August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Coatesville Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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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**

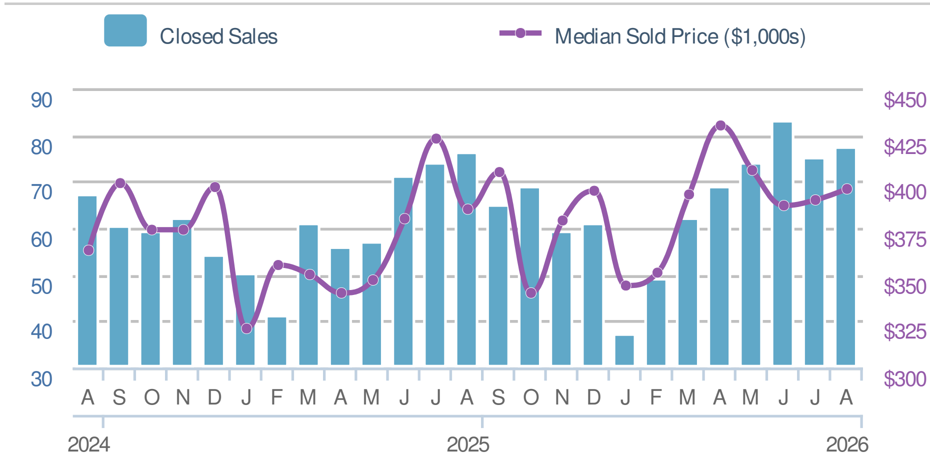
Median Sold Price — $396,455

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

129

Min 63 — 91 (5-year Aug average) — Max 129

Jul 2026	Aug 2025
128	**110**

Avg DOM — 19

19

Min 12 — 17 (5-year Aug average) — Max 19

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

Avg Sold to OLP Ratio — 100.0%

100.0%

Min 100.0% — 101.5% (5-year Aug average) — Max 103.9%

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

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

Local Market **Insight**

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Coatesville Area (Chester, PA) - Detached

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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

69

Min 51 | 62 | Max 74

5-year Aug average

Jul 2026	Aug 2025
65	**74**

Avg DOM 12

12

Min 11 | 15 | Max 18

5-year Aug average

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

Avg Sold to OLP Ratio 100.9%

100.9%

Min 99.9% | 101.8% | Max 105.1%

5-year Aug average

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

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

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Coatesville Area (Chester, PA) - Attached

New Listings 31

-27.9% from Jul 2026: **43**

47.6% from Aug 2025: **21**

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

5-year Aug average: **25**

New Pendings 34

-15.0% from Jul 2026: **40**

41.7% from Aug 2025: **24**

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

5-year Aug average: **27**

Closed Sales 27

42.1% from Jul 2026: **19**

-10.0% from Aug 2025: **30**

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

5-year Aug average: **26**

Median Sold Price $319,000

-3.3% from Jul 2026: **$330,000**

-1.8% 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

60

Min 12 — 29 (5-year Aug average) — Max 60

Jul 2026	Aug 2025
63	**36**

Avg DOM 32

32

Min 8 — 19 (5-year Aug average) — Max 32

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

Avg Sold to OLP Ratio 98.3%

98.3%

Min 98.3% — 100.9% (5-year Aug average) — Max 102.9%

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

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

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New Listings — 30

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

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

5-year Aug average: **23**

New Pendings — 33

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

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

5-year Aug average: **26**

Closed Sales — 26

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

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

5-year Aug average: **25**

Median Sold Price — $319,000

-3.3% from Jul 2026: **$330,000**
-1.8% 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

60
Min 11 — 28 — Max 60
5-year Aug average

Jul 2026	Aug 2025
63	**35**

Avg DOM — 33

33
Min 9 — 20 — Max 33
5-year Aug average

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

Avg Sold to OLP Ratio — 98.3%

98.3%
Min 98.3% — 100.8% — Max 102.7%
5-year Aug average

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

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