July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Chester County, PA

MarketStats by ShowingTime

Presented by
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July 2026
Chester County, PA

New Listings — 597

-4.8% from Jun 2026: **627** | -4.6% from Jul 2025: **626**

YTD	2026	2025	+/-
	4,554	**4,462**	2.1%

5-year Jul average: **590**

New Pendings — 517

-21.1% from Jun 2026: **655** | -5.0% from Jul 2025: **544**

YTD	2026	2025	+/-
	3,633	**3,625**	0.2%

5-year Jul average: **535**

Closed Sales — 615

-7.0% from Jun 2026: **661** | 2.8% from Jul 2025: **598**

YTD	2026	2025	+/-
	3,273	**3,327**	-1.6%

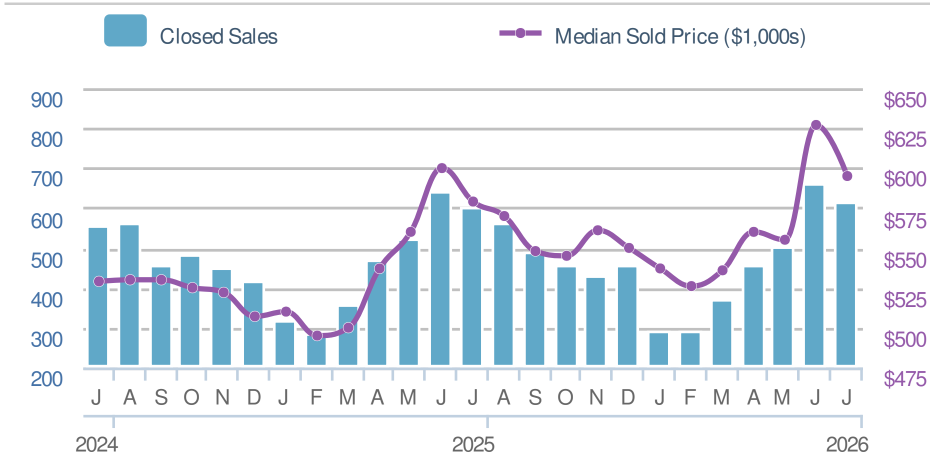
5-year Jul average: **581**

Median Sold Price — $595,000

-5.1% from Jun 2026: **$627,000** | 2.6% from Jul 2025: **$579,745**

YTD	2026	2025	+/-
	$570,000	**$557,500**	2.2%

5-year Jul average: **$545,068**



Active Listings — 916

916
Min 536 | 720 | Max 916
5-year Jul average

Jun 2026	Jul 2025
852	**854**

Avg DOM — 18

18
Min 15 | 17 | Max 18
5-year Jul average

Jun 2026	Jul 2025	YTD
14	**18**	**22**

Avg Sold to OLP Ratio — 101.7%

101.7%
Min 101.2% | 102.4% | Max 103.7%
5-year Jul average

Jun 2026	Jul 2025	YTD
102.5%	**101.2%**	**101.2%**

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Chester County, PA - Detached

New Listings — 355

-19.9%	-17.2%
from Jun 2026: **443**	from Jul 2025: **429**

YTD	2026	2025	+/-
	3,006	**2,988**	0.6%

5-year Jul average: **389**

New Pendings — 310

-32.8%	-12.9%
from Jun 2026: **461**	from Jul 2025: **356**

YTD	2026	2025	+/-
	2,386	**2,362**	1.0%

5-year Jul average: **350**

Closed Sales — 432

-5.5%	3.8%
from Jun 2026: **457**	from Jul 2025: **416**

YTD	2026	2025	+/-
	2,156	**2,175**	-0.9%

5-year Jul average: **398**

Median Sold Price — $674,900

-10.0%	3.8%
from Jun 2026: **$750,000**	from Jul 2025: **$650,000**

YTD	2026	2025	+/-
	$665,000	**$640,000**	3.9%

5-year Jul average: **$617,860**

Summary

In Chester County, PA, the median sold price for Detached properties for July was $674,900, representing a decrease of 10% compared to last month and an increase of 3.8% from Jul 2025. The average days on market for units sold in July was 16 days, 9% below the 5-year July average of 18 days. There was a 32.8% month over month decrease in new contract activity with 310 New Pendings; a 17.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 613; and a 4.1% increase in supply to 589 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.31 in June and an increase from 1.02 in July 2025. The Contract Ratio is 21% lower than the 5-year July average of 1.32. 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 — 589

589

Min	5-year Jul average	Max
410	516	624

Jun 2026	Jul 2025
566	**624**

Avg DOM — 16

16

Min	5-year Jul average	Max
16	18	19

Jun 2026	Jul 2025	YTD
12	**18**	**21**

Avg Sold to OLP Ratio — 102.8%

102.8%

Min	5-year Jul average	Max
101.8%	102.7%	103.7%

Jun 2026	Jul 2025	YTD
103.5%	**101.8%**	**102.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

MarketStats by ShowingTime

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July 2026

Chester County, PA - Attached

New Listings 242

▲31.5% from Jun 2026: **184**

▲22.8% from Jul 2025: **197**

YTD	2026	2025	+/-
	1,547	**1,473**	5.0%

5-year Jul average: **201**

New Pendings 206

▲6.2% from Jun 2026: **194**

▲9.6% from Jul 2025: **188**

YTD	2026	2025	+/-
	1,246	**1,263**	-1.3%

5-year Jul average: **184**

Closed Sales 183

▼-10.3% from Jun 2026: **204**

▲0.5% from Jul 2025: **182**

YTD	2026	2025	+/-
	1,117	**1,152**	-3.0%

5-year Jul average: **183**

Median Sold Price $467,500

▲6.9% from Jun 2026: **$437,500**

▲3.9% from Jul 2025: **$449,950**

YTD	2026	2025	+/-
	$447,350	**$435,000**	2.8%

5-year Jul average: **$429,870**

Summary

In Chester County, PA, the median sold price for Attached properties for July was $467,500, representing an increase of 6.9% compared to last month and an increase of 3.9% from Jul 2025. The average days on market for units sold in July was 23 days, 46% above the 5-year July average of 16 days. There was a 6.2% month over month increase in new contract activity with 206 New Pendings; a 3.1% MoM increase in All Pendings (new contracts + contracts carried over from June) to 298; and a 14.3% increase in supply to 327 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.01 in June and a decrease from 1.32 in July 2025. The Contract Ratio is 51% lower than the 5-year July average of 1.85. 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 327

327

Min 126 | 204 | Max 327

5-year Jul average

Jun 2026	Jul 2025
286	**230**

Avg DOM 23

23

Min 10 | 16 | Max 23

5-year Jul average

Jun 2026	Jul 2025	YTD
16	**19**	**26**

Avg Sold to OLP Ratio 99.4%

99.4%

Min 99.4% | 101.8% | Max 103.8%

5-year Jul average

Jun 2026	Jul 2025	YTD
100.2%	**99.9%**	**99.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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July 2026

Chester County, PA - Attached/Townhouse

New Listings 224

▲ 40.9% from Jun 2026: **159**
▲ 34.1% from Jul 2025: **167**

YTD	2026	2025	+/-
	1,391	**1,277**	8.9%

5-year Jul average: **175**

New Pendings 187

▲ 8.1% from Jun 2026: **173**
▲ 19.9% from Jul 2025: **156**

YTD	2026	2025	+/-
	1,110	**1,092**	1.6%

5-year Jul average: **158**

Closed Sales 164

▼ -10.9% from Jun 2026: **184**
▲ 1.9% from Jul 2025: **161**

YTD	2026	2025	+/-
	981	**999**	-1.8%

5-year Jul average: **161**

Median Sold Price $494,500

▲ 10.5% from Jun 2026: **$447,500**
▲ 6.3% from Jul 2025: **$465,000**

YTD	2026	2025	+/-
	$463,590	**$460,000**	0.8%

5-year Jul average: **$449,861**

Summary

In Chester County, PA, the median sold price for Attached/Townhouse properties for July was $494,500, representing an increase of 10.5% compared to last month and an increase of 6.3% from Jul 2025. The average days on market for units sold in July was 23 days, 40% above the 5-year July average of 16 days. There was an 8.1% month over month increase in new contract activity with 187 New Pendings; a 3.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 276; and an 18.6% increase in supply to 300 active units.

This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.06 in June and a decrease from 1.33 in July 2025. The Contract Ratio is 50% lower than the 5-year July average of 1.82. 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 300

300
Min 118 | 187 (5-year Jul average) | Max 300

Jun 2026	Jul 2025
253	**203**

Avg DOM 23

23
Min 11 | 16 (5-year Jul average) | Max 23

Jun 2026	Jul 2025	YTD
15	**21**	**25**

Avg Sold to OLP Ratio 99.4%

99.4%
Min 99.4% | 101.7% (5-year Jul average) | Max 103.6%

Jun 2026	Jul 2025	YTD
100.4%	**99.7%**	**99.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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