August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Chester County, PA

MarketStats
by ShowingTime

Presented by
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August 2026

Chester County, PA

New Listings 524

▼ -12.2% from Jul 2026: **597**

▲ 2.9% from Aug 2025: **509**

YTD	2026	2025	+/-
	5,150	**5,042**	2.1%

5-year Aug average: **540**

New Pendings 508

▼ -1.7% from Jul 2026: **517**

▼ -4.0% from Aug 2025: **529**

YTD	2026	2025	+/-
	4,142	**4,152**	-0.2%

5-year Aug average: **513**

Closed Sales 543

▼ -11.7% from Jul 2026: **615**

▼ -3.0% from Aug 2025: **560**

YTD	2026	2025	+/-
	3,830	**3,912**	-2.1%

5-year Aug average: **588**

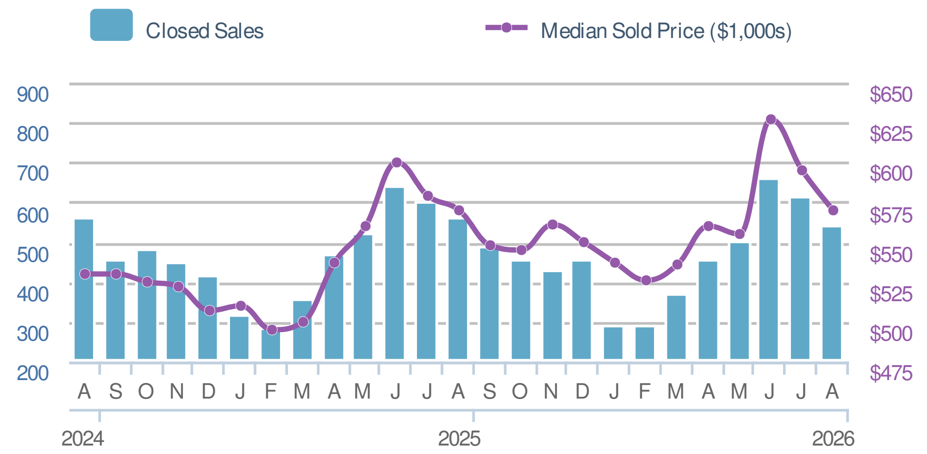
Median Sold Price $570,000

▼ -4.2% from Jul 2026: **$595,000**

↔ 0.0% from Aug 2025: **$570,000**

YTD	2026	2025	+/-
	$570,000	**$560,000**	1.8%

5-year Aug average: **$534,767**



Active Listings 864

864

Min	705	Max
571		864

5-year Aug average

Jul 2026	Aug 2025
916	**795**

Avg DOM 21

21

Min	18	Max
14		21

5-year Aug average

Jul 2026	Aug 2025	YTD
18	**20**	**22**

Avg Sold to OLP Ratio 100.1%

100.1%

Min	101.0%	Max
100.1%		102.6%

5-year Aug average

Jul 2026	Aug 2025	YTD
101.7%	**100.2%**	**101.0%**

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

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August 2026

Chester County, PA - Detached

New Listings 329

▼-7.3% from Jul 2026: **355**

▼-4.1% from Aug 2025: **343**

YTD	2026	2025	+/-
	3,393	**3,383**	0.3%

5-year Aug average: **357**

New Pendings 324

▲4.5% from Jul 2026: **310**

▼-8.5% from Aug 2025: **354**

YTD	2026	2025	+/-
	2,712	**2,713**	-0.0%

5-year Aug average: **330**

Closed Sales 364

▼-15.7% from Jul 2026: **432**

▼-1.1% from Aug 2025: **368**

YTD	2026	2025	+/-
	2,531	**2,559**	-1.1%

5-year Aug average: **389**

Median Sold Price $660,000

▼-2.2% from Jul 2026: **$674,900**

▼-0.8% from Aug 2025: **$665,000**

YTD	2026	2025	+/-
	$665,000	**$645,000**	3.1%

5-year Aug average: **$615,650**

Summary

In Chester County, PA, the median sold price for Detached properties for August was $660,000, representing a decrease of 2.2% compared to last month and a decrease of 0.8% from Aug 2025. The average days on market for units sold in August was 20 days, 15% above the 5-year August average of 17 days. There was a 4.5% month over month increase in new contract activity with 324 New Pendings; an 8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 564; and a 5.9% decrease in supply to 554 active units.

This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.04 in July and a decrease from 1.03 in August 2025. The Contract Ratio is 11% lower than the 5-year August average of 1.15. 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.

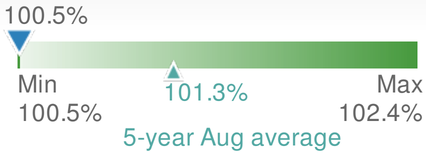
Active Listings 554

Jul 2026	Aug 2025
589	**588**

Avg DOM 20

Jul 2026	Aug 2025	YTD
16	**18**	**21**

Avg Sold to OLP Ratio 100.5%



Jul 2026	Aug 2025	YTD
102.8%	**100.8%**	**101.8%**

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

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August 2026

Chester County, PA - Attached

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New Listings 195

▼ -19.4% from Jul 2026: **242**

▲ 17.5% from Aug 2025: **166**

YTD	2026	2025	+/-
	1,756	**1,658**	5.9%

5-year Aug average: **184**

New Pendings 184

▼ -10.7% from Jul 2026: **206**

▲ 5.7% from Aug 2025: **174**

YTD	2026	2025	+/-
	1,429	**1,438**	-0.6%

5-year Aug average: **182**

Closed Sales 179

▼ -2.2% from Jul 2026: **183**

▼ -6.8% from Aug 2025: **192**

YTD	2026	2025	+/-
	1,299	**1,353**	-4.0%

5-year Aug average: **199**

Median Sold Price $436,712

▼ -6.6% from Jul 2026: **$467,500**

▲ 1.6% from Aug 2025: **$430,000**

YTD	2026	2025	+/-
	$447,100	**$435,000**	2.8%

5-year Aug average: **$417,736**

Summary

In Chester County, PA, the median sold price for Attached properties for August was $436,712, representing a decrease of 6.6% compared to last month and an increase of 1.6% from Aug 2025. The average days on market for units sold in August was 22 days, 17% above the 5-year August average of 19 days. There was a 10.7% month over month decrease in new contract activity with 184 New Pendings; a 0.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 300; and a 5.2% decrease in supply to 310 active units.

This activity resulted in a Contract Ratio of 0.97 pendings per active listing, up from 0.91 in July and a decrease from 1.35 in August 2025. The Contract Ratio is 46% lower than the 5-year August average of 1.80. 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.

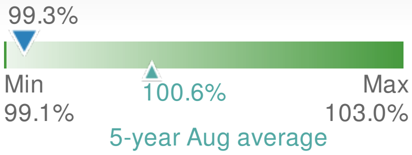
Active Listings 310

Jul 2026	Aug 2025
327	**207**

Avg DOM 22

Jul 2026	Aug 2025	YTD
23	**24**	**25**

Avg Sold to OLP Ratio 99.3%



Jul 2026	Aug 2025	YTD
99.4%	**99.1%**	**99.5%**

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

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August 2026

Chester County, PA - Attached/Townhouse

New Listings 171

▼-23.7%	▲16.3%
from Jul 2026: **224**	from Aug 2025: **147**

YTD	2026	2025	+/-
	1,575	**1,440**	9.4%

5-year Aug average: **161**

New Pendings 164

▼-12.3%	▲9.3%
from Jul 2026: **187**	from Aug 2025: **150**

YTD	2026	2025	+/-
	1,273	**1,244**	2.3%

5-year Aug average: **161**

Closed Sales 164

↔0.0%	↔0.0%
from Jul 2026: **164**	from Aug 2025: **164**

YTD	2026	2025	+/-
	1,148	**1,172**	-2.0%

5-year Aug average: **173**

Median Sold Price $447,625

▼-9.5%	▼-1.6%
from Jul 2026: **$494,500**	from Aug 2025: **$455,000**

YTD	2026	2025	+/-
	$462,400	**$460,000**	0.5%

5-year Aug average: **$437,325**

Summary

In Chester County, PA, the median sold price for Attached/Townhouse properties for August was $447,625, representing a decrease of 9.5% compared to last month and a decrease of 1.6% from Aug 2025. The average days on market for units sold in August was 22 days, 13% above the 5-year August average of 19 days. There was a 12.3% month over month decrease in new contract activity with 164 New Pendings; a 1.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 273; and a 5% decrease in supply to 285 active units.

This activity resulted in a Contract Ratio of 0.96 pendings per active listing, up from 0.92 in July and a decrease from 1.36 in August 2025. The Contract Ratio is 47% lower than the 5-year August average of 1.81. 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.

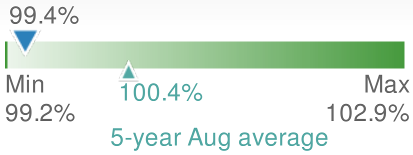
Active Listings 285

Jul 2026	Aug 2025
300	**184**

Avg DOM 22

Jul 2026	Aug 2025	YTD
23	**25**	**25**

Avg Sold to OLP Ratio 99.4%



Jul 2026	Aug 2025	YTD
99.4%	**99.2%**	**99.7%**

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