August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Tredyffrin-Easttown (Chester, PA)

MarketStats
by ShowingTime

Presented by
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August 2026

Tredyffrin-Easttown (Chester, PA)

New Listings 48

-14.3% from Jul 2026: **56**

37.1% from Aug 2025: **35**

YTD	2026	2025	+/-
	451	**443**	1.8%

5-year Aug average: **41**

New Pendings 49

16.7% from Jul 2026: **42**

8.9% from Aug 2025: **45**

YTD	2026	2025	+/-
	362	**379**	-4.5%

5-year Aug average: **42**

Closed Sales 47

-14.5% from Jul 2026: **55**

-25.4% from Aug 2025: **63**

YTD	2026	2025	+/-
	307	**349**	-12.0%

5-year Aug average: **59**

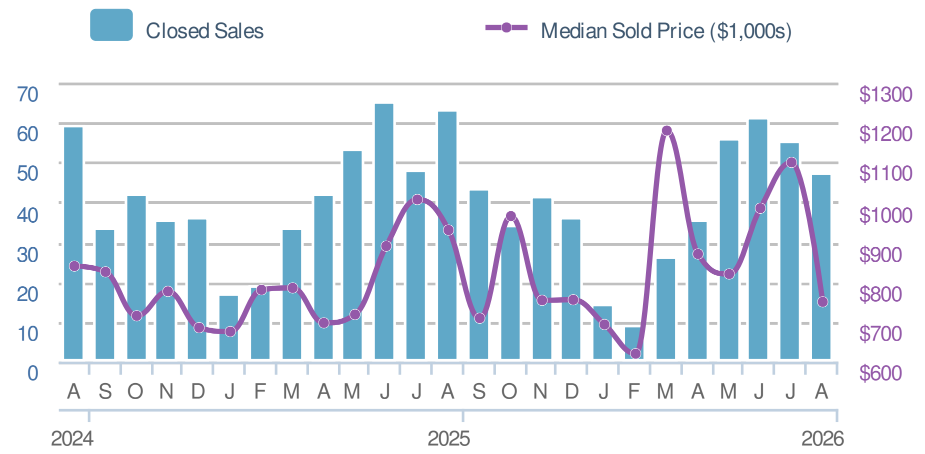
Median Sold Price $750,000

-31.8% from Jul 2026: **$1,100,000**

-19.4% from Aug 2025: **$930,500**

YTD	2026	2025	+/-
	$902,000	**$825,000**	9.3%

5-year Aug average: **$792,600**



Active Listings 61

61

Min 40

47

Max 61

5-year Aug average

Jul 2026	Aug 2025
76	**53**

Avg DOM 20

20

Min 12

20

Max 32

5-year Aug average

Jul 2026	Aug 2025	YTD
12	**19**	**16**

Avg Sold to OLP Ratio 101.6%

101.6%

Min 100.3%

101.3%

Max 102.2%

5-year Aug average

Jul 2026	Aug 2025	YTD
106.2%	**101.2%**	**104.0%**

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

Local Market **Insight**

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August 2026

Tredyffrin-Easttown (Chester, PA) - Detached

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New Listings 25

▼ -21.9%	▲ 47.1%
from Jul 2026: **32**	from Aug 2025: **17**

YTD	2026	2025	+/-
	285	**278**	2.5%

5-year Aug average: **21**

New Pendings 30

▲ 50.0%	▲ 30.4%
from Jul 2026: **20**	from Aug 2025: **23**

YTD	2026	2025	+/-
	230	**228**	0.9%

5-year Aug average: **24**

Closed Sales 27

▼ -37.2%	▼ -22.9%
from Jul 2026: **43**	from Aug 2025: **35**

YTD	2026	2025	+/-
	191	**204**	-6.4%

5-year Aug average: **37**

Median Sold Price $1,200,000

▼ -4.0%	↔ 0.0%
from Jul 2026: **$1,250,000**	from Aug 2025: **$1,200,000**

YTD	2026	2025	+/-
	$1,250,000	**$1,080,000**	15.7%

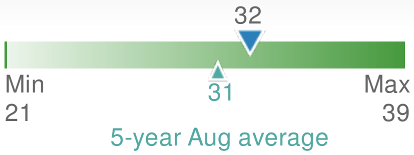
5-year Aug average: **$1,042,000**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for August was $1,200,000, representing a decrease of 4% compared to last month and no change from Aug 2025. The average days on market for units sold in August was 17 days, the same as the 5-year August average of 17 days. There was a 50% month over month increase in new contract activity with 30 New Pendings; an 8.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 51; and a 28.9% decrease in supply to 32 active units.

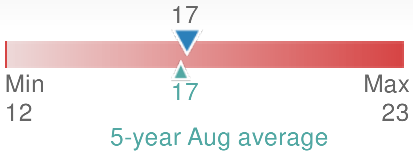
This activity resulted in a Contract Ratio of 1.59 pendings per active listing, up from 1.04 in July and an increase from 0.90 in August 2025. The Contract Ratio is 16% higher than the 5-year August average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 32



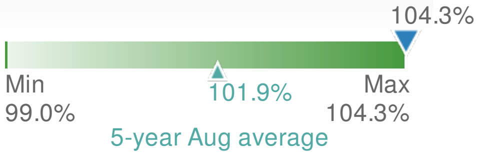
Jul 2026	Aug 2025
45	**39**

Avg DOM 17



Jul 2026	Aug 2025	YTD
9	**15**	**11**

Avg Sold to OLP Ratio 104.3%



Jul 2026	Aug 2025	YTD
108.6%	**102.5%**	**106.8%**

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

Local Market **Insight**

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August 2026

Tredyffrin-Easttown (Chester, PA) - Attached

New Listings 23

-4.2% from Jul 2026: **24**

27.8% from Aug 2025: **18**

YTD	2026	2025	+/-
	166	**165**	0.6%

5-year Aug average: **20**

New Pendings 19

-13.6% from Jul 2026: **22**

-13.6% from Aug 2025: **22**

YTD	2026	2025	+/-
	132	**151**	-12.6%

5-year Aug average: **19**

Closed Sales 20

66.7% from Jul 2026: **12**

-28.6% from Aug 2025: **28**

YTD	2026	2025	+/-
	116	**145**	-20.0%

5-year Aug average: **22**

Median Sold Price $530,076

3.9% from Jul 2026: **$510,000**

14.5% from Aug 2025: **$463,000**

YTD	2026	2025	+/-
	$437,500	**$415,000**	5.4%

5-year Aug average: **$464,815**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for August was $530,076, representing an increase of 3.9% compared to last month and an increase of 14.5% from Aug 2025. The average days on market for units sold in August was 23 days, 7% above the 5-year August average of 22 days. There was a 13.6% month over month decrease in new contract activity with 19 New Pendings; a 3.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 25; and a 6.5% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.84 in July and a decrease from 1.57 in August 2025. The Contract Ratio is 49% lower than the 5-year August average of 1.70. 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.

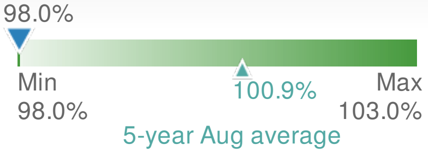
Active Listings 29

Jul 2026	Aug 2025
31	**14**

Avg DOM 23

Jul 2026	Aug 2025	YTD
23	**24**	**25**

Avg Sold to OLP Ratio 98.0%



Jul 2026	Aug 2025	YTD
97.6%	**99.6%**	**99.4%**

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August 2026

Tredyffrin-Easttown (Chester, PA) - Attached/Townhouse

New Listings 19

▲ 5.6% from Jul 2026: **18**

▲ 72.7% from Aug 2025: **11**

YTD	2026	2025	+/-
	119	**98**	21.4%

5-year Aug average: **14**

New Pendings 15

▼ -11.8% from Jul 2026: **17**

▲ 15.4% from Aug 2025: **13**

YTD	2026	2025	+/-
	91	**91**	0.0%

5-year Aug average: **12**

Closed Sales 16

▲ 100.0% from Jul 2026: **8**

▼ -11.1% from Aug 2025: **18**

YTD	2026	2025	+/-
	75	**88**	-14.8%

5-year Aug average: **14**

Median Sold Price $532,576

▼ -13.6% from Jul 2026: **$616,500**

▼ -5.7% from Aug 2025: **$565,000**

YTD	2026	2025	+/-
	$540,000	**$518,000**	4.2%

5-year Aug average: **$567,515**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for August was $532,576, representing a decrease of 13.6% compared to last month and a decrease of 5.7% from Aug 2025. The average days on market for units sold in August was 23 days, 24% below the 5-year August average of 30 days. There was an 11.8% month over month decrease in new contract activity with 15 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 20; and no change in supply with 22 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 0.95 in July and a decrease from 1.44 in August 2025. The Contract Ratio is 42% lower than the 5-year August average of 1.58. 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.

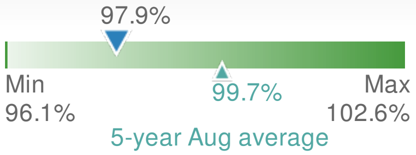
Active Listings 22

Jul 2026	Aug 2025
22	**9**

Avg DOM 23

Jul 2026	Aug 2025	YTD
31	**32**	**21**

Avg Sold to OLP Ratio 97.9%



Jul 2026	Aug 2025	YTD
96.5%	**100.1%**	**100.1%**

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