August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

West Chester Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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August 2026
West Chester Area (Chester, PA)

New Listings — 85
-18.3% from Jul 2026: **104**
-29.2% from Aug 2025: **120**

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

5-year Aug average: **112**

New Pendings — 87
-5.4% from Jul 2026: **92**
-21.6% from Aug 2025: **111**

YTD	2026	2025	+/-
	693	**851**	-18.6%

5-year Aug average: **101**

Closed Sales — 89
-19.8% from Jul 2026: **111**
-15.2% from Aug 2025: **105**

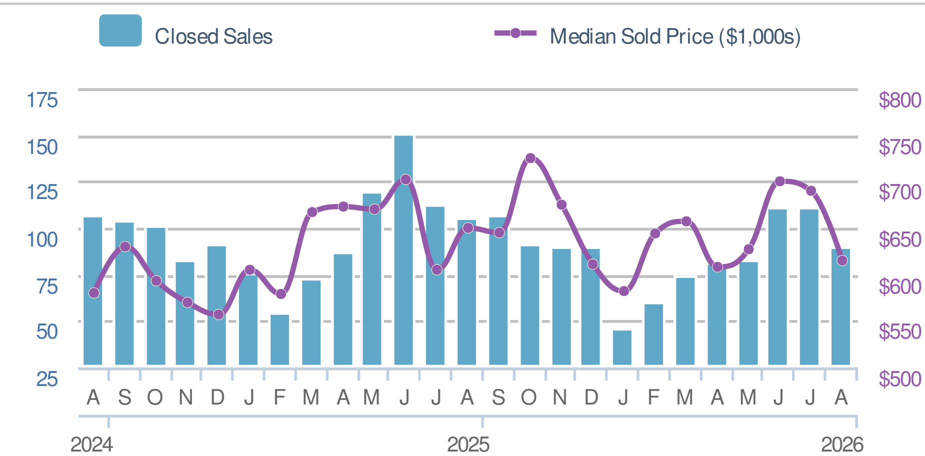
YTD	2026	2025	+/-
	669	**810**	-17.4%

5-year Aug average: **100**

Median Sold Price — $615,000
-10.9% from Jul 2026: **$690,000**
-5.4% from Aug 2025: **$650,000**

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

5-year Aug average: **$587,800**



Active Listings — 108
108
Min 81 | 100 | Max 121
5-year Aug average

Jul 2026	Aug 2025
111	**121**

Avg DOM — 19
19
Min 12 | 16 | Max 19
5-year Aug average

Jul 2026	Aug 2025	YTD
15	**19**	**17**

Avg Sold to OLP Ratio — 100.5%
100.5%
Min 100.3% | 101.0% | Max 103.0%
5-year Aug average

Jul 2026	Aug 2025	YTD
102.5%	**100.3%**	**101.2%**

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

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August 2026

West Chester Area (Chester, PA) - Detached

New Listings 44

-15.4% from Jul 2026: **52**

-38.9% from Aug 2025: **72**

YTD	2026	2025	+/-
	487	**634**	-23.2%

5-year Aug average: **61**

New Pendings 50

4.2% from Jul 2026: **48**

-30.6% from Aug 2025: **72**

YTD	2026	2025	+/-
	377	**483**	-21.9%

5-year Aug average: **53**

Closed Sales 52

-26.8% from Jul 2026: **71**

-20.0% from Aug 2025: **65**

YTD	2026	2025	+/-
	376	**445**	-15.5%

5-year Aug average: **55**

Median Sold Price $765,000

2.0% from Jul 2026: **$750,000**

-4.4% 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

56

Min 35 — 56 — Max 78

5-year Aug average

Jul 2026	Aug 2025
65	**78**

Avg DOM 20

20

Min 9 — 15 — Max 20

5-year Aug average

Jul 2026	Aug 2025	YTD
13	**17**	**15**

Avg Sold to OLP Ratio 100.7%

100.7%

Min 100.7% — 101.2% — Max 102.6%

5-year Aug average

Jul 2026	Aug 2025	YTD
103.9%	**101.0%**	**102.2%**

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

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West Chester Area (Chester, PA) - Attached

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New Listings — 41

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

YTD	2026	2025	+/-
	353	**418**	-15.6%

5-year Aug average: **51**

New Pendings — 37

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

YTD	2026	2025	+/-
	316	**368**	-14.1%

5-year Aug average: **48**

Closed Sales — 37

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

YTD	2026	2025	+/-
	293	**365**	-19.7%

5-year Aug average: **46**

Median Sold Price — $510,000

9.1% from Jul 2026: **$467,500**
3.0% 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

52

Min 39 | 44 | Max 52

5-year Aug average

Jul 2026	Aug 2025
46	**43**

Avg DOM — 18

18

Min 10 | 16 | Max 21

5-year Aug average

Jul 2026	Aug 2025	YTD
17	**21**	**19**

Avg Sold to OLP Ratio — 100.1%

100.1%

Min 99.1% | 100.8% | Max 103.7%

5-year Aug average

Jul 2026	Aug 2025	YTD
99.9%	**99.1%**	**99.9%**

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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

42

Min 30 — 38 — Max 43

5-year Aug average

Jul 2026	Aug 2025
40	**39**

Avg DOM — 16

16

Min 10 — 17 — Max 24

5-year Aug average

Jul 2026	Aug 2025	YTD
12	**24**	**17**

Avg Sold to OLP Ratio — 100.5%

100.5%

Min 98.1% — 100.5% — Max 103.6%

5-year Aug average

Jul 2026	Aug 2025	YTD
100.9%	**98.1%**	**100.4%**

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

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