August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Spring-Ford Area (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

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August 2026
Spring-Ford Area (Chester, PA)

New Listings 3

-57.1% from Jul 2026: **7**
-40.0% from Aug 2025: **5**

YTD	2026	2025	+/-
	40	**28**	42.9%

5-year Aug average: **5**

New Pendings 5

-16.7% from Jul 2026: **6**
0.0% from Aug 2025: **5**

YTD	2026	2025	+/-
	30	**26**	15.4%

5-year Aug average: **6**

Closed Sales 4

0.0% from Jul 2026: **4**
0.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	25	**23**	8.7%

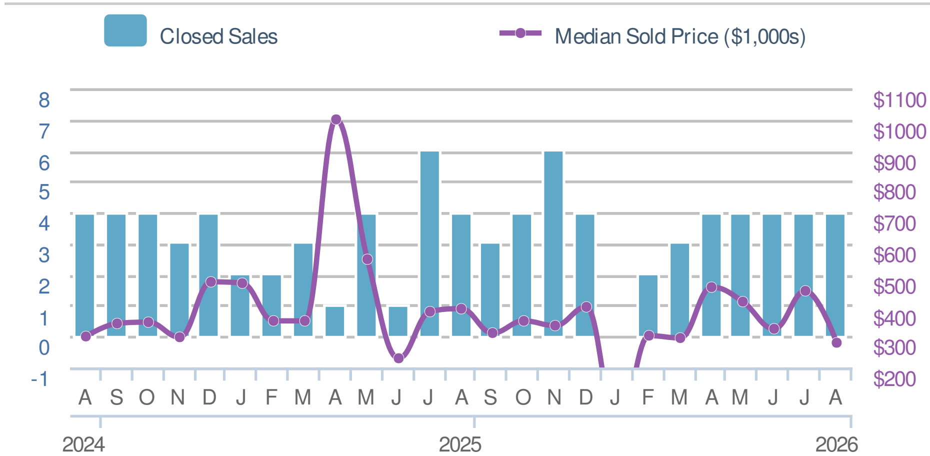
5-year Aug average: **4**

Median Sold Price $280,500

-37.3% from Jul 2026: **$447,500**
-28.0% from Aug 2025: **$389,500**

YTD	2026	2025	+/-
	$357,500	**$380,000**	-5.9%

5-year Aug average: **$292,900**



Active Listings 7

7
Min 2
4
Max 7
5-year Aug average

Jul 2026	Aug 2025
12	**2**

Avg DOM 10

10
Min 9
10
Max 15
5-year Aug average

Jul 2026	Aug 2025	YTD
20	**9**	**22**

Avg Sold to OLP Ratio 104.3%

104.3%
Min 94.8%
99.9%
Max 104.3%
5-year Aug average

Jul 2026	Aug 2025	YTD
100.6%	**97.2%**	**100.9%**

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

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August 2026

Spring-Ford Area (Chester, PA) - Detached

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Email: ldavis@tcsr.realtor

New Listings — 1

-66.7% from Jul 2026: **3**

-50.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	15	**10**	50.0%

5-year Aug average: **2**

New Pendings — 4

33.3% from Jul 2026: **3**

100.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	13	**12**	8.3%

5-year Aug average: **3**

Closed Sales — 1

-66.7% from Jul 2026: **3**

-50.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	9	**11**	-18.2%

5-year Aug average: **1**

Median Sold Price — $415,000

-3.9% from Jul 2026: **$432,000**

-46.6% from Aug 2025: **$777,500**

YTD	2026	2025	+/-
	$432,000	**$676,000**	-36.1%

5-year Aug average: **$353,500**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for August was $415,000, representing a decrease of 3.9% compared to last month and a decrease of 46.6% from Aug 2025. The average days on market for units sold in August was 20 days, 117% above the 5-year August average of 9 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from July) to 4; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.25 in July and no change from August 2025. The Contract Ratio is 100% lower than the 5-year August average of 0.20. 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 — 0

0

Min 0 | 1 | Max 5

5-year Aug average

Jul 2026	Aug 2025
4	**0**

Avg DOM — 20

20

Min 0 | 9 | Max 20

5-year Aug average

Jul 2026	Aug 2025	YTD
7	**15**	**9**

Avg Sold to OLP Ratio — 97.7%

97.7%

Min 0.0% | 82.4% | Max 110.4%

5-year Aug average

Jul 2026	Aug 2025	YTD
103.3%	**94.6%**	**102.3%**

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

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New Listings 2

-50.0% from Jul 2026: **4**

-33.3% from Aug 2025: **3**

YTD	2026	2025	+/-
	25	**18**	38.9%

5-year Aug average: **3**

New Pendings 1

-66.7% from Jul 2026: **3**

-66.7% from Aug 2025: **3**

YTD	2026	2025	+/-
	17	**14**	21.4%

5-year Aug average: **2**

Closed Sales 3

200.0% from Jul 2026: **1**

50.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	16	**12**	33.3%

5-year Aug average: **3**

Median Sold Price $251,000

-45.8% from Jul 2026: **$463,000**

-35.1% from Aug 2025: **$387,000**

YTD	2026	2025	+/-
	$313,000	**$337,500**	-7.3%

5-year Aug average: **$302,000**

Summary

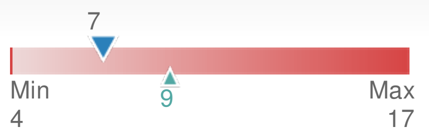
In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for August was $251,000, representing a decrease of 45.8% compared to last month and a decrease of 35.1% from Aug 2025. The average days on market for units sold in August was 7 days, 26% below the 5-year August average of 9 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1; and a 12.5% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.14 pendings per active listing, down from 0.38 in July and a decrease from 1.50 in August 2025. The Contract Ratio is 86% lower than the 5-year August average of 0.98. 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 7

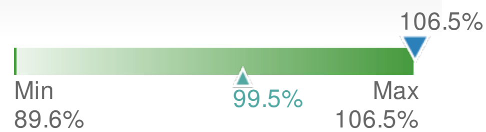
Jul 2026	Aug 2025
8	**2**

Avg DOM 7



Jul 2026	Aug 2025	YTD
60	**4**	**30**

Avg Sold to OLP Ratio 106.5%



Jul 2026	Aug 2025	YTD
92.6%	**99.9%**	**100.1%**

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Current: 7
Min: 2
Max: 7
5-year Aug average: 3

Jul 2026	Aug 2025
8	**2**

Avg DOM — 7

Current: 7
Min: 4
Max: 17
5-year Aug average: 9

Jul 2026	Aug 2025	YTD
60	**4**	**30**

Avg Sold to OLP Ratio — 106.5%

Current: 106.5%
Min: 89.6%
Max: 106.5%
5-year Aug average: 99.5%

Jul 2026	Aug 2025	YTD
92.6%	**99.9%**	**100.1%**

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