August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Twin Valley (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

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August 2026
Twin Valley (Chester, PA)

New Listings — 17

▲ 13.3% from Jul 2026: **15**
▲ 30.8% from Aug 2025: **13**

YTD	2026	2025	+/-
	103	**124**	-16.9%

5-year Aug average: **19**

New Pendings — 15

▲ 50.0% from Jul 2026: **10**
▼ -11.8% from Aug 2025: **17**

YTD	2026	2025	+/-
	82	**108**	-24.1%

5-year Aug average: **16**

Closed Sales — 9

▼ -10.0% from Jul 2026: **10**
▼ -10.0% from Aug 2025: **10**

YTD	2026	2025	+/-
	67	**118**	-43.2%

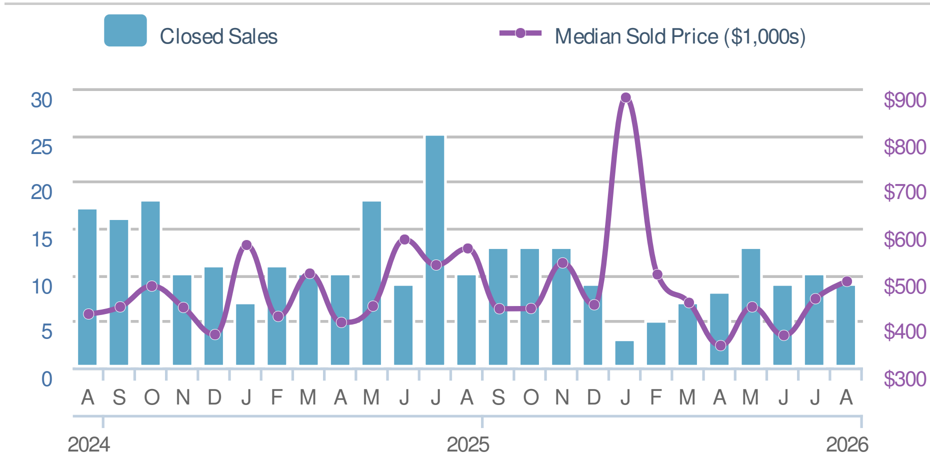
5-year Aug average: **11**

Median Sold Price — $485,000

▲ 8.1% from Jul 2026: **$448,750**
▼ -12.8% from Aug 2025: **$556,000**

YTD	2026	2025	+/-
	$430,000	**$520,000**	-17.3%

5-year Aug average: **$450,200**



Active Listings — 17

17
Min 11 — 20 (5-year Aug average) — Max 37

Jul 2026	Aug 2025
18	**18**

Avg DOM — 25

25
Min 14 — 21 (5-year Aug average) — Max 32

Jul 2026	Aug 2025	YTD
28	**32**	**27**

Avg Sold to OLP Ratio — 98.0%

98.0%
Min 98.0% — 101.9% (5-year Aug average) — Max 112.1%

Jul 2026	Aug 2025	YTD
98.6%	**99.4%**	**99.4%**

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

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August 2026

Twin Valley (Chester, PA) - Detached

New Listings 14

55.6% from Jul 2026: **9**

16.7% from Aug 2025: **12**

YTD	2026	2025	+/-
	74	**105**	-29.5%

5-year Aug average: **15**

New Pendings 9

12.5% from Jul 2026: **8**

-30.8% from Aug 2025: **13**

YTD	2026	2025	+/-
	58	**86**	-32.6%

5-year Aug average: **12**

Closed Sales 8

0.0% from Jul 2026: **8**

14.3% from Aug 2025: **7**

YTD	2026	2025	+/-
	50	**99**	-49.5%

5-year Aug average: **9**

Median Sold Price $520,500

5.7% from Jul 2026: **$492,500**

-7.1% from Aug 2025: **$560,000**

YTD	2026	2025	+/-
	$467,500	**$565,967**	-17.4%

5-year Aug average: **$478,729**

Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for August was $520,500, representing an increase of 5.7% compared to last month and a decrease of 7.1% from Aug 2025. The average days on market for units sold in August was 28 days, 33% above the 5-year August average of 21 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 14; and an 18.2% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.18 in July and a decrease from 1.12 in August 2025. The Contract Ratio is 3% lower 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 13

13

Min 9 | 18 | Max 33

5-year Aug average

Jul 2026	Aug 2025
11	**17**

Avg DOM 28

28

Min 15 | 21 | Max 28

5-year Aug average

Jul 2026	Aug 2025	YTD
35	**23**	**31**

Avg Sold to OLP Ratio 97.8%

97.8%

Min 97.8% | 102.8% | Max 116.3%

5-year Aug average

Jul 2026	Aug 2025	YTD
97.1%	**99.7%**	**99.2%**

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Twin Valley (Chester, PA) - Attached

New Listings — 3

-50.0%	200.0%
from Jul 2026: **6**	from Aug 2025: **1**

YTD	2026	2025	+/-
	29	19	52.6%

5-year Aug average: **4**

New Pendings — 6

200.0%	50.0%
from Jul 2026: **2**	from Aug 2025: **4**

YTD	2026	2025	+/-
	24	22	9.1%

5-year Aug average: **4**

Closed Sales — 1

-50.0%	-66.7%
from Jul 2026: **2**	from Aug 2025: **3**

YTD	2026	2025	+/-
	17	19	-10.5%

5-year Aug average: **2**

Median Sold Price — $428,000

1.0%	-22.5%
from Jul 2026: **$423,750**	from Aug 2025: **$552,000**

YTD	2026	2025	+/-
	$423,000	**$423,000**	0.0%

5-year Aug average: **$407,000**

Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for August was $428,000, representing an increase of 1% compared to last month and a decrease of 22.5% from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 17 days. There was a 200% month over month increase in new contract activity with 6 New Pendings; a 250% MoM increase in All Pendings (new contracts + contracts carried over from July) to 7; and a 42.9% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 0.29 in July and a decrease from 4.00 in August 2025. The Contract Ratio is 36% lower than the 5-year August average of 2.75. 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 — 4

Current: 4
Min 1 — Max 4
5-year Aug average: 2

Jul 2026	Aug 2025
7	**1**

Avg DOM — 0

Current: 0
Min 0 — Max 53
5-year Aug average: 17

Jul 2026	Aug 2025	YTD
3	**53**	**15**

Avg Sold to OLP Ratio — 100.0%

Current: 100.0%
Min 97.0% — Max 102.8%
5-year Aug average: 100.0%

Jul 2026	Aug 2025	YTD
104.4%	**98.5%**	**100.2%**

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	17	**19**	-10.5%

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Active Listings 4

4
Min 1 — 2 — Max 4
5-year Aug average

Jul 2026	Aug 2025
7	**1**

Avg DOM 0

0
Min 0 — 17 — Max 53
5-year Aug average

Jul 2026	Aug 2025	YTD
3	**53**	**15**

Avg Sold to OLP Ratio 100.0%

100.0%
Min 97.0% — 100.0% — Max 102.8%
5-year Aug average

Jul 2026	Aug 2025	YTD
104.4%	**98.5%**	**100.2%**