August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Phoenixville Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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August 2026
Phoenixville Area (Chester, PA)

New Listings — 39
-7.1% from Jul 2026: **42**
18.2% from Aug 2025: **33**

YTD	2026	2025	+/-
	379	**358**	5.9%

5-year Aug average: **39**

New Pendings — 38
-2.6% from Jul 2026: **39**
-11.6% from Aug 2025: **43**

YTD	2026	2025	+/-
	326	**315**	3.5%

5-year Aug average: **37**

Closed Sales — 49
25.6% from Jul 2026: **39**
11.4% from Aug 2025: **44**

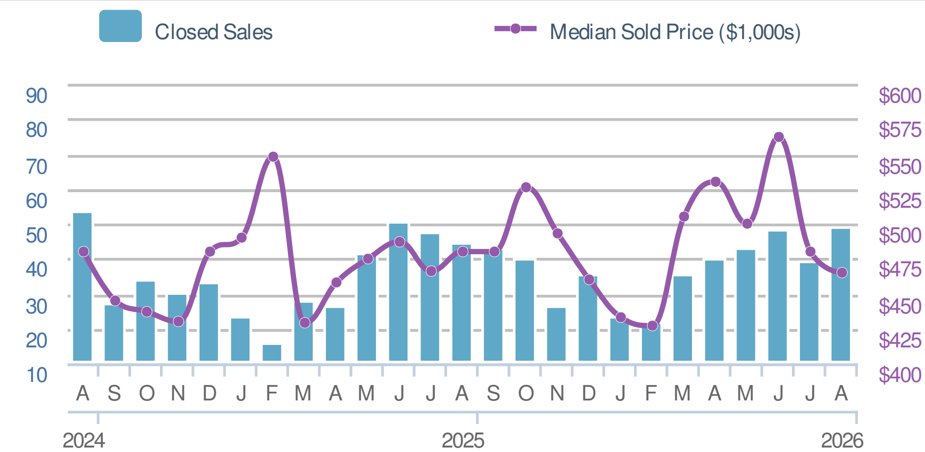
YTD	2026	2025	+/-
	308	**280**	10.0%

5-year Aug average: **50**

Median Sold Price — $465,000
-3.1% from Jul 2026: **$480,000**
-3.1% from Aug 2025: **$480,000**

YTD	2026	2025	+/-
	$480,500	**$470,000**	2.2%

5-year Aug average: **$439,750**



Active Listings — 44
44
Min 26 — 39 — Max 44
5-year Aug average

Jul 2026	Aug 2025
58	**42**

Avg DOM — 20
20
Min 10 — 16 — Max 20
5-year Aug average

Jul 2026	Aug 2025	YTD
11	**18**	**24**

Avg Sold to OLP Ratio — 99.9%
99.9%
Min 99.9% — 100.7% — Max 101.4%
5-year Aug average

Jul 2026	Aug 2025	YTD
101.3%	**100.3%**	**100.9%**

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

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Phoenixville Area (Chester, PA) - Detached

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New Listings 15

15.4% from Jul 2026: **13**

-25.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	176	**163**	8.0%

5-year Aug average: **19**

New Pendings 20

53.8% from Jul 2026: **13**

-4.8% from Aug 2025: **21**

YTD	2026	2025	+/-
	157	**136**	15.4%

5-year Aug average: **18**

Closed Sales 19

11.8% from Jul 2026: **17**

-9.5% from Aug 2025: **21**

YTD	2026	2025	+/-
	145	**123**	17.9%

5-year Aug average: **24**

Median Sold Price $695,000

4.5% from Jul 2026: **$665,000**

11.3% from Aug 2025: **$624,500**

YTD	2026	2025	+/-
	$665,000	**$565,000**	17.7%

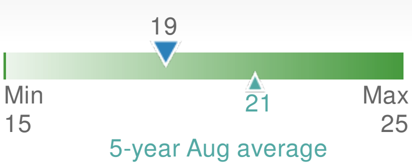
5-year Aug average: **$560,800**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for August was $695,000, representing an increase of 4.5% compared to last month and an increase of 11.3% from Aug 2025. The average days on market for units sold in August was 17 days, 8% above the 5-year August average of 16 days. There was a 53.8% month over month increase in new contract activity with 20 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 28; and a 26.9% decrease in supply to 19 active units.

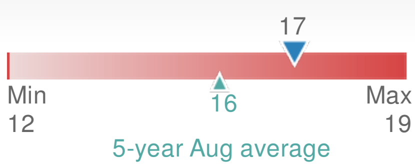
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, up from 1.08 in July and an increase from 1.30 in August 2025. The Contract Ratio is 22% higher than the 5-year August average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 19



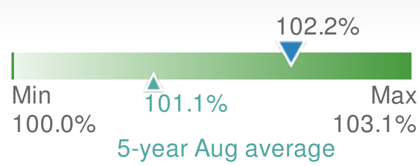
Jul 2026	Aug 2025
26	**23**

Avg DOM 17



Jul 2026	Aug 2025	YTD
18	**14**	**20**

Avg Sold to OLP Ratio 102.2%



Jul 2026	Aug 2025	YTD
100.7%	**100.2%**	**102.4%**

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Phoenixville Area (Chester, PA) - Attached

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New Listings 24

-17.2% from Jul 2026: **29**

84.6% from Aug 2025: **13**

YTD	2026	2025	+/-
	203	**195**	4.1%

5-year Aug average: **21**

New Pendings 18

-30.8% from Jul 2026: **26**

-18.2% from Aug 2025: **22**

YTD	2026	2025	+/-
	169	**179**	-5.6%

5-year Aug average: **20**

Closed Sales 30

36.4% from Jul 2026: **22**

30.4% from Aug 2025: **23**

YTD	2026	2025	+/-
	163	**157**	3.8%

5-year Aug average: **26**

Median Sold Price $402,500

2.4% from Jul 2026: **$393,000**

-6.2% from Aug 2025: **$429,000**

YTD	2026	2025	+/-
	$445,180	**$420,500**	5.9%

5-year Aug average: **$389,645**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for August was $402,500, representing an increase of 2.4% compared to last month and a decrease of 6.2% from Aug 2025. The average days on market for units sold in August was 22 days, 31% above the 5-year August average of 17 days. There was a 30.8% month over month decrease in new contract activity with 18 New Pendings; a 29.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 24; and a 21.9% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 1.06 in July and a decrease from 2.00 in August 2025. The Contract Ratio is 36% lower than the 5-year August average of 1.50. 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 25

25

Min 11 | 18 (5-year Aug average) | Max 25

Jul 2026	Aug 2025
32	**19**

Avg DOM 22

22

Min 9 | 17 (5-year Aug average) | Max 22

Jul 2026	Aug 2025	YTD
6	**22**	**28**

Avg Sold to OLP Ratio 98.5%

98.5%

Min 98.3% | 100.3% (5-year Aug average) | Max 102.6%

Jul 2026	Aug 2025	YTD
101.7%	**100.3%**	**99.7%**

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August 2026

Phoenixville Area (Chester, PA) - Attached/Townhouse

New Listings — 20

-25.9%	53.8%
from Jul 2026: **27**	from Aug 2025: **13**

YTD	2026	2025	+/-
	180	**174**	3.4%

5-year Aug average: **19**

New Pendings — 14

-41.7%	-22.2%
from Jul 2026: **24**	from Aug 2025: **18**

YTD	2026	2025	+/-
	153	**162**	-5.6%

5-year Aug average: **17**

Closed Sales — 29

61.1%	38.1%
from Jul 2026: **18**	from Aug 2025: **21**

YTD	2026	2025	+/-
	147	**144**	2.1%

5-year Aug average: **23**

Median Sold Price — $415,000

-4.9%	-3.5%
from Jul 2026: **$436,250**	from Aug 2025: **$430,000**

YTD	2026	2025	+/-
	$449,000	**$430,000**	4.4%

5-year Aug average: **$397,000**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached/Townhouse properties for August was $415,000, representing a decrease of 4.9% compared to last month and a decrease of 3.5% from Aug 2025. The average days on market for units sold in August was 22 days, 36% above the 5-year August average of 16 days. There was a 41.7% month over month decrease in new contract activity with 14 New Pendings; a 41.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 18; and a 12% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 1.24 in July and a decrease from 2.29 in August 2025. The Contract Ratio is 44% lower than the 5-year August average of 1.48. 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 — 22

22

Min 9 — 16 — Max 22

5-year Aug average

Jul 2026	Aug 2025
25	**14**

Avg DOM — 22

22

Min 8 — 16 — Max 22

5-year Aug average

Jul 2026	Aug 2025	YTD
6	**19**	**27**

Avg Sold to OLP Ratio — 98.4%

98.4%

Min 98.2% — 100.1% — Max 102.0%

5-year Aug average

Jul 2026	Aug 2025	YTD
101.7%	**100.9%**	**99.9%**

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