

August 2025

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

August 2025

Chester County, PA

New Listings 509

↓ -18.7% ↓ -4.3%
from Jul 2025: 626 from Aug 2024: 532

YTD	2025	2024	+/-
	5,042	4,823	4.5%

5-year Aug average: **594****New Pendings 529**

↓ -2.8% ↑ 4.8%
from Jul 2025: 544 from Aug 2024: 505

YTD	2025	2024	+/-
	4,152	3,992	4.0%

5-year Aug average: **567****Closed Sales 560**

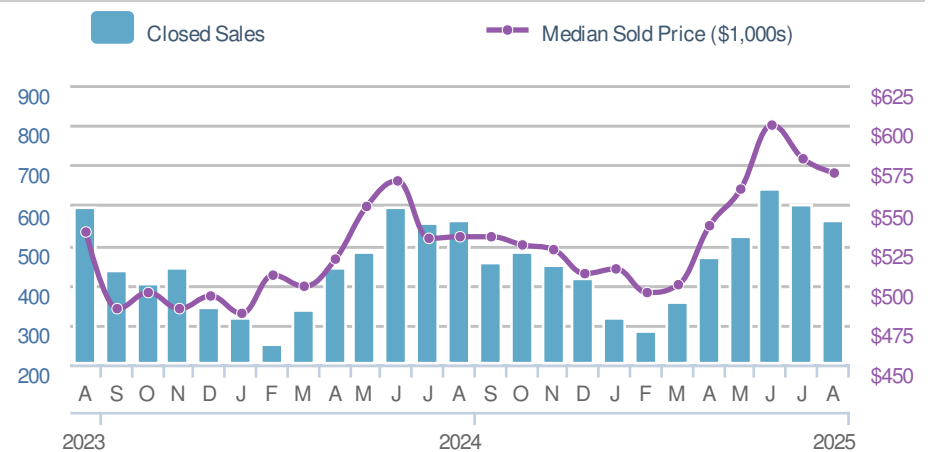
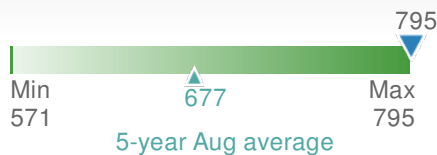
↓ -6.4% ↓ -0.2%
from Jul 2025: 598 from Aug 2024: 561

YTD	2025	2024	+/-
	3,912	3,686	6.1%

5-year Aug average: **660****Median Sold Price \$570,000**

↓ -1.7% ↑ 7.5%
from Jul 2025: \$579,745 from Aug 2024: \$530,000

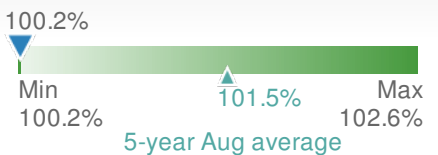
YTD	2025	2024	+/-
	\$560,000	\$530,000	5.7%

5-year Aug average: **\$506,767****Active Listings 795**

Jul 2025	Aug 2024
854	711

Avg DOM 20

Jul 2025	Aug 2024	YTD
18	18	20

Avg Sold to OLP Ratio 100.2%

Jul 2025	Aug 2024	YTD
101.2%	100.9%	100.9%

August 2025

Chester County, PA - Detached

New Listings**343** **-20.0%**from Jul 2025:
429 **-4.2%**from Aug 2024:
358

YTD	2025	2024	+/-
	3,383	3,193	6.0%

5-year Aug average: **391****New Pendings****354** **-0.6%**from Jul 2025:
356 **7.9%**from Aug 2024:
328

YTD	2025	2024	+/-
	2,713	2,564	5.8%

5-year Aug average: **367****Closed Sales****368** **-11.5%**from Jul 2025:
416 **4.2%**from Aug 2024:
353

YTD	2025	2024	+/-
	2,559	2,303	11.1%

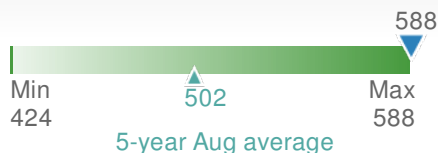
5-year Aug average: **431****Median Sold Price****\$665,000** **2.3%**from Jul 2025:
\$650,000 **8.1%**from Aug 2024:
\$615,000

YTD	2025	2024	+/-
	\$645,000	\$605,001	6.6%

5-year Aug average: **\$581,771****Summary**

In Chester County, PA, the median sold price for Detached properties for August was \$665,000, representing an increase of 2.3% compared to last month and an increase of 8.1% from Aug 2024. The average days on market for units sold in August was 18 days, 6% above the 5-year August average of 17 days. There was a 0.6% month over month decrease in new contract activity with 354 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 604; and a 5.8% decrease in supply to 588 active units.

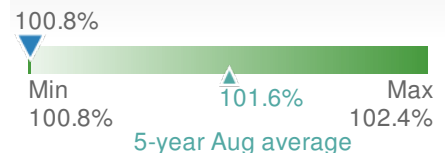
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 1.02 in July and a decrease from 1.15 in August 2024. The Contract Ratio is 23% lower than the 5-year August average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**588**

Jul 2025	Aug 2024
624	540

Avg DOM**18**

Jul 2025	Aug 2024	YTD
18	16	19

Avg Sold to OLP Ratio**100.8%**

Jul 2025	Aug 2024	YTD
101.8%	101.4%	101.6%

August 2025

Chester County, PA - Attached

New Listings**166** **-15.7%**from Jul 2025:
197 **-4.6%**from Aug 2024:
174

YTD	2025	2024	+/-
	1,658	1,630	1.7%

5-year Aug average: **202****New Pending****174** **-7.4%**from Jul 2025:
188 **-1.7%**from Aug 2024:
177

YTD	2025	2024	+/-
	1,438	1,427	0.8%

5-year Aug average: **199****Closed Sales****192** **5.5%**from Jul 2025:
182 **-7.7%**from Aug 2024:
208

YTD	2025	2024	+/-
	1,353	1,382	-2.1%

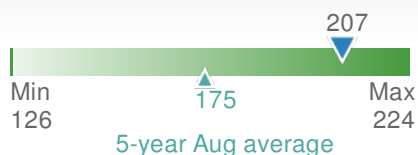
5-year Aug average: **229****Median
Sold Price****\$430,000** **-4.4%**from Jul 2025:
\$449,950 **-3.6%**from Aug 2024:
\$446,000

YTD	2025	2024	+/-
	\$435,000	\$432,662	0.5%

5-year Aug average: **\$400,394****Summary**

In Chester County, PA, the median sold price for Attached properties for August was \$430,000, representing a decrease of 4.4% compared to last month and a decrease of 3.6% from Aug 2024. The average days on market for units sold in August was 24 days, 41% above the 5-year August average of 17 days. There was a 7.4% month over month decrease in new contract activity with 174 New Pending; an 8.2% MoM decrease in All Pending (new contracts + contracts carried over from July) to 279; and a 10% decrease in supply to 207 active units.

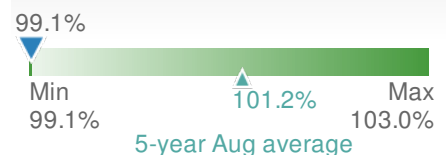
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, up from 1.32 in July and a decrease from 1.66 in August 2024. The Contract Ratio is 37% lower than the 5-year August average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**207**

Jul 2025	Aug 2024
230	171

Avg DOM**24**

Jul 2025	Aug 2024	YTD
19	21	23

**Avg Sold to
OLP Ratio****99.1%**

Jul 2025	Aug 2024	YTD
99.9%	100.0%	99.7%