August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Avon Grove (Chester, PA)

MarketStats
by ShowingTime

Presented by
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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**

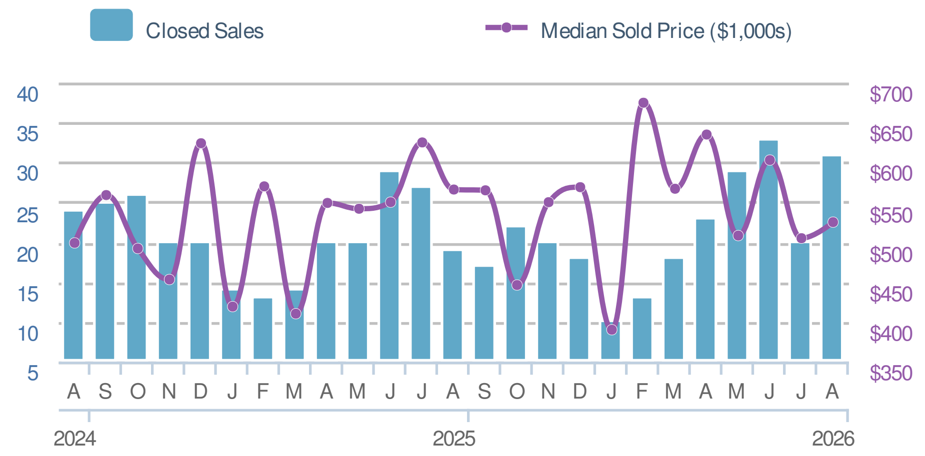
Median Sold Price $525,000

▲4.0% from Jul 2026: **$505,000**

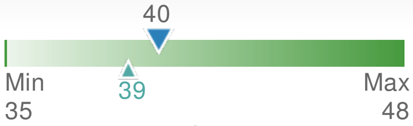
▼-7.2% from Aug 2025: **$566,000**

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

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



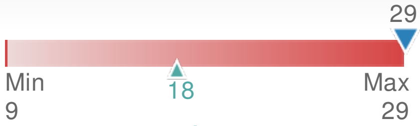
Active Listings 40



5-year Aug average

Jul 2026	Aug 2025
37	**48**

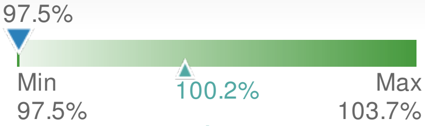
Avg DOM 29



5-year Aug average

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

Avg Sold to OLP Ratio 97.5%



5-year Aug average

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

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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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.

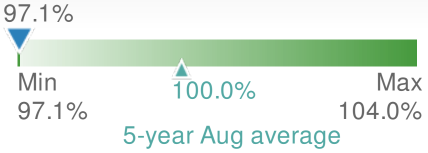
Active Listings 34

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.

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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.

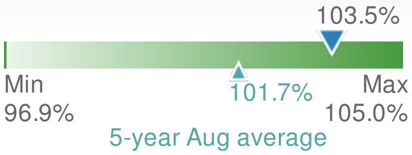
Active Listings 6

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.

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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.