

July 2025

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

July 2025

Chester County, PA

New Listings **626****↓ -1.9%**from Jun 2025:
638**↑ 9.2%**from Jul 2024:
573

YTD	2025	2024	+/-
	4,462	4,242	5.2%

5-year Jul average: **638****New Pendings** **544****↓ -11.5%**from Jun 2025:
615**↑ 6.0%**from Jul 2024:
513

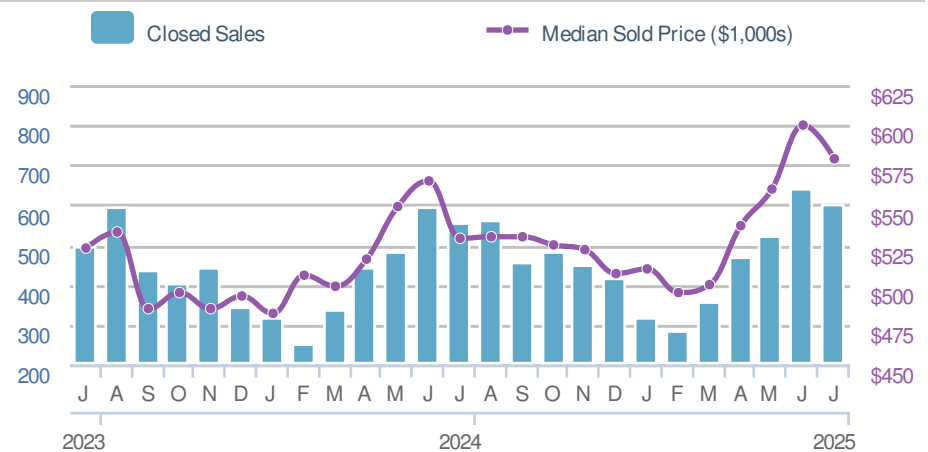
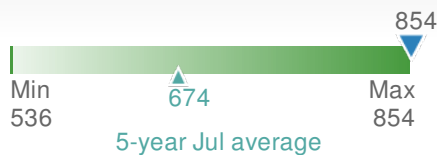
YTD	2025	2024	+/-
	3,625	3,502	3.5%

5-year Jul average: **586****Closed Sales** **598****↓ -6.1%**from Jun 2025:
637**↑ 8.1%**from Jul 2024:
553

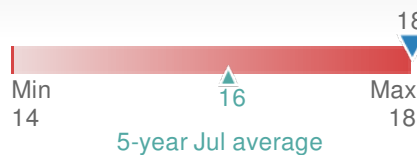
YTD	2025	2024	+/-
	3,327	3,102	7.3%

5-year Jul average: **628****Median Sold Price** **\$579,745****↓ -3.4%**from Jun 2025:
\$600,000**↑ 9.5%**from Jul 2024:
\$529,500

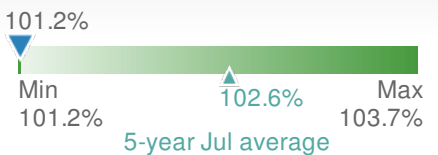
YTD	2025	2024	+/-
	\$557,500	\$529,950	5.2%

5-year Jul average: **\$512,568****Active Listings** **854**

Jun 2025	Jul 2024
753	696

Avg DOM **18**

Jun 2025	Jul 2024	YTD
16	18	20

Avg Sold to OLP Ratio **101.2%**

Jun 2025	Jul 2024	YTD
101.8%	102.4%	101.0%

July 2025

Chester County, PA - Detached

New Listings**429** **-4.2%**from Jun 2025:
448 **8.3%**from Jul 2024:
396

YTD	2025	2024	+/-
	2,988	2,801	6.7%

5-year Jul average: **423****New Pendings****356** **-14.6%**from Jun 2025:
417 **1.4%**from Jul 2024:
351

YTD	2025	2024	+/-
	2,362	2,253	4.8%

5-year Jul average: **386****Closed Sales****416** **-3.7%**from Jun 2025:
432 **11.5%**from Jul 2024:
373

YTD	2025	2024	+/-
	2,175	1,939	12.2%

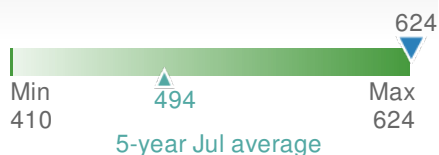
5-year Jul average: **422****Median
Sold Price****\$650,000** **-7.5%**from Jun 2025:
\$702,871 **10.3%**from Jul 2024:
\$589,500

YTD	2025	2024	+/-
	\$640,000	\$605,000	5.8%

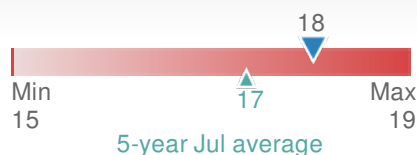
5-year Jul average: **\$586,880****Summary**

In Chester County, PA, the median sold price for Detached properties for July was \$650,000, representing a decrease of 7.5% compared to last month and an increase of 10.3% from Jul 2024. The average days on market for units sold in July was 18 days, 3% above the 5-year July average of 17 days. There was a 14.6% month over month decrease in new contract activity with 356 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 638; and a 12% increase in supply to 624 active units.

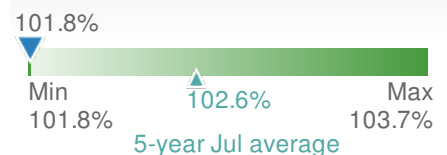
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.25 in June and a decrease from 1.31 in July 2024. The Contract Ratio is 35% lower than the 5-year July average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**624**

Jun 2025	Jul 2024
557	517

Avg DOM**18**

Jun 2025	Jul 2024	YTD
15	19	19

**Avg Sold to
OLP Ratio****101.8%**

Jun 2025	Jul 2024	YTD
102.9%	102.5%	101.7%

July 2025

Chester County, PA - Attached

New Listings**197** **3.7%**from Jun 2025:
190 **11.3%**from Jul 2024:
177

YTD	2025	2024	+/-
	1,473	1,441	2.2%

5-year Jul average: **215****New Pendings****188** **-5.1%**from Jun 2025:
198 **16.0%**from Jul 2024:
162

YTD	2025	2024	+/-
	1,263	1,248	1.2%

5-year Jul average: **199****Closed Sales****182** **-11.2%**from Jun 2025:
205 **1.1%**from Jul 2024:
180

YTD	2025	2024	+/-
	1,152	1,162	-0.9%

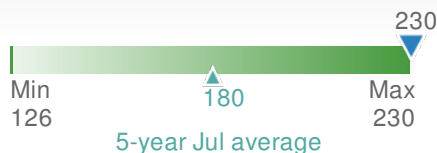
5-year Jul average: **206****Median
Sold Price****\$449,950** **-4.7%**from Jun 2025:
\$472,000 **2.8%**from Jul 2024:
\$437,500

YTD	2025	2024	+/-
	\$435,000	\$430,000	1.2%

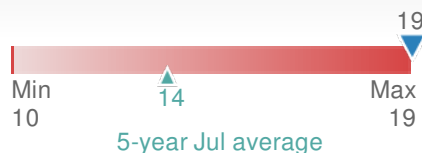
5-year Jul average: **\$405,370****Summary**

In Chester County, PA, the median sold price for Attached properties for July was \$449,950, representing a decrease of 4.7% compared to last month and an increase of 2.8% from Jul 2024. The average days on market for units sold in July was 19 days, 40% above the 5-year July average of 14 days. There was a 5.1% month over month decrease in new contract activity with 188 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from June) to 304; and a 17.3% increase in supply to 230 active units.

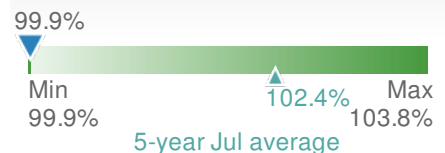
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 1.46 in June and a decrease from 1.82 in July 2024. The Contract Ratio is 43% lower than the 5-year July average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**230**

Jun 2025	Jul 2024
196	179

Avg DOM**19**

Jun 2025	Jul 2024	YTD
20	15	22

**Avg Sold to
OLP Ratio****99.9%**

Jun 2025	Jul 2024	YTD
99.5%	102.3%	99.8%