

August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

West Chester Area (Chester, PA)

August 2026

West Chester Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**85**

↓ -18.3% ↓ -29.2%
from Jul 2026: from Aug 2025:
104 **120**

YTD	2026	2025	+/-
	840	1,052	-20.2%

5-year Aug average: **112****New Pendings****87**

↓ -5.4% ↓ -21.6%
from Jul 2026: from Aug 2025:
92 **111**

YTD	2026	2025	+/-
	693	851	-18.6%

5-year Aug average: **101****Closed Sales****89**

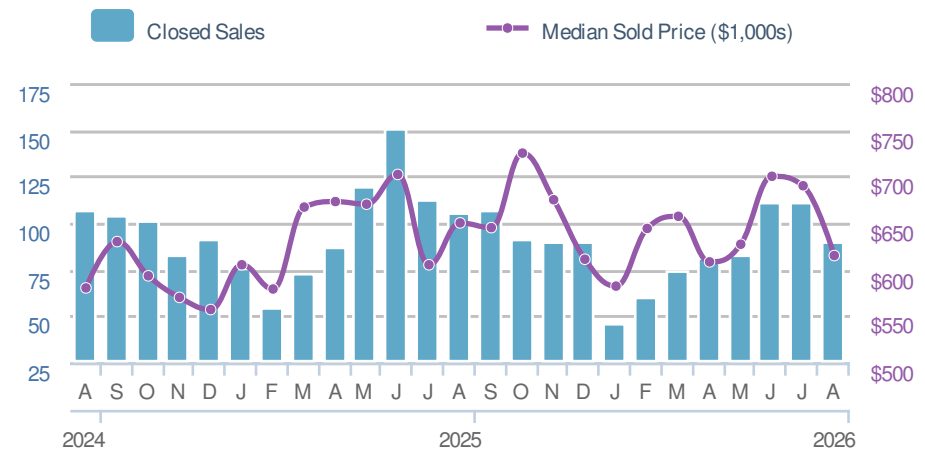
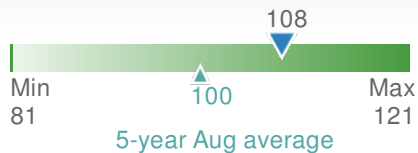
↓ -19.8% ↓ -15.2%
from Jul 2026: from Aug 2025:
111 **105**

YTD	2026	2025	+/-
	669	810	-17.4%

5-year Aug average: **100****Median Sold Price****\$615,000**

↓ -10.9% ↓ -5.4%
from Jul 2026: from Aug 2025:
\$690,000 **\$650,000**

YTD	2026	2025	+/-
	\$642,500	\$660,000	-2.7%

5-year Aug average: **\$587,800****Active Listings****108**

Jul 2026	Aug 2025
111	121

Avg DOM**19**

Jul 2026	Aug 2025	YTD
15	19	17

Avg Sold to OLP Ratio**100.5%**

Jul 2026	Aug 2025	YTD
102.5%	100.3%	101.2%

August 2026**West Chester Area (Chester, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****44**

 **-15.4%**  **-38.9%**
 from Jul 2026: 52 from Aug 2025: 72

YTD	2026	2025	+/-
	487	634	-23.2%

5-year Aug average: **61****New Pendings****50**

 **4.2%**  **-30.6%**
 from Jul 2026: 48 from Aug 2025: 72

YTD	2026	2025	+/-
	377	483	-21.9%

5-year Aug average: **53****Closed Sales****52**

 **-26.8%**  **-20.0%**
 from Jul 2026: 71 from Aug 2025: 65

YTD	2026	2025	+/-
	376	445	-15.5%

5-year Aug average: **55****Median Sold Price****\$765,000**

 **2.0%**  **-4.4%**
 from Jul 2026: **\$750,000** from Aug 2025: **\$800,000**

YTD	2026	2025	+/-
	\$825,000	\$825,000	0.0%

5-year Aug average: **\$741,300****Summary**

In West Chester Area (Chester, PA), the median sold price for Detached properties for August was \$765,000, representing an increase of 2% compared to last month and a decrease of 4.4% from Aug 2025. The average days on market for units sold in August was 20 days, 35% above the 5-year August average of 15 days. There was a 4.2% month over month increase in new contract activity with 50 New Pendings; a 1.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 78; and a 13.8% decrease in supply to 56 active units.

This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.22 in July and a decrease from 1.99 in August 2025. The Contract Ratio is 30% lower than the 5-year August average of 1.97. 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**56**

Jul 2026	Aug 2025
65	78

Avg DOM**20**

Jul 2026	Aug 2025	YTD
13	17	15

Avg Sold to OLP Ratio**100.7%**

Jul 2026	Aug 2025	YTD
103.9%	101.0%	102.2%

August 2026**West Chester Area (Chester, PA) - Attached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**41**

 **-21.2%**  **-14.6%**
 from Jul 2026: **52** from Aug 2025: **48**

YTD	2026	2025	+/-
	353	418	-15.6%

5-year Aug average: **51****New Pendings****37**

 **-15.9%**  **-5.1%**
 from Jul 2026: **44** from Aug 2025: **39**

YTD	2026	2025	+/-
	316	368	-14.1%

5-year Aug average: **48****Closed Sales****37**

 **-7.5%**  **-7.5%**
 from Jul 2026: **40** from Aug 2025: **40**

YTD	2026	2025	+/-
	293	365	-19.7%

5-year Aug average: **46****Median Sold Price****\$510,000**

 **9.1%**  **3.0%**
 from Jul 2026: **\$467,500** from Aug 2025: **\$495,000**

YTD	2026	2025	+/-
	\$485,000	\$500,000	-3.0%

5-year Aug average: **\$471,400****Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for August was \$510,000, representing an increase of 9.1% compared to last month and an increase of 3% from Aug 2025. The average days on market for units sold in August was 18 days, 14% above the 5-year August average of 16 days. There was a 15.9% month over month decrease in new contract activity with 37 New Pendings; a 2.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 49; and a 13% increase in supply to 52 active units.

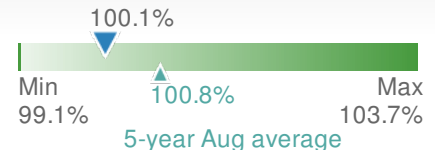
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.04 in July and a decrease from 1.21 in August 2025. The Contract Ratio is 45% lower than the 5-year August average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**52**

Jul 2026	Aug 2025
46	43

Avg DOM**18**

Jul 2026	Aug 2025	YTD
17	21	19

Avg Sold to OLP Ratio**100.1%**

Jul 2026	Aug 2025	YTD
99.9%	99.1%	99.9%

August 2026**West Chester Area (Chester, PA) - Attached/Townhouse** Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**28**

-39.1%
 from Jul 2026: **46**

-36.4%
 from Aug 2025: **44**

YTD	2026	2025	+/-
	284	347	-18.2%

5-year Aug average: **42****New Pendings****29**

-19.4%
 from Jul 2026: **36**

-9.4%
 from Aug 2025: **32**

YTD	2026	2025	+/-
	252	301	-16.3%

5-year Aug average: **40****Closed Sales****31**

0.0%
 from Jul 2026: **31**

-6.1%
 from Aug 2025: **33**

YTD	2026	2025	+/-
	231	302	-23.5%

5-year Aug average: **38****Median Sold Price****\$535,000**

-2.7%
 from Jul 2026: **\$550,000**

0.0%
 from Aug 2025: **\$535,000**

YTD	2026	2025	+/-
	\$525,000	\$528,950	-0.7%

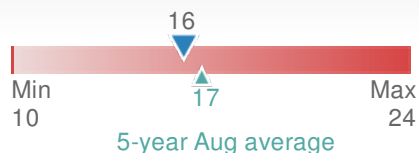
5-year Aug average: **\$505,300****Summary**

In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for August was \$535,000, representing a decrease of 2.7% compared to last month and no change from Aug 2025. The average days on market for units sold in August was 16 days, 5% below the 5-year August average of 17 days. There was a 19.4% month over month decrease in new contract activity with 29 New Pendings; a 2.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 40; and a 5% increase in supply to 42 active units.

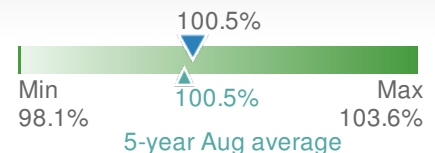
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.03 in July and a decrease from 1.08 in August 2025. The Contract Ratio is 46% lower than the 5-year August average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**42**

Jul 2026	Aug 2025
40	39

Avg DOM**16**

Jul 2026	Aug 2025	YTD
12	24	17

Avg Sold to OLP Ratio**100.5%**

Jul 2026	Aug 2025	YTD
100.9%	98.1%	100.4%