August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Chester-Upland (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
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August 2026

Chester-Upland (Delaware, PA)

New Listings — 34

25.9% from Jul 2026: **27**
-8.1% from Aug 2025: **37**

YTD	2026	2025	+/-
	326	278	17.3%

5-year Aug average: **38**

New Pendings — 8

-61.9% from Jul 2026: **21**
-68.0% from Aug 2025: **25**

YTD	2026	2025	+/-
	208	204	2.0%

5-year Aug average: **28**

Closed Sales — 48

108.7% from Jul 2026: **23**
140.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	219	185	18.4%

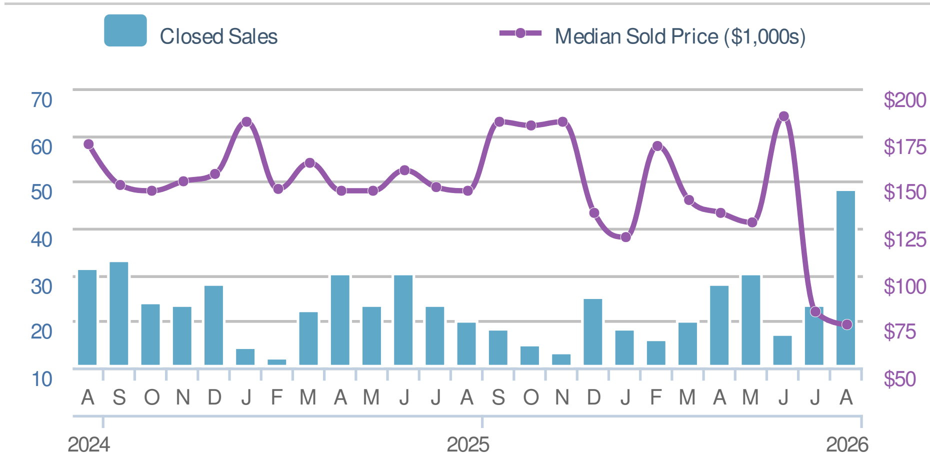
5-year Aug average: **30**

Median Sold Price — $73,541

-8.1% from Jul 2026: **$80,000**
-49.3% from Aug 2025: **$145,000**

YTD	2026	2025	+/-
	$136,000	$149,000	-8.7%

5-year Aug average: **$133,628**



Active Listings — 91

Min 43 | 5-year Aug average 58 | Max 91 | Current 91

Jul 2026	Aug 2025
74	59

Avg DOM — 56

Min 24 | 5-year Aug average 35 | Max 56 | Current 56

Jul 2026	Aug 2025	YTD
13	34	37

Avg Sold to OLP Ratio — 80.1%

Min 80.1% | 5-year Aug average 91.7% | Max 98.6% | Current 80.1%

Jul 2026	Aug 2025	YTD
83.7%	95.2%	91.3%

Local Market **Insight**

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August 2026

Chester-Upland (Delaware, PA) - Detached

New Listings — 2

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

YTD	2026	2025	+/-
	28	**31**	-9.7%

5-year Aug average: **4**

New Pendings — 1

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

YTD	2026	2025	+/-
	22	**21**	4.8%

5-year Aug average: **3**

Closed Sales — 3

0.0%	50.0%
from Jul 2026: **3**	from Aug 2025: **2**

YTD	2026	2025	+/-
	27	**20**	35.0%

5-year Aug average: **3**

Median Sold Price — $264,990

6.0%	5.4%
from Jul 2026: **$249,990**	from Aug 2025: **$251,500**

YTD	2026	2025	+/-
	$245,000	**$250,000**	-2.0%

5-year Aug average: **$222,798**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for August was $264,990, representing an increase of 6% compared to last month and an increase of 5.4% from Aug 2025. The average days on market for units sold in August was 18 days, 67% below the 5-year August average of 55 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 62.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 3; and a 28.6% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.14 in July and a decrease from 0.86 in August 2025. The Contract Ratio is 62% lower than the 5-year August average of 0.86. 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 — 9

9

Min 4 — 7 — Max 10

5-year Aug average

Jul 2026	Aug 2025
7	**7**

Avg DOM — 18

18

Min 18 — 55 — Max 132

5-year Aug average

Jul 2026	Aug 2025	YTD
6	**82**	**32**

Avg Sold to OLP Ratio — 96.4%

96.4%

Min 85.3% — 88.9% — Max 96.4%

5-year Aug average

Jul 2026	Aug 2025	YTD
100.0%	**85.3%**	**95.2%**

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

MarketStats by ShowingTime

Local Market **Insight**

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August 2026

Chester-Upland (Delaware, PA) - Attached

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New Listings — 32

39.1%	-5.9%
from Jul 2026: **23**	from Aug 2025: **34**

YTD	2026	2025	+/-
	298	**247**	20.6%

5-year Aug average: **34**

New Pendings — 7

-63.2%	-68.2%
from Jul 2026: **19**	from Aug 2025: **22**

YTD	2026	2025	+/-
	186	**182**	2.2%

5-year Aug average: **25**

Closed Sales — 45

125.0%	150.0%
from Jul 2026: **20**	from Aug 2025: **18**

YTD	2026	2025	+/-
	192	**164**	17.1%

5-year Aug average: **27**

Median Sold Price — $73,541

-8.1%	-47.5%
from Jul 2026: **$80,000**	from Aug 2025: **$140,000**

YTD	2026	2025	+/-
	$130,000	**$145,000**	-10.3%

5-year Aug average: **$130,017**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for August was $73,541, representing a decrease of 8.1% compared to last month and a decrease of 47.5% from Aug 2025. The average days on market for units sold in August was 59 days, 81% above the 5-year August average of 33 days. There was a 63.2% month over month decrease in new contract activity with 7 New Pendings; a 73.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 16; and a 22.4% increase in supply to 82 active units.

This activity resulted in a Contract Ratio of 0.20 pendings per active listing, down from 0.91 in July and a decrease from 0.60 in August 2025. The Contract Ratio is 76% lower than the 5-year August average of 0.84. 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 — 82

82

Min 33 — 51 (5-year Aug average) — Max 82

Jul 2026	Aug 2025
67	**52**

Avg DOM — 59

59

Min 14 — 33 (5-year Aug average) — Max 59

Jul 2026	Aug 2025	YTD
14	**29**	**38**

Avg Sold to OLP Ratio — 78.8%

78.8%

Min 78.8% — 92.2% (5-year Aug average) — Max 100.2%

Jul 2026	Aug 2025	YTD
81.3%	**96.3%**	**90.8%**

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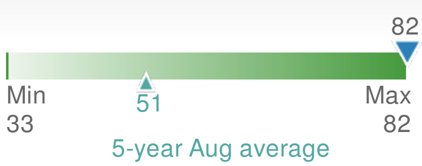

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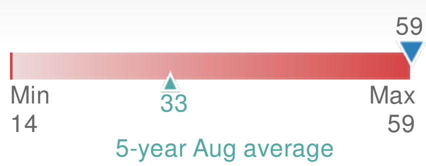

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