August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Downingtown Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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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**

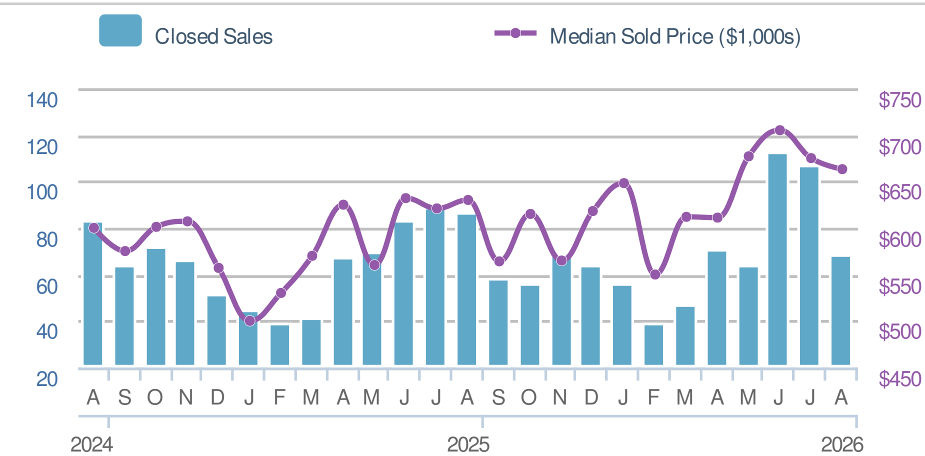
Median Sold Price $663,500

-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 78 | 102 | Max 125

5-year Aug average

Jul 2026	Aug 2025
137	**124**

Avg DOM 16

16

Min 10 | 16 | Max 18

5-year Aug average

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

Avg Sold to OLP Ratio 101.0%

101.0%

Min 100.7% | 101.7% | Max 103.4%

5-year Aug average

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

Local Market **Insight**

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August 2026

Downingtown Area (Chester, PA) - Detached

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New Listings 62

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

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

5-year Aug average: **53**

New Pendings 45

7.1% from Jul 2026:	0.0% from Aug 2025:
42	**45**

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

5-year Aug average: **47**

Closed Sales 48

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

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

5-year Aug average: **56**

Median Sold Price $726,857

-9.0% from Jul 2026:	1.8% from Aug 2025:
$798,377	**$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

84

Min	5-year Aug average	Max
58	72	84

Jul 2026	Aug 2025
88	**80**

Avg DOM 18

18

Min	5-year Aug average	Max
10	15	18

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

Avg Sold to OLP Ratio 101.0%

101.0%

Min	5-year Aug average	Max
101.0%	102.0%	103.0%

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

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

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August 2026

Downingtown Area (Chester, PA) - Attached

New Listings — 17

-52.8%	-39.3%
from Jul 2026: **36**	from Aug 2025: **28**

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

5-year Aug average: **22**

New Pendings — 23

-11.5%	-17.9%
from Jul 2026: **26**	from Aug 2025: **28**

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

5-year Aug average: **24**

Closed Sales — 20

-42.9%	-13.0%
from Jul 2026: **35**	from Aug 2025: **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: **$505,113**	from Aug 2025: **$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

41

Min		Max
20	30	44

5-year Aug average

Jul 2026	Aug 2025
49	**44**

Avg DOM — 13

13

Min		Max
10	18	27

5-year Aug average

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

Avg Sold to OLP Ratio — 100.9%

100.9%

Min		Max
98.0%	101.0%	104.2%

5-year Aug average

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

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

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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

38
Min 19 | 27 5-year Aug average | Max 38

Jul 2026	Aug 2025
47	**37**

Avg DOM 13

13
Min 10 | 17 5-year Aug average | Max 28

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

Avg Sold to OLP Ratio 100.9%

100.9%
Min 99.0% | 101.2% 5-year Aug average | Max 104.0%

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

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