August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Kennett Consolidated (Chester, PA)

MarketStats
by ShowingTime

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

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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**

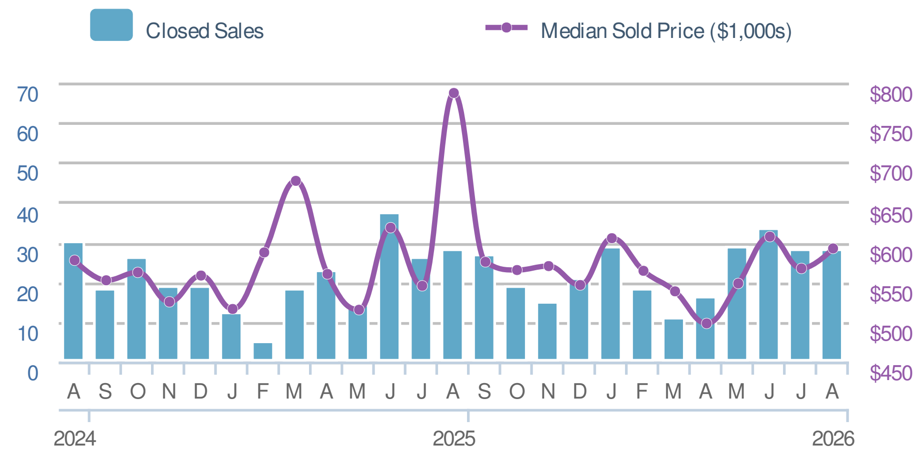
Median Sold Price $592,046

▲4.4% from Jul 2026: **$567,000**

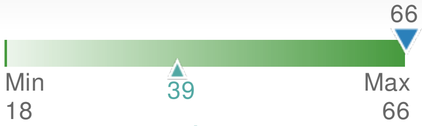
▼-24.8% from Aug 2025: **$787,500**

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

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



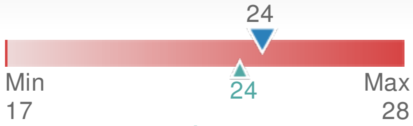
Active Listings 66



5-year Aug average

Jul 2026	Aug 2025
71	**50**

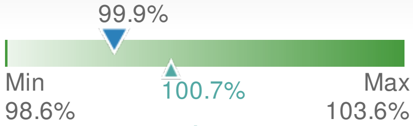
Avg DOM 24



5-year Aug average

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

Avg Sold to OLP Ratio 99.9%



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**

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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

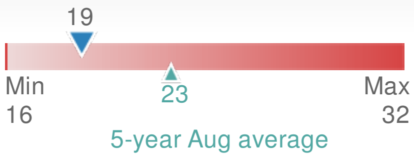
In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for August was $800,000, representing an increase of 23.1% compared to last month and a decrease of 3.6% from Aug 2025. The average days on market for units sold in August was 19 days, 17% below the 5-year August average 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

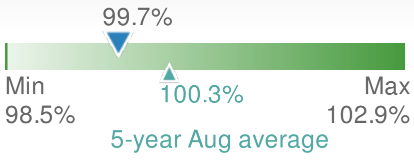
Jul 2026	Aug 2025
38	**36**

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

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August 2026

Kennett Consolidated (Chester, PA) - Attached

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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

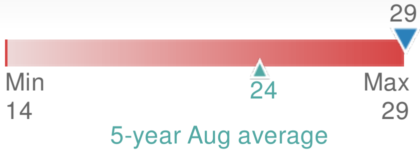
In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for August was $545,237, representing an increase of 6.5% compared to last month and a decrease of 7.6% from Aug 2025. The average days on market for units sold in August was 29 days, 22% above the 5-year August average 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

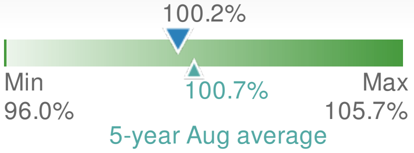
Jul 2026	Aug 2025
33	**14**

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.

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August 2026

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New Listings 7

▼ -41.7% from Jul 2026: **12**

▼ -30.0% from Aug 2025: **10**

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

5-year Aug average: **7**

New Pendings 8

▼ -11.1% from Jul 2026: **9**

↔ 0.0% from Aug 2025: **8**

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

5-year Aug average: **8**

Closed Sales 13

▲ 44.4% from Jul 2026: **9**

▲ 85.7% from Aug 2025: **7**

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

5-year Aug average: **12**

Median Sold Price $545,237

▲ 6.5% from Jul 2026: **$512,105**

▼ -7.6% from Aug 2025: **$590,000**

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

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

Summary

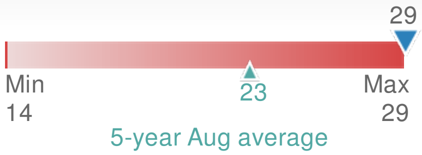
In Kennett Consolidated (Chester, PA), the median sold price for Attached/Townhouse properties for August was $545,237, representing an increase of 6.5% compared to last month and a decrease of 7.6% from Aug 2025. The average days on market for units sold in August was 29 days, 24% above the 5-year August 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

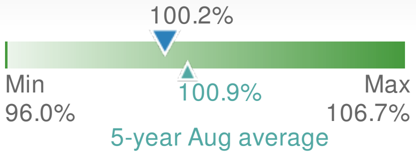
Jul 2026	Aug 2025
33	**14**

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.