0.0% from Jul 2026: **4**

▼-60.0% from Aug 2025: **10**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **33** | **46** | -28.3% |

5-year Aug average: **7**

### Median Sold Price $490,450

▲12.1% from Jul 2026: **$437,500**

▲7.8% from Aug 2025: **$455,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$430,000** | **$407,500** | 5.5% |

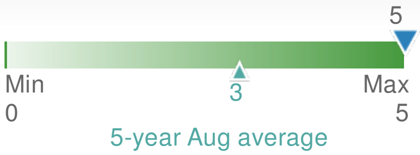
5-year Aug average: **$431,090**

## Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached/Townhouse properties for August was $490,450, representing an increase of 12.1% compared to last month and an increase of 7.8% from Aug 2025. The average days on market for units sold in August was 27 days, 45% above the 5-year August average of 19 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 4; and a 16.7% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.83 in July and a decrease from 1.50 in August 2025. The Contract Ratio is 50% lower than the 5-year August average of 1.59. 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 5

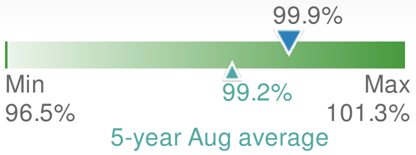


| Jul 2026 | Aug 2025 |
|---|---|
| **6** | **4** |

### Avg DOM 27

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **20** | **28** | **14** |

### Avg Sold to OLP Ratio 99.9%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **100.9%** | **96.5%** | **100.7%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# August 2026

## Oxford Area (Chester, PA)

### New Listings 27

▲22.7% from Jul 2026: **22**

▲22.7% from Aug 2025: **22**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **183** | **202** | -9.4% |

5-year Aug average: **27**

### New Pendings 18

▲28.6% from Jul 2026: **14**

▼-14.3% from Aug 2025: **21**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **147** | **154** | -4.5% |

5-year Aug average: **20**

### Closed Sales 20

▼-23.1% from Jul 2026: **26**

↔0.0% from Aug 2025: **20**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **147** | **158** | -7.0% |

5-year Aug average: **23**

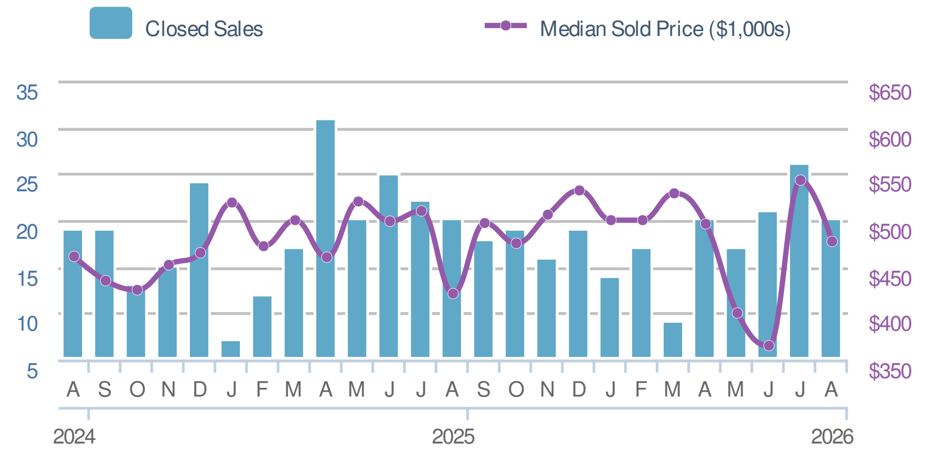
### Median Sold Price $477,500

▼-12.1% from Jul 2026: **$543,465**

▲13.4% from Aug 2025: **$421,250**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$480,000** | **$498,107** | -3.6% |

5-year Aug average: **$434,827**



### Active Listings 78

78

Min 55 — 62 — Max 78

5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **64** | **66** |

### Avg DOM 18

18

Min 9 — 17 — Max 33

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **15** | **15** | **30** |

### Avg Sold to OLP Ratio 107.4%

107.4%

Min 100.7% — 103.2% — Max 107.4%

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **103.6%** | **103.1%** | **104.2%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
**Lauren Davis**

# August 2026

## Oxford Area (Chester, PA) - Detached

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

### New Listings 27

▲35.0% from Jul 2026: **20**

▲22.7% from Aug 2025: **22**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **178** | **195** | -8.7% |

5-year Aug average: **26**

### New Pendings 17

▲21.4% from Jul 2026: **14**

▼-19.0% from Aug 2025: **21**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **141** | **147** | -4.1% |

5-year Aug average: **19**

### Closed Sales 20

▼-23.1% from Jul 2026: **26**

↔0.0% from Aug 2025: **20**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **142** | **151** | -6.0% |

5-year Aug average: **22**

### Median Sold Price $477,500

▼-12.1% from Jul 2026: **$543,465**

▲13.4% from Aug 2025: **$421,250**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$485,000** | **$501,000** | -3.2% |

5-year Aug average: **$435,859**

## Summary

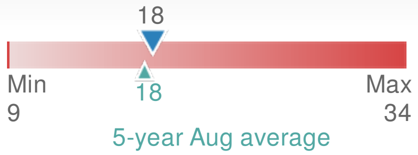
In Oxford Area (Chester, PA), the median sold price for Detached properties for August was $477,500, representing a decrease of 12.1% compared to last month and an increase of 13.4% from Aug 2025. The average days on market for units sold in August was 18 days, 1% above the 5-year August average of 18 days. There was a 21.4% month over month increase in new contract activity with 17 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 30; and a 24.2% increase in supply to 77 active units.

This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.56 in July and a decrease from 0.59 in August 2025. The Contract Ratio is 43% lower than the 5-year August average of 0.68. 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 77

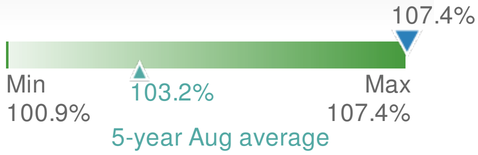
| Jul 2026 | Aug 2025 |
|---|---|
| **62** | **66** |

### Avg DOM 18



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **15** | **15** | **30** |

### Avg Sold to OLP Ratio 107.4%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **103.6%** | **103.1%** | **104.5%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Oxford Area (Chester, PA) - Attached

### New Listings 0

▼-100.0% from Jul 2026: **2**

↔0.0% from Aug 2025: **0**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 5 | 7 | -28.6% |

5-year Aug average: **1**

### New Pendings 1

↔0.0% from Jul 2026: **0**

↔0.0% from Aug 2025: **0**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 6 | 7 | -14.3% |

5-year Aug average: **1**

### Closed Sales 0

↔0.0% from Jul 2026: **0**

↔0.0% from Aug 2025: **0**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 5 | 7 | -28.6% |

5-year Aug average: **1**

### Median Sold Price $0

↔0.0% from Jul 2026: **$0**

↔0.0% from Aug 2025: **$0**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | $318,000 | $250,000 | 27.2% |

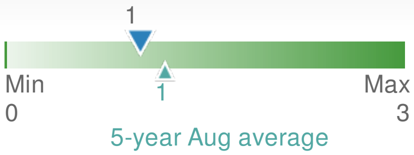
5-year Aug average: **$191,750**

## Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for August was $0, representing no change compared to last month and no change from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 5 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from July) to 1; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in July and an increase from 0.00 in August 2025. The Contract Ratio is 20% higher than the 5-year August average of 0.83. 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

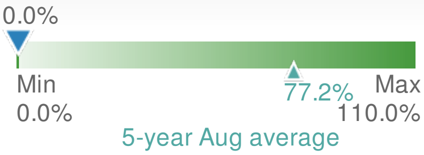


| Jul 2026 | Aug 2025 |
|---|---|
| 2 | 0 |

### Avg DOM 0

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| 0 | 0 | 52 |

### Avg Sold to OLP Ratio 0.0%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| 0.0% | 0.0% | 95.6% |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

# August 2026

## Oxford Area (Chester, PA) - Attached/Townhouse

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

### New Listings 0

▼ -100.0% from Jul 2026: **2**

↔ 0.0% from Aug 2025: **0**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **5** | **7** | -28.6% |

5-year Aug average: **1**

### New Pendings 1

↔ 0.0% from Jul 2026: **0**

↔ 0.0% from Aug 2025: **0**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **6** | **7** | -14.3% |

5-year Aug average: **1**

### Closed Sales 0

↔ 0.0% from Jul 2026: **0**

↔ 0.0% from Aug 2025: **0**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **5** | **7** | -28.6% |

5-year Aug average: **1**

### Median Sold Price $0

↔ 0.0% from Jul 2026: **$0**

↔ 0.0% from Aug 2025: **$0**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$318,000** | **$250,000** | 27.2% |

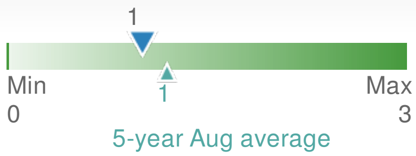
5-year Aug average: **$191,750**

## Summary

In Oxford Area (Chester, PA), the median sold price for Attached/Townhouse properties for August was $0, representing no change compared to last month and no change from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 5 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from July) to 1; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in July and an increase from 0.00 in August 2025. The Contract Ratio is 20% higher than the 5-year August average of 0.83. 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

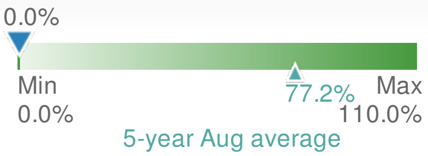


| Jul 2026 | Aug 2025 |
|---|---|
| **2** | **0** |

### Avg DOM 0

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **0** | **0** | **52** |

### Avg Sold to OLP Ratio 0.0%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **0.0%** | **0.0%** | **95.6%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

# Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

## August 2026

Phoenixville Area (Chester, PA)

### New Listings 39

▼ -7.1% from Jul 2026: **42**

▲ 18.2% from Aug 2025: **33**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **379** | **358** | 5.9% |

5-year Aug average: **39**

### New Pendings 38

▼ -2.6% from Jul 2026: **39**

▼ -11.6% from Aug 2025: **43**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **326** | **315** | 3.5% |

5-year Aug average: **37**

### Closed Sales 49

▲ 25.6% from Jul 2026: **39**

▲ 11.4% from Aug 2025: **44**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **308** | **280** | 10.0% |

5-year Aug average: **50**

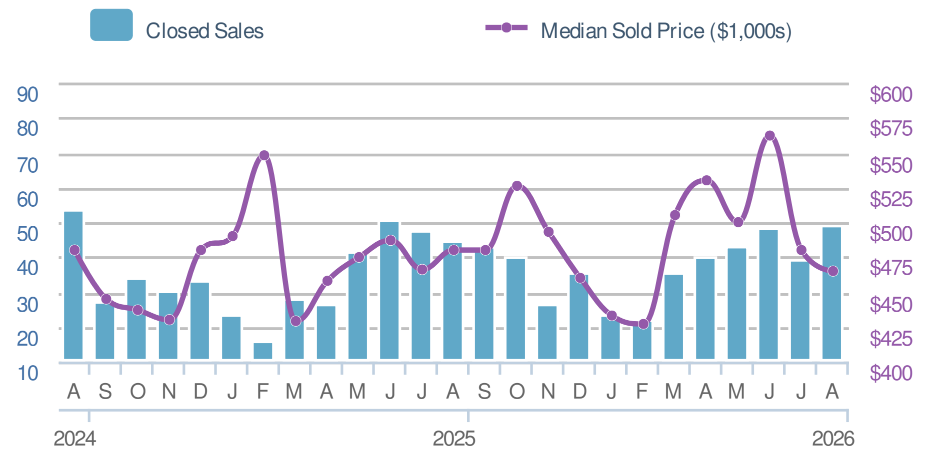
### Median Sold Price $465,000

▼ -3.1% from Jul 2026: **$480,000**

▼ -3.1% from Aug 2025: **$480,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$480,500** | **$470,000** | 2.2% |

5-year Aug average: **$439,750**



### Active Listings 44

44

Min 26 · 39 · Max 44

5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **58** | **42** |

### Avg DOM 20

20

Min 10 · 16 · Max 20

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **11** | **18** | **24** |

### Avg Sold to OLP Ratio 99.9%

99.9%

Min 99.9% · 100.7% · Max 101.4%

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **101.3%** | **100.3%** | **100.9%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Phoenixville Area (Chester, PA) - Detached

### New Listings 15

▲15.4% from Jul 2026: **13**

▼-25.0% from Aug 2025: **20**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **176** | **163** | 8.0% |

5-year Aug average: **19**

### New Pendings 20

▲53.8% from Jul 2026: **13**

▼-4.8% from Aug 2025: **21**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **157** | **136** | 15.4% |

5-year Aug average: **18**

### Closed Sales 19

▲11.8% from Jul 2026: **17**

▼-9.5% from Aug 2025: **21**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **145** | **123** | 17.9% |

5-year Aug average: **24**

### Median Sold Price $695,000

▲4.5% from Jul 2026: **$665,000**

▲11.3% from Aug 2025: **$624,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$665,000** | **$565,000** | 17.7% |

5-year Aug average: **$560,800**

## Summary

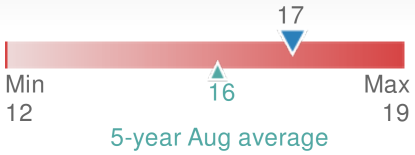
In Phoenixville Area (Chester, PA), the median sold price for Detached properties for August was $695,000, representing an increase of 4.5% compared to last month and an increase of 11.3% from Aug 2025. The average days on market for units sold in August was 17 days, 8% above the 5-year August average of 16 days. There was a 53.8% month over month increase in new contract activity with 20 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 28; and a 26.9% decrease in supply to 19 active units.

This activity resulted in a Contract Ratio of 1.47 pendings per active listing, up from 1.08 in July and an increase from 1.30 in August 2025. The Contract Ratio is 22% higher than the 5-year August average of 1.20. 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 19

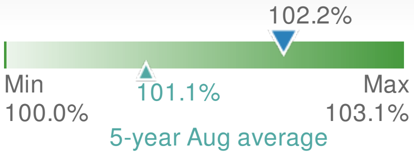
| Jul 2026 | Aug 2025 |
|---|---|
| **26** | **23** |

### Avg DOM 17



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **18** | **14** | **20** |

### Avg Sold to OLP Ratio 102.2%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **100.7%** | **100.2%** | **102.4%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Phoenixville Area (Chester, PA) - Attached

### New Listings 24

▼ -17.2% from Jul 2026: **29**

▲ 84.6% from Aug 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **203** | **195** | 4.1% |

5-year Aug average: **21**

### New Pendings 18

▼ -30.8% from Jul 2026: **26**

▼ -18.2% from Aug 2025: **22**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **169** | **179** | -5.6% |

5-year Aug average: **20**

### Closed Sales 30

▲ 36.4% from Jul 2026: **22**

▲ 30.4% from Aug 2025: **23**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **163** | **157** | 3.8% |

5-year Aug average: **26**

### Median Sold Price $402,500

▲ 2.4% from Jul 2026: **$393,000**

▼ -6.2% from Aug 2025: **$429,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$445,180** | **$420,500** | 5.9% |

5-year Aug average: **$389,645**

## Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for August was $402,500, representing an increase of 2.4% compared to last month and a decrease of 6.2% from Aug 2025. The average days on market for units sold in August was 22 days, 31% above the 5-year August average of 17 days. There was a 30.8% month over month decrease in new contract activity with 18 New Pendings; a 29.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 24; and a 21.9% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 1.06 in July and a decrease from 2.00 in August 2025. The Contract Ratio is 36% lower than the 5-year August average of 1.50. 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.

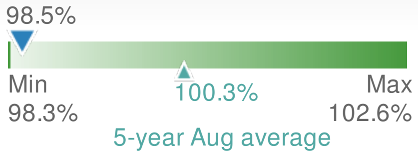
### Active Listings 25

| Jul 2026 | Aug 2025 |
|---|---|
| **32** | **19** |

### Avg DOM 22

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **6** | **22** | **28** |

### Avg Sold to OLP Ratio 98.5%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **101.7%** | **100.3%** | **99.7%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Phoenixville Area (Chester, PA) - Attached/Townhouse

### New Listings 20

▼-25.9% from Jul 2026: **27**

▲53.8% from Aug 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **180** | **174** | 3.4% |

5-year Aug average: **19**

### New Pendings 14

▼-41.7% from Jul 2026: **24**

▼-22.2% from Aug 2025: **18**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **153** | **162** | -5.6% |

5-year Aug average: **17**

### Closed Sales 29

▲61.1% from Jul 2026: **18**

▲38.1% from Aug 2025: **21**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **147** | **144** | 2.1% |

5-year Aug average: **23**

### Median Sold Price $415,000

▼-4.9% from Jul 2026: **$436,250**

▼-3.5% from Aug 2025: **$430,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$449,000** | **$430,000** | 4.4% |

5-year Aug average: **$397,000**

## Summary

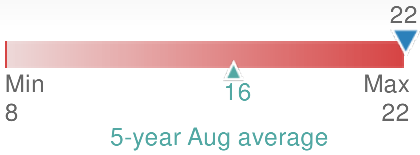
In Phoenixville Area (Chester, PA), the median sold price for Attached/Townhouse properties for August was $415,000, representing a decrease of 4.9% compared to last month and a decrease of 3.5% from Aug 2025. The average days on market for units sold in August was 22 days, 36% above the 5-year August average of 16 days. There was a 41.7% month over month decrease in new contract activity with 14 New Pendings; a 41.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 18; and a 12% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 1.24 in July and a decrease from 2.29 in August 2025. The Contract Ratio is 44% lower than the 5-year August 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 22

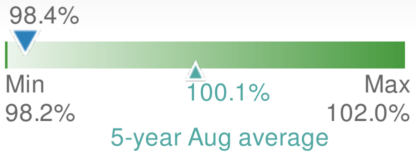
| Jul 2026 | Aug 2025 |
|---|---|
| **25** | **14** |

### Avg DOM 22



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **6** | **19** | **27** |

### Avg Sold to OLP Ratio 98.4%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **101.7%** | **100.9%** | **99.9%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

# August 2026

## Spring-Ford Area (Chester, PA)

Email: ldavis@tcsr.realtor

### New Listings 3

-57.1% from Jul 2026: **7**

-40.0% from Aug 2025: **5**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **40** | **28** | 42.9% |

5-year Aug average: **5**

### New Pendings 5

-16.7% from Jul 2026: **6**

0.0% from Aug 2025: **5**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **30** | **26** | 15.4% |

5-year Aug average: **6**

### Closed Sales 4

0.0% from Jul 2026: **4**

0.0% from Aug 2025: **4**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **25** | **23** | 8.7% |

5-year Aug average: **4**

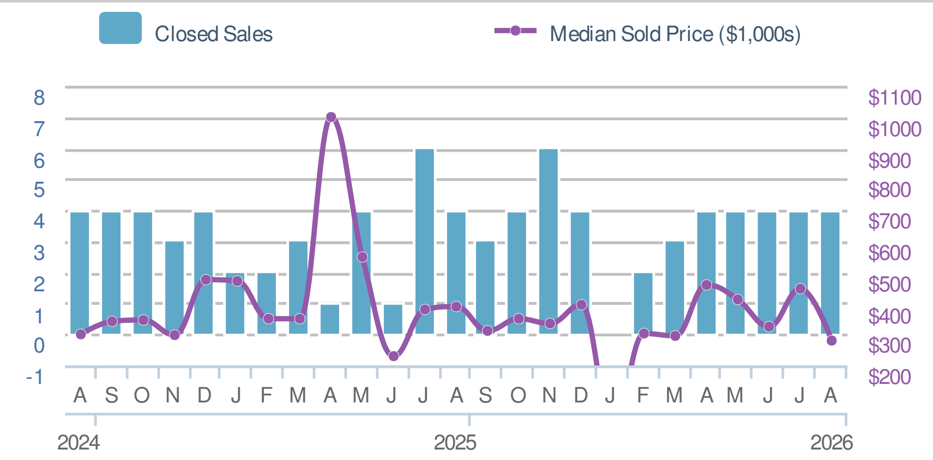
### Median Sold Price $280,500

-37.3% from Jul 2026: **$447,500**

-28.0% from Aug 2025: **$389,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$357,500** | **$380,000** | -5.9% |

5-year Aug average: **$292,900**



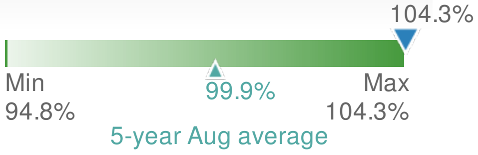
### Active Listings 7

| Jul 2026 | Aug 2025 |
|---|---|
| **12** | **2** |

### Avg DOM 10

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **20** | **9** | **22** |

### Avg Sold to OLP Ratio 104.3%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **100.6%** | **97.2%** | **100.9%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Spring-Ford Area (Chester, PA) - Detached

### New Listings 1

-66.7% from Jul 2026: **3**

-50.0% from Aug 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **15** | **10** | 50.0% |

5-year Aug average: **2**

### New Pendings 4

33.3% from Jul 2026: **3**

100.0% from Aug 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **13** | **12** | 8.3% |

5-year Aug average: **3**

### Closed Sales 1

-66.7% from Jul 2026: **3**

-50.0% from Aug 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **9** | **11** | -18.2% |

5-year Aug average: **1**

### Median Sold Price $415,000

-3.9% from Jul 2026: **$432,000**

-46.6% from Aug 2025: **$777,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$432,000** | **$676,000** | -36.1% |

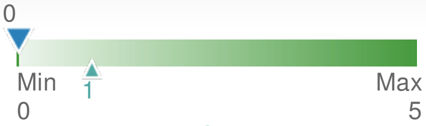
5-year Aug average: **$353,500**

## Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for August was $415,000, representing a decrease of 3.9% compared to last month and a decrease of 46.6% from Aug 2025. The average days on market for units sold in August was 20 days, 117% above the 5-year August average of 9 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from July) to 4; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.25 in July and no change from August 2025. The Contract Ratio is 100% lower than the 5-year August average of 0.20. 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.

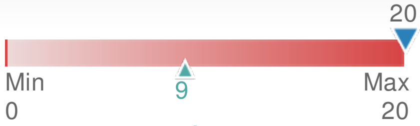
### Active Listings 0



5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **4** | **0** |

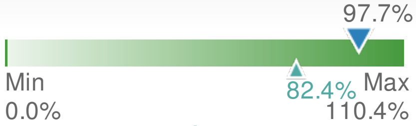
### Avg DOM 20



5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **7** | **15** | **9** |

### Avg Sold to OLP Ratio 97.7%



5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **103.3%** | **94.6%** | **102.3%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Spring-Ford Area (Chester, PA) - Attached

### New Listings 2

-50.0% from Jul 2026: **4**

-33.3% from Aug 2025: **3**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **25** | **18** | 38.9% |

5-year Aug average: **3**

### New Pendings 1

-66.7% from Jul 2026: **3**

-66.7% from Aug 2025: **3**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **17** | **14** | 21.4% |

5-year Aug average: **2**

### Closed Sales 3

200.0% from Jul 2026: **1**

50.0% from Aug 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **16** | **12** | 33.3% |

5-year Aug average: **3**

### Median Sold Price $251,000

-45.8% from Jul 2026: **$463,000**

-35.1% from Aug 2025: **$387,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$313,000** | **$337,500** | -7.3% |

5-year Aug average: **$302,000**

## Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for August was $251,000, representing a decrease of 45.8% compared to last month and a decrease of 35.1% from Aug 2025. The average days on market for units sold in August was 7 days, 26% below the 5-year August average of 9 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1; and a 12.5% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.14 pendings per active listing, down from 0.38 in July and a decrease from 1.50 in August 2025. The Contract Ratio is 86% lower than the 5-year August average of 0.98. 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.

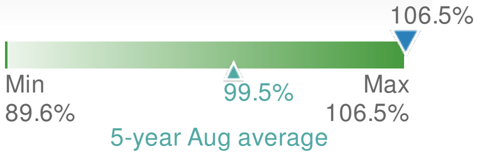
### Active Listings 7

| Jul 2026 | Aug 2025 |
|---|---|
| **8** | **2** |

### Avg DOM 7

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **60** | **4** | **30** |

### Avg Sold to OLP Ratio 106.5%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **92.6%** | **99.9%** | **100.1%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

## August 2026

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

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

**New Listings** 2

-50.0% from Jul 2026: **4**
-33.3% from Aug 2025: **3**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **25** | **18** | 38.9% |

5-year Aug average: **3**

**New Pendings** 1

-66.7% from Jul 2026: **3**
-66.7% from Aug 2025: **3**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **17** | **14** | 21.4% |

5-year Aug average: **2**

**Closed Sales** 3

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

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **16** | **12** | 33.3% |

5-year Aug average: **3**

**Median Sold Price** $251,000

-45.8% from Jul 2026: **$463,000**
-35.1% from Aug 2025: **$387,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$313,000** | **$337,500** | -7.3% |

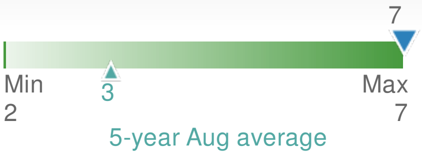
5-year Aug average: **$302,000**

## Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached/Townhouse properties for August was $251,000, representing a decrease of 45.8% compared to last month and a decrease of 35.1% from Aug 2025. The average days on market for units sold in August was 7 days, 26% below the 5-year August average of 9 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1; and a 12.5% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.14 pendings per active listing, down from 0.38 in July and a decrease from 1.50 in August 2025. The Contract Ratio is 86% lower than the 5-year August average of 0.98. 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** 7

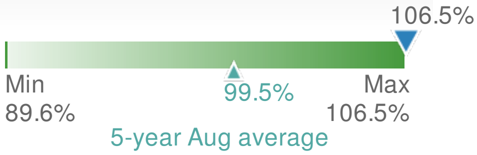


| Jul 2026 | Aug 2025 |
|---|---|
| **8** | **2** |

**Avg DOM** 7

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **60** | **4** | **30** |

**Avg Sold to OLP Ratio** 106.5%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **92.6%** | **99.9%** | **100.1%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

# August 2026

## Tredyffrin-Easttown (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings** 48

▼-14.3% from Jul 2026: **56**

▲37.1% from Aug 2025: **35**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **451** | **443** | 1.8% |

5-year Aug average: **41**

**New Pendings** 49

▲16.7% from Jul 2026: **42**

▲8.9% from Aug 2025: **45**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **362** | **379** | -4.5% |

5-year Aug average: **42**

**Closed Sales** 47

▼-14.5% from Jul 2026: **55**

▼-25.4% from Aug 2025: **63**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **307** | **349** | -12.0% |

5-year Aug average: **59**

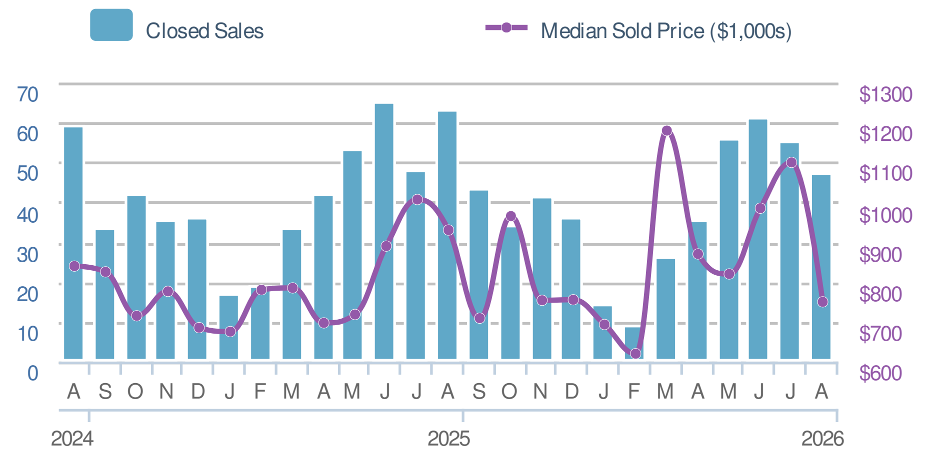
**Median Sold Price** $750,000

▼-31.8% from Jul 2026: **$1,100,000**

▼-19.4% from Aug 2025: **$930,500**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$902,000** | **$825,000** | 9.3% |

5-year Aug average: **$792,600**



**Active Listings** 61

61

Min 40 | 47 | Max 61

5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **76** | **53** |

**Avg DOM** 20

20

Min 12 | 20 | Max 32

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **12** | **19** | **16** |

**Avg Sold to OLP Ratio** 101.6%

101.6%

Min 100.3% | 101.3% | Max 102.2%

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **106.2%** | **101.2%** | **104.0%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

## August 2026

### Tredyffrin-Easttown (Chester, PA) - Detached

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

**New Listings** 25

▼-21.9% from Jul 2026: **32**

▲47.1% from Aug 2025: **17**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **285** | **278** | 2.5% |

5-year Aug average: **21**

**New Pendings** 30

▲50.0% from Jul 2026: **20**

▲30.4% from Aug 2025: **23**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **230** | **228** | 0.9% |

5-year Aug average: **24**

**Closed Sales** 27

▼-37.2% from Jul 2026: **43**

▼-22.9% from Aug 2025: **35**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **191** | **204** | -6.4% |

5-year Aug average: **37**

**Median Sold Price** $1,200,000

▼-4.0% from Jul 2026: **$1,250,000**

↔0.0% from Aug 2025: **$1,200,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$1,250,000** | **$1,080,000** | 15.7% |

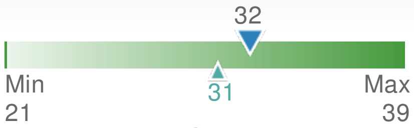
5-year Aug average: **$1,042,000**

## Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for August was $1,200,000, representing a decrease of 4% compared to last month and no change from Aug 2025. The average days on market for units sold in August was 17 days, the same as the 5-year August average of 17 days. There was a 50% month over month increase in new contract activity with 30 New Pendings; an 8.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 51; and a 28.9% decrease in supply to 32 active units.

This activity resulted in a Contract Ratio of 1.59 pendings per active listing, up from 1.04 in July and an increase from 0.90 in August 2025. The Contract Ratio is 16% higher than the 5-year August average of 1.37. 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.

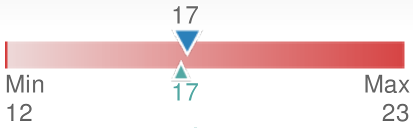
**Active Listings** 32



5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **45** | **39** |

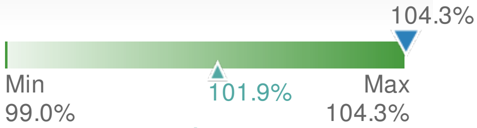
**Avg DOM** 17



5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **9** | **15** | **11** |

**Avg Sold to OLP Ratio** 104.3%



5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **108.6%** | **102.5%** | **106.8%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Tredyffrin-Easttown (Chester, PA) - Attached

### New Listings 23

▼ -4.2% from Jul 2026: **24**

▲ 27.8% from Aug 2025: **18**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **166** | **165** | 0.6% |

5-year Aug average: **20**

### New Pendings 19

▼ -13.6% from Jul 2026: **22**

▼ -13.6% from Aug 2025: **22**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **132** | **151** | -12.6% |

5-year Aug average: **19**

### Closed Sales 20

▲ 66.7% from Jul 2026: **12**

▼ -28.6% from Aug 2025: **28**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **116** | **145** | -20.0% |

5-year Aug average: **22**

### Median Sold Price $530,076

▲ 3.9% from Jul 2026: **$510,000**

▲ 14.5% from Aug 2025: **$463,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$437,500** | **$415,000** | 5.4% |

5-year Aug average: **$464,815**

## Summary

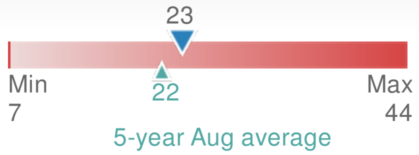
In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for August was $530,076, representing an increase of 3.9% compared to last month and an increase of 14.5% from Aug 2025. The average days on market for units sold in August was 23 days, 7% above the 5-year August average of 22 days. There was a 13.6% month over month decrease in new contract activity with 19 New Pendings; a 3.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 25; and a 6.5% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.84 in July and a decrease from 1.57 in August 2025. The Contract Ratio is 49% lower than the 5-year August average of 1.70. 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 29

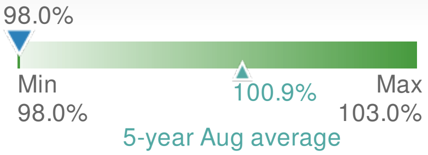
| Jul 2026 | Aug 2025 |
|---|---|
| **31** | **14** |

### Avg DOM 23



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **23** | **24** | **25** |

### Avg Sold to OLP Ratio 98.0%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **97.6%** | **99.6%** | **99.4%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

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

### New Listings 19

▲5.6% from Jul 2026: **18**

▲72.7% from Aug 2025: **11**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **119** | **98** | 21.4% |

5-year Aug average: **14**

### New Pendings 15

▼-11.8% from Jul 2026: **17**

▲15.4% from Aug 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **91** | **91** | 0.0% |

5-year Aug average: **12**

### Closed Sales 16

▲100.0% from Jul 2026: **8**

▼-11.1% from Aug 2025: **18**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **75** | **88** | -14.8% |

5-year Aug average: **14**

### Median Sold Price $532,576

▼-13.6% from Jul 2026: **$616,500**

▼-5.7% from Aug 2025: **$565,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$540,000** | **$518,000** | 4.2% |

5-year Aug average: **$567,515**

## Summary

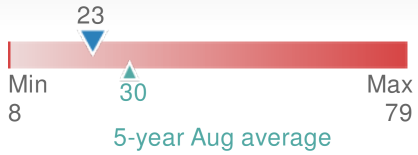
In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for August was $532,576, representing a decrease of 13.6% compared to last month and a decrease of 5.7% from Aug 2025. The average days on market for units sold in August was 23 days, 24% below the 5-year August average of 30 days. There was an 11.8% month over month decrease in new contract activity with 15 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 20; and no change in supply with 22 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 0.95 in July and a decrease from 1.44 in August 2025. The Contract Ratio is 42% lower than the 5-year August average of 1.58. 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

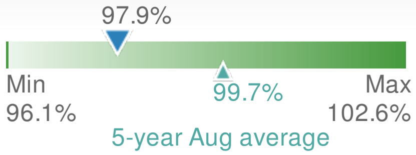
| Jul 2026 | Aug 2025 |
|---|---|
| **22** | **9** |

### Avg DOM 23



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **31** | **32** | **21** |

### Avg Sold to OLP Ratio 97.9%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **96.5%** | **100.1%** | **100.1%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

# August 2026
## Twin Valley (Chester, PA)

Email: ldavis@tcsr.realtor

### New Listings 17

13.3% from Jul 2026: **15**

30.8% from Aug 2025: **13**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **103** | **124** | -16.9% |

5-year Aug average: **19**

### New Pendings 15

50.0% from Jul 2026: **10**

-11.8% from Aug 2025: **17**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **82** | **108** | -24.1% |

5-year Aug average: **16**

### Closed Sales 9

-10.0% from Jul 2026: **10**

-10.0% from Aug 2025: **10**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **67** | **118** | -43.2% |

5-year Aug average: **11**

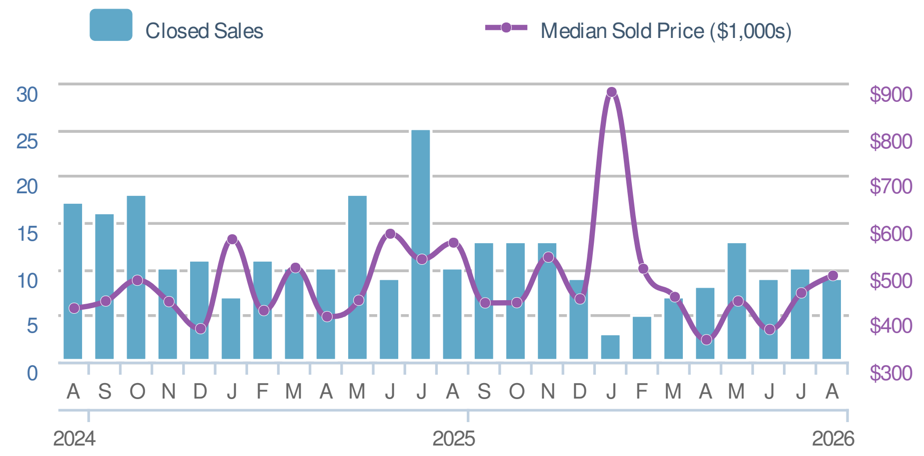
### Median Sold Price $485,000

8.1% from Jul 2026: **$448,750**

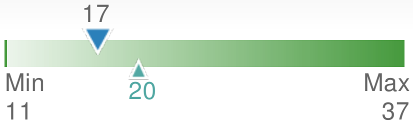
-12.8% from Aug 2025: **$556,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$430,000** | **$520,000** | -17.3% |

5-year Aug average: **$450,200**



### Active Listings 17



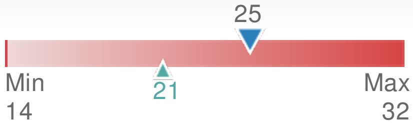
Min 11

Max 37

5-year Aug average

| Jul 2026 | Aug 2025 |
|---|---|
| **18** | **18** |

### Avg DOM 25



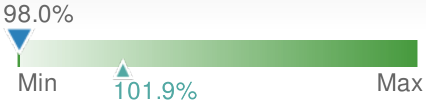
Min 14

Max 32

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **28** | **32** | **27** |

### Avg Sold to OLP Ratio 98.0%



Min 98.0%

Max 112.1%

5-year Aug average

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **98.6%** | **99.4%** | **99.4%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Twin Valley (Chester, PA) - Detached

### New Listings 14

| ▲55.6% | ▲16.7% |
|---|---|
| from Jul 2026:<br>**9** | from Aug 2025:<br>**12** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **74** | **105** | -29.5% |

5-year Aug average: **15**

### New Pendings 9

| ▲12.5% | ▼-30.8% |
|---|---|
| from Jul 2026:<br>**8** | from Aug 2025:<br>**13** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **58** | **86** | -32.6% |

5-year Aug average: **12**

### Closed Sales 8

| ↔0.0% | ▲14.3% |
|---|---|
| from Jul 2026:<br>**8** | from Aug 2025:<br>**7** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **50** | **99** | -49.5% |

5-year Aug average: **9**

### Median Sold Price $520,500

| ▲5.7% | ▼-7.1% |
|---|---|
| from Jul 2026:<br>**$492,500** | from Aug 2025:<br>**$560,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$467,500** | **$565,967** | -17.4% |

5-year Aug average: **$478,729**

## Summary

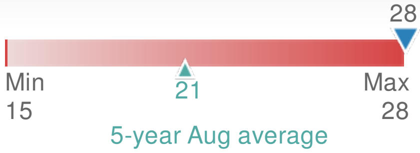
In Twin Valley (Chester, PA), the median sold price for Detached properties for August was $520,500, representing an increase of 5.7% compared to last month and a decrease of 7.1% from Aug 2025. The average days on market for units sold in August was 28 days, 33% above the 5-year August average of 21 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 14; and an 18.2% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.18 in July and a decrease from 1.12 in August 2025. The Contract Ratio is 3% lower than the 5-year August average of 1.11. 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 13

| Jul 2026 | Aug 2025 |
|---|---|
| **11** | **17** |

### Avg DOM 28



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **35** | **23** | **31** |

### Avg Sold to OLP Ratio 97.8%

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **97.1%** | **99.7%** | **99.2%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

# August 2026

## Twin Valley (Chester, PA) - Attached

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

### New Listings 3

▼ -50.0% from Jul 2026: **6**

▲ 200.0% from Aug 2025: **1**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 29 | 19 | 52.6% |

5-year Aug average: **4**

### New Pendings 6

▲ 200.0% from Jul 2026: **2**

▲ 50.0% from Aug 2025: **4**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 24 | 22 | 9.1% |

5-year Aug average: **4**

### Closed Sales 1

▼ -50.0% from Jul 2026: **2**

▼ -66.7% from Aug 2025: **3**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | 17 | 19 | -10.5% |

5-year Aug average: **2**

### Median Sold Price $428,000

▲ 1.0% from Jul 2026: **$423,750**

▼ -22.5% from Aug 2025: **$552,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | $423,000 | $423,000 | 0.0% |

5-year Aug average: **$407,000**

## Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for August was $428,000, representing an increase of 1% compared to last month and a decrease of 22.5% from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 17 days. There was a 200% month over month increase in new contract activity with 6 New Pendings; a 250% MoM increase in All Pendings (new contracts + contracts carried over from July) to 7; and a 42.9% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 0.29 in July and a decrease from 4.00 in August 2025. The Contract Ratio is 36% lower than the 5-year August average of 2.75. 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.

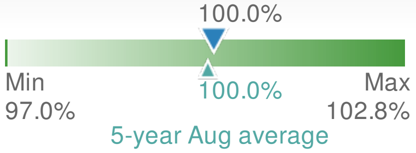
### Active Listings 4

| Jul 2026 | Aug 2025 |
|---|---|
| 7 | 1 |

### Avg DOM 0

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| 3 | 53 | 15 |

### Avg Sold to OLP Ratio 100.0%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| 104.4% | 98.5% | 100.2% |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Twin Valley (Chester, PA) - Attached/Townhouse

### New Listings 3

| -50.0% | 200.0% |
|---|---|
| from Jul 2026: | from Aug 2025: |
| **6** | **1** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **29** | **19** | 52.6% |

5-year Aug average: **4**

### New Pendings 6

| 200.0% | 50.0% |
|---|---|
| from Jul 2026: | from Aug 2025: |
| **2** | **4** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **24** | **22** | 9.1% |

5-year Aug average: **4**

### Closed Sales 1

| -50.0% | -66.7% |
|---|---|
| from Jul 2026: | from Aug 2025: |
| **2** | **3** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **17** | **19** | -10.5% |

5-year Aug average: **2**

### Median Sold Price $428,000

| 1.0% | -22.5% |
|---|---|
| from Jul 2026: | from Aug 2025: |
| **$423,750** | **$552,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$423,000** | **$423,000** | 0.0% |

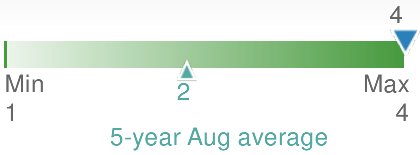
5-year Aug average: **$407,000**

## Summary

In Twin Valley (Chester, PA), the median sold price for Attached/Townhouse properties for August was $428,000, representing an increase of 1% compared to last month and a decrease of 22.5% from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 17 days. There was a 200% month over month increase in new contract activity with 6 New Pendings; a 250% MoM increase in All Pendings (new contracts + contracts carried over from July) to 7; and a 42.9% decrease in supply to 4 active units.

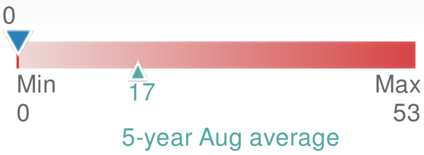
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 0.29 in July and a decrease from 4.00 in August 2025. The Contract Ratio is 36% lower than the 5-year August average of 2.75. A higher Contract Ratio signifies a relative increase in contract activity compared to 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



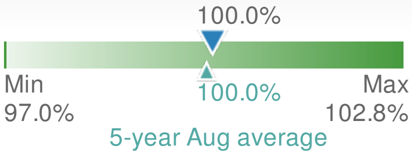
| Jul 2026 | Aug 2025 |
|---|---|
| **7** | **1** |

### Avg DOM 0



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **3** | **53** | **15** |

### Avg Sold to OLP Ratio 100.0%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **104.4%** | **98.5%** | **100.2%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# August 2026

## Unionville-Chadds Ford (Chester, PA)

### New Listings 16

| | |
|---|---|
| -23.8% | -15.8% |
| from Jul 2026: **21** | from Aug 2025: **19** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **207** | **192** | 7.8% |

5-year Aug average: **17**

### New Pendings 14

| | |
|---|---|
| -26.3% | -39.1% |
| from Jul 2026: **19** | from Aug 2025: **23** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **171** | **161** | 6.2% |

5-year Aug average: **19**

### Closed Sales 24

| | |
|---|---|
| -11.1% | 41.2% |
| from Jul 2026: **27** | from Aug 2025: **17** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **161** | **151** | 6.6% |

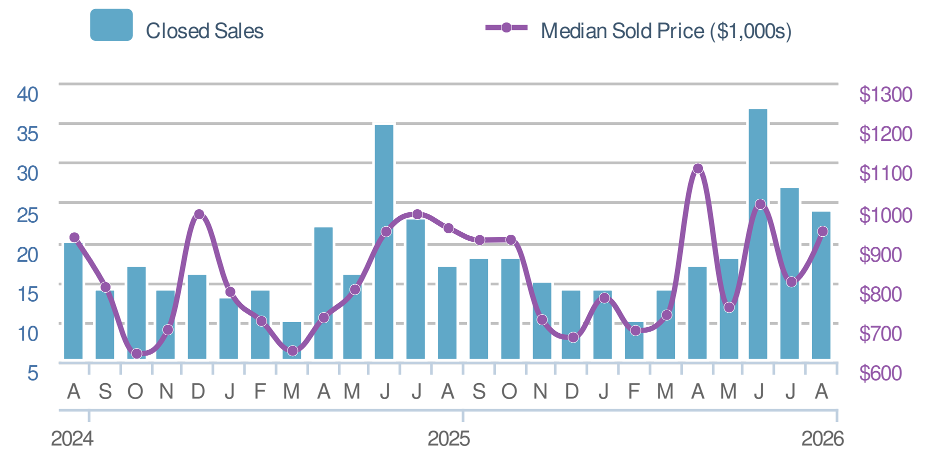
5-year Aug average: **23**

### Median Sold Price $927,500

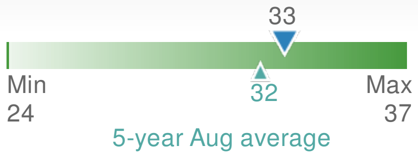
| | |
|---|---|
| 15.9% | -0.8% |
| from Jul 2026: **$800,000** | from Aug 2025: **$935,000** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$841,000** | **$846,000** | -0.6% |

5-year Aug average: **$847,000**

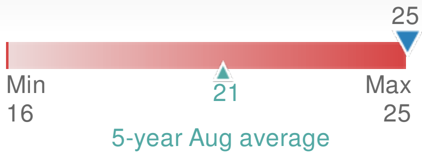


### Active Listings 33



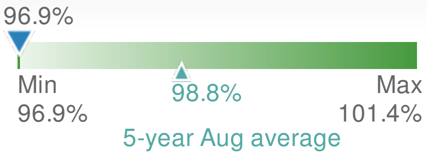
| Jul 2026 | Aug 2025 |
|---|---|
| **35** | **37** |

### Avg DOM 25



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **21** | **16** | **30** |

### Avg Sold to OLP Ratio 96.9%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **97.2%** | **97.6%** | **99.2%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

## Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

## Unionville-Chadds Ford (Chester, PA) - Detached

### New Listings 12

| | |
|---|---|
| -33.3% | -29.4% |
| from Jul 2026: **18** | from Aug 2025: **17** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **180** | **176** | 2.3% |

5-year Aug average: **15**

### New Pendings 9

| | |
|---|---|
| -50.0% | -60.9% |
| from Jul 2026: **18** | from Aug 2025: **23** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **149** | **144** | 3.5% |

5-year Aug average: **17**

### Closed Sales 22

| | |
|---|---|
| 0.0% | 37.5% |
| from Jul 2026: **22** | from Aug 2025: **16** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **144** | **132** | 9.1% |

5-year Aug average: **21**

### Median Sold Price $959,000

| | |
|---|---|
| 12.5% | 1.8% |
| from Jul 2026: **$852,500** | from Aug 2025: **$942,500** |

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$875,000** | **$885,000** | -1.1% |

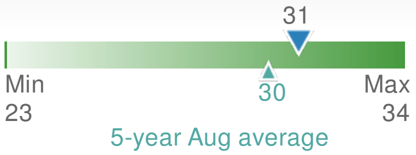
5-year Aug average: **$902,820**

## Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for August was $959,000, representing an increase of 12.5% compared to last month and an increase of 1.8% from Aug 2025. The average days on market for units sold in August was 27 days, 30% above the 5-year August average of 21 days. There was a 50% month over month decrease in new contract activity with 9 New Pendings; a 37.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 22; and a 3.1% decrease in supply to 31 active units.

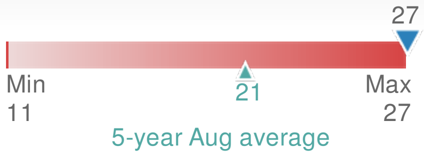
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.09 in July and a decrease from 0.82 in August 2025. The Contract Ratio is 18% lower than the 5-year August average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared to 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



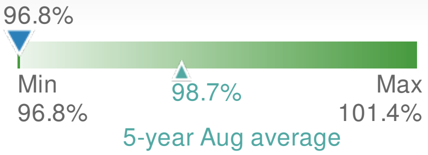
| Jul 2026 | Aug 2025 |
|---|---|
| **32** | **34** |

### Avg DOM 27



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **22** | **11** | **30** |

### Avg Sold to OLP Ratio 96.8%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **96.7%** | **98.3%** | **99.2%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

# August 2026

## Unionville-Chadds Ford (Chester, PA) - Attached

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

### New Listings 4

▲ 33.3%
from Jul 2026:
**3**

▲ 100.0%
from Aug 2025:
**2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **27** | **16** | 68.8% |

5-year Aug average: **2**

### New Pendings 5

▲ 400.0%
from Jul 2026:
**1**

↔ 0.0%
from Aug 2025:
**0**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **22** | **17** | 29.4% |

5-year Aug average: **2**

### Closed Sales 2

▼ -60.0%
from Jul 2026:
**5**

▲ 100.0%
from Aug 2025:
**1**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **17** | **19** | -10.5% |

5-year Aug average: **3**

### Median Sold Price $475,000

▼ -13.6%
from Jul 2026:
**$549,995**

↔ 0.0%
from Aug 2025:
**$475,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$625,000** | **$581,500** | 7.5% |

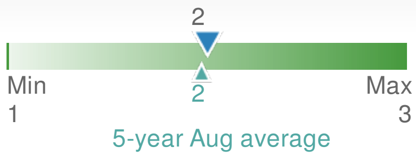
5-year Aug average: **$527,500**

## Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for August was $475,000, representing a decrease of 13.6% compared to last month and no change from Aug 2025. The average days on market for units sold in August was 6 days, 82% below the 5-year August average of 34 days. There was a 400% month over month increase in new contract activity with 5 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from July) to 5; and a 33.3% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 0.67 in July and an increase from 0.33 in August 2025. The Contract Ratio is 21% higher than the 5-year August average of 2.07. 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

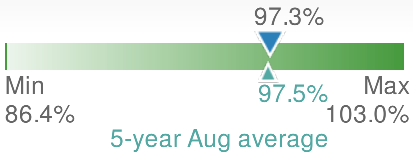


| Jul 2026 | Aug 2025 |
|---|---|
| **3** | **3** |

### Avg DOM 6

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **16** | **101** | **26** |

### Avg Sold to OLP Ratio 97.3%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **99.2%** | **86.4%** | **99.1%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

## August 2026

### Unionville-Chadds Ford (Chester, PA) - Attached/Townhouse

### New Listings 4

▲ 33.3% from Jul 2026: **3**

▲ 100.0% from Aug 2025: **2**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **27** | **16** | 68.8% |

5-year Aug average: **2**

### New Pendings 5

▲ 400.0% from Jul 2026: **1**

↔ 0.0% from Aug 2025: **0**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **21** | **17** | 23.5% |

5-year Aug average: **2**

### Closed Sales 2

▼ -60.0% from Jul 2026: **5**

▲ 100.0% from Aug 2025: **1**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **16** | **19** | -15.8% |

5-year Aug average: **3**

### Median Sold Price $475,000

▼ -13.6% from Jul 2026: **$549,995**

↔ 0.0% from Aug 2025: **$475,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$627,500** | **$581,500** | 7.9% |

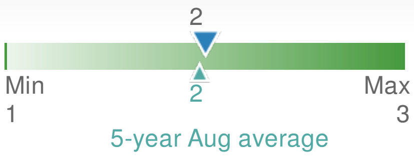
5-year Aug average: **$527,500**

## Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached/Townhouse properties for August was $475,000, representing a decrease of 13.6% compared to last month and no change from Aug 2025. The average days on market for units sold in August was 6 days, 82% below the 5-year August average of 34 days. There was a 400% month over month increase in new contract activity with 5 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from July) to 5; and a 33.3% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 0.67 in July and an increase from 0.33 in August 2025. The Contract Ratio is 21% higher than the 5-year August average of 2.07. 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

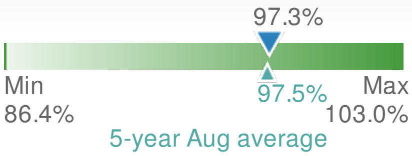


| Jul 2026 | Aug 2025 |
|---|---|
| **3** | **3** |

### Avg DOM 6

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **16** | **101** | **17** |

### Avg Sold to OLP Ratio 97.3%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **99.2%** | **86.4%** | **100.0%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

# August 2026

## West Chester Area (Chester, PA)

### New Listings 85

-18.3% from Jul 2026: **104**

-29.2% from Aug 2025: **120**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **840** | **1,052** | -20.2% |

5-year Aug average: **112**

### New Pendings 87

-5.4% from Jul 2026: **92**

-21.6% from Aug 2025: **111**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **693** | **851** | -18.6% |

5-year Aug average: **101**

### Closed Sales 89

-19.8% from Jul 2026: **111**

-15.2% from Aug 2025: **105**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **669** | **810** | -17.4% |

5-year Aug average: **100**

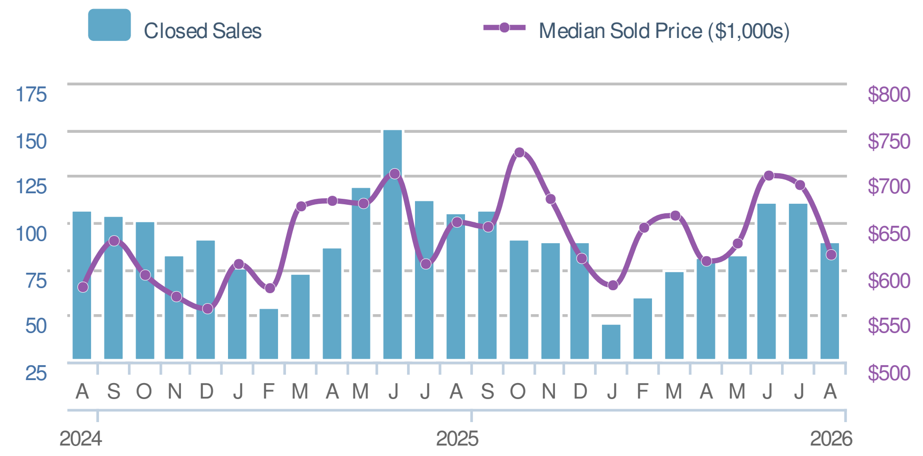
### Median Sold Price $615,000

-10.9% from Jul 2026: **$690,000**

-5.4% from Aug 2025: **$650,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$642,500** | **$660,000** | -2.7% |

5-year Aug average: **$587,800**



### Active Listings 108

Min 81 | 5-year Aug average 100 | Max 121

| Jul 2026 | Aug 2025 |
|---|---|
| **111** | **121** |

### Avg DOM 19

Min 12 | 5-year Aug average 16 | Max 19

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **15** | **19** | **17** |

### Avg Sold to OLP Ratio 100.5%

Min 100.3% | 5-year Aug average 101.0% | Max 103.0%

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **102.5%** | **100.3%** | **101.2%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

Presented by
**Lauren Davis**

## August 2026

West Chester Area (Chester, PA) - Detached

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

### New Listings 44

▼-15.4% from Jul 2026: **52**

▼-38.9% from Aug 2025: **72**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **487** | **634** | -23.2% |

5-year Aug average: **61**

### New Pendings 50

▲4.2% from Jul 2026: **48**

▼-30.6% from Aug 2025: **72**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **377** | **483** | -21.9% |

5-year Aug average: **53**

### Closed Sales 52

▼-26.8% from Jul 2026: **71**

▼-20.0% from Aug 2025: **65**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **376** | **445** | -15.5% |

5-year Aug average: **55**

### Median Sold Price $765,000

▲2.0% from Jul 2026: **$750,000**

▼-4.4% from Aug 2025: **$800,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$825,000** | **$825,000** | 0.0% |

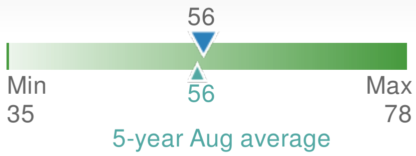
5-year Aug average: **$741,300**

## Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for August was $765,000, representing an increase of 2% compared to last month and a decrease of 4.4% from Aug 2025. The average days on market for units sold in August was 20 days, 35% above the 5-year August average of 15 days. There was a 4.2% month over month increase in new contract activity with 50 New Pendings; a 1.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 78; and a 13.8% decrease in supply to 56 active units.

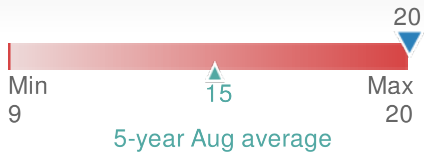
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.22 in July and a decrease from 1.99 in August 2025. The Contract Ratio is 30% lower than the 5-year August average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 56



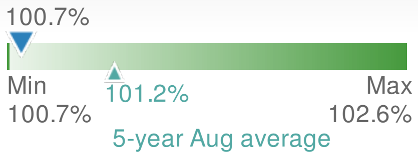
| Jul 2026 | Aug 2025 |
|---|---|
| **65** | **78** |

### Avg DOM 20



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **13** | **17** | **15** |

### Avg Sold to OLP Ratio 100.7%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **103.9%** | **101.0%** | **102.2%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**

# August 2026

## West Chester Area (Chester, PA) - Attached

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

### New Listings 41

-21.2% from Jul 2026: **52**

-14.6% from Aug 2025: **48**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **353** | **418** | -15.6% |

5-year Aug average: **51**

### New Pendings 37

-15.9% from Jul 2026: **44**

-5.1% from Aug 2025: **39**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **316** | **368** | -14.1% |

5-year Aug average: **48**

### Closed Sales 37

-7.5% from Jul 2026: **40**

-7.5% from Aug 2025: **40**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **293** | **365** | -19.7% |

5-year Aug average: **46**

### Median Sold Price $510,000

9.1% from Jul 2026: **$467,500**

3.0% from Aug 2025: **$495,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$485,000** | **$500,000** | -3.0% |

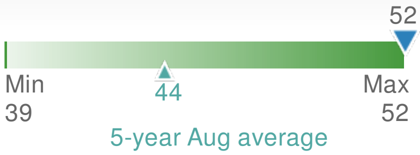
5-year Aug average: **$471,400**

## Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for August was $510,000, representing an increase of 9.1% compared to last month and an increase of 3% from Aug 2025. The average days on market for units sold in August was 18 days, 14% above the 5-year August average of 16 days. There was a 15.9% month over month decrease in new contract activity with 37 New Pendings; a 2.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 49; and a 13% increase in supply to 52 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.04 in July and a decrease from 1.21 in August 2025. The Contract Ratio is 45% lower than the 5-year August average of 1.71. 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 52

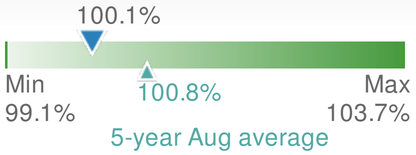


| Jul 2026 | Aug 2025 |
|---|---|
| **46** | **43** |

### Avg DOM 18

| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **17** | **21** | **19** |

### Avg Sold to OLP Ratio 100.1%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **99.9%** | **99.1%** | **99.9%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# August 2026

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

### New Listings 28

▼-39.1% from Jul 2026: **46**

▼-36.4% from Aug 2025: **44**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **284** | **347** | -18.2% |

5-year Aug average: **42**

### New Pendings 29

▼-19.4% from Jul 2026: **36**

▼-9.4% from Aug 2025: **32**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **252** | **301** | -16.3% |

5-year Aug average: **40**

### Closed Sales 31

↔0.0% from Jul 2026: **31**

▼-6.1% from Aug 2025: **33**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **231** | **302** | -23.5% |

5-year Aug average: **38**

### Median Sold Price $535,000

▼-2.7% from Jul 2026: **$550,000**

↔0.0% from Aug 2025: **$535,000**

| YTD | 2026 | 2025 | +/- |
|---|---|---|---|
| | **$525,000** | **$528,950** | -0.7% |

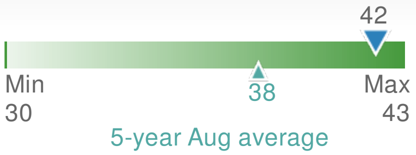
5-year Aug average: **$505,300**

## Summary

In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for August was $535,000, representing a decrease of 2.7% compared to last month and no change from Aug 2025. The average days on market for units sold in August was 16 days, 5% below the 5-year August average of 17 days. There was a 19.4% month over month decrease in new contract activity with 29 New Pendings; a 2.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 40; and a 5% increase in supply to 42 active units.

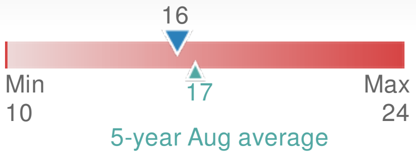
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.03 in July and a decrease from 1.08 in August 2025. The Contract Ratio is 46% lower than the 5-year August average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 42



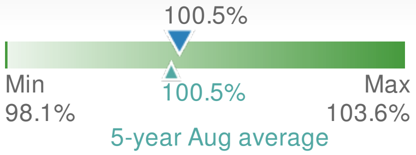
| Jul 2026 | Aug 2025 |
|---|---|
| **40** | **39** |

### Avg DOM 16



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **12** | **24** | **17** |

### Avg Sold to OLP Ratio 100.5%



| Jul 2026 | Aug 2025 | YTD |
|---|---|---|
| **100.9%** | **98.1%** | **100.4%** |

Data Source: Bright MLS. Statistics calculated September 04, 2026.