June 2025

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings 638

▲3.6% from May 2025: **616**
▲2.4% from Jun 2024: **623**

YTD	2025	2024	+/-
	3,666	**3,568**	2.7%

5-year Jun average: **762**

New Pendings 615

▼-0.5% from May 2025: **618**
▲6.4% from Jun 2024: **578**

YTD	2025	2024	+/-
	3,034	**2,970**	2.2%

5-year Jun average: **660**

Closed Sales 637

▲22.7% from May 2025: **519**
▲7.1% from Jun 2024: **595**

YTD	2025	2024	+/-
	2,695	**2,514**	7.2%

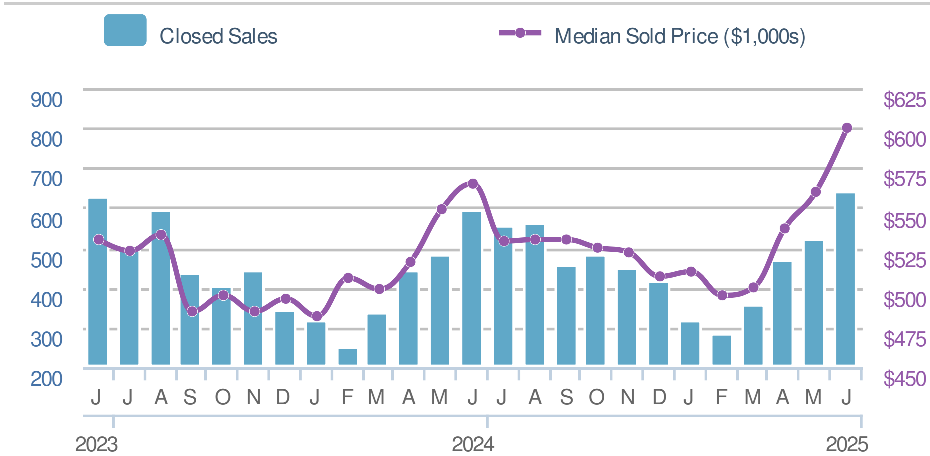
5-year Jun average: **700**

Median Sold Price $600,000

▲7.1% from May 2025: **$560,000**
▲6.2% from Jun 2024: **$565,000**

YTD	2025	2024	+/-
	$548,427	**$529,808**	3.5%

5-year Jun average: **$526,844**



Active Listings 753

753
Min 589 — 669 5-year Jun average — Max 753

May 2025	Jun 2024
756	**659**

Avg DOM 16

16
Min 10 — 16 5-year Jun average — Max 19

May 2025	Jun 2024	YTD
17	**17**	**21**

Avg Sold to OLP Ratio 101.8%

101.8%
Min 101.8% — 103.3% 5-year Jun average — Max 105.0%

May 2025	Jun 2024	YTD
101.6%	**103.2%**	**101.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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Chester County, PA - Detached

New Listings — 448

▲ 4.4%	▲ 4.7%
from May 2025: **429**	from Jun 2024: **428**

YTD	2025	2024	+/-
	2,464	**2,336**	5.5%

5-year Jun average: **503**

New Pendings — 417

▼ -2.3%	▲ 6.1%
from May 2025: **427**	from Jun 2024: **393**

YTD	2025	2024	+/-
	1,980	**1,892**	4.7%

5-year Jun average: **438**

Closed Sales — 432

▲ 28.2%	▲ 7.7%
from May 2025: **337**	from Jun 2024: **401**

YTD	2025	2024	+/-
	1,734	**1,553**	11.7%

5-year Jun average: **475**

Median Sold Price — $702,871

▲ 7.7%	▲ 7.3%
from May 2025: **$652,642**	from Jun 2024: **$655,000**

YTD	2025	2024	+/-
	$635,000	**$605,000**	5.0%

5-year Jun average: **$610,785**

Summary

In Chester County, PA, the median sold price for Detached properties for June was $702,871, representing an increase of 7.7% compared to last month and an increase of 7.3% from Jun 2024. The average days on market for units sold in June was 15 days, 3% below the 5-year June average of 15 days. There was a 2.3% month over month decrease in new contract activity with 417 New Pendings; a 4.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 699; and a 3% increase in supply to 557 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.35 in May and a decrease from 1.45 in June 2024. The Contract Ratio is 24% lower than the 5-year June average of 1.64. 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 — 557

557

Min 441 — 493 — Max 557
5-year Jun average

May 2025	Jun 2024
541	**484**

Avg DOM — 15

15

Min 11 — 15 — Max 18
5-year Jun average

May 2025	Jun 2024	YTD
15	**18**	**19**

Avg Sold to OLP Ratio — 102.9%

102.9%

Min 102.9% — 103.7% — Max 105.2%
5-year Jun average

May 2025	Jun 2024	YTD
102.2%	**103.6%**	**101.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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June 2025

Chester County, PA - Attached

New Listings — 190

▲ 1.6% from May 2025: **187**
▼ -2.6% from Jun 2024: **195**

YTD	2025	2024	+/-
	1,201	**1,232**	-2.5%

5-year Jun average: **258**

New Pendings — 198

▲ 3.7% from May 2025: **191**
▲ 7.0% from Jun 2024: **185**

YTD	2025	2024	+/-
	1,054	**1,077**	-2.1%

5-year Jun average: **221**

Closed Sales — 205

▲ 12.6% from May 2025: **182**
▲ 5.7% from Jun 2024: **194**

YTD	2025	2024	+/-
	961	**960**	0.1%

5-year Jun average: **224**

Median Sold Price — $472,000

▲ 9.8% from May 2025: **$430,000**
▲ 6.8% from Jun 2024: **$442,000**

YTD	2025	2024	+/-
	$435,000	**$422,000**	3.1%

5-year Jun average: **$410,248**

Summary

In Chester County, PA, the median sold price for Attached properties for June was $472,000, representing an increase of 9.8% compared to last month and an increase of 6.8% from Jun 2024. The average days on market for units sold in June was 20 days, 24% above the 5-year June average of 16 days. There was a 3.7% month over month increase in new contract activity with 198 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 287; and an 8.8% decrease in supply to 196 active units.

This activity resulted in a Contract Ratio of 1.46 pendings per active listing, up from 1.41 in May and a decrease from 2.05 in June 2024. The Contract Ratio is 39% lower than the 5-year June average of 2.37. 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 — 196

196
Min 144 — 176 — Max 211
5-year Jun average

May 2025	Jun 2024
215	**175**

Avg DOM — 20

20
Min 7 — 16 — Max 23
5-year Jun average

May 2025	Jun 2024	YTD
22	**14**	**23**

Avg Sold to OLP Ratio — 99.5%

99.5%
Min 99.5% — 102.5% — Max 104.4%
5-year Jun average

May 2025	Jun 2024	YTD
100.5%	**102.5%**	**99.8%**

Data Source: Bright MLS. Statistics calculated July 07, 2025.

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