June 2025

All Home Types
Detached
Attached

Local Market **Insight**

Tredyffrin-Easttown (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
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New Listings — 54

-19.4% from May 2025: **67**
-5.3% from Jun 2024: **57**

YTD	2025	2024	+/-
	327	**320**	2.2%

5-year Jun average: **72**

New Pendings — 53

-15.9% from May 2025: **63**
-8.6% from Jun 2024: **58**

YTD	2025	2024	+/-
	285	**278**	2.5%

5-year Jun average: **63**

Closed Sales — 65

22.6% from May 2025: **53**
12.1% from Jun 2024: **58**

YTD	2025	2024	+/-
	233	**229**	1.7%

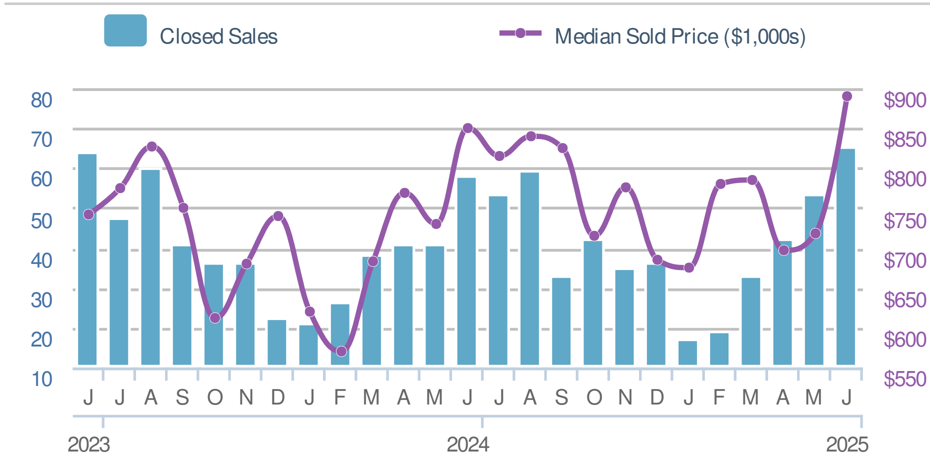
5-year Jun average: **72**

Median Sold Price — $890,000

23.9% from May 2025: **$718,500**
4.6% from Jun 2024: **$850,600**

YTD	2025	2024	+/-
	$775,000	**$740,000**	4.7%

5-year Jun average: **$768,020**



Active Listings — 50

50
Min 38 | 48 | Max 62
5-year Jun average

May 2025	Jun 2024
49	**40**

Avg DOM — 9

9
Min 8 | 11 | Max 18
5-year Jun average

May 2025	Jun 2024	YTD
8	**18**	**15**

Avg Sold to OLP Ratio — 104.3%

104.3%
Min 102.9% | 105.6% | Max 107.2%
5-year Jun average

May 2025	Jun 2024	YTD
104.3%	**107.2%**	**103.5%**

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

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New Listings 33

-25.0% from May 2025: **44**

-10.8% from Jun 2024: **37**

YTD	2025	2024	+/-
	209	**202**	3.5%

5-year Jun average: **45**

New Pendings 34

-22.7% from May 2025: **44**

-2.9% from Jun 2024: **35**

YTD	2025	2024	+/-
	178	**172**	3.5%

5-year Jun average: **40**

Closed Sales 42

44.8% from May 2025: **29**

2.4% from Jun 2024: **41**

YTD	2025	2024	+/-
	129	**137**	-5.8%

5-year Jun average: **46**

Median Sold Price $1,090,000

8.5% from May 2025: **$1,005,000**

9.0% from Jun 2024: **$1,000,000**

YTD	2025	2024	+/-
	$1,050,000	**$955,000**	9.9%

5-year Jun average: **$931,600**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for June was $1,090,000, representing an increase of 8.5% compared to last month and an increase of 9% from Jun 2024. The average days on market for units sold in June was 6 days, 56% below the 5-year June average of 14 days. There was a 22.7% month over month decrease in new contract activity with 34 New Pendings; a 13% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 60; and no change in supply with 29 active units.

This activity resulted in a Contract Ratio of 2.07 pendings per active listing, down from 2.38 in May and a decrease from 2.52 in June 2024. The Contract Ratio is 4% lower than the 5-year June average of 2.17. 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 29

29

Min 23 | 34 | Max 46

5-year Jun average

May 2025	Jun 2024
29	**23**

Avg DOM 6

6

Min 6 | 14 | Max 23

5-year Jun average

May 2025	Jun 2024	YTD
5	**23**	**12**

Avg Sold to OLP Ratio 106.4%

106.4%

Min 103.0% | 106.4% | Max 108.6%

5-year Jun average

May 2025	Jun 2024	YTD
106.5%	**108.4%**	**105.9%**

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

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New Listings — 21

-8.7% from May 2025: **23**

5.0% from Jun 2024: **20**

YTD	2025	2024	+/-
	118	**118**	0.0%

5-year Jun average: **26**

New Pendings — 19

0.0% from May 2025: **19**

-17.4% from Jun 2024: **23**

YTD	2025	2024	+/-
	107	**106**	0.9%

5-year Jun average: **23**

Closed Sales — 23

-4.2% from May 2025: **24**

35.3% from Jun 2024: **17**

YTD	2025	2024	+/-
	104	**92**	13.0%

5-year Jun average: **26**

Median Sold Price — $435,000

8.8% from May 2025: **$400,000**

-28.1% from Jun 2024: **$605,000**

YTD	2025	2024	+/-
	$403,000	**$455,500**	-11.5%

5-year Jun average: **$450,040**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for June was $435,000, representing an increase of 8.8% compared to last month and a decrease of 28.1% from Jun 2024. The average days on market for units sold in June was 14 days, 112% above the 5-year June average of 7 days. There was no month over month change in new contract activity with 19 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 19; and a 5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.15 in May and a decrease from 1.59 in June 2024. The Contract Ratio is 69% lower than the 5-year June average of 2.92. 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 — 21

21

Min 6 — 14 — Max 21

5-year Jun average

May 2025	Jun 2024
20	**17**

Avg DOM — 14

14

Min 4 — 7 — Max 14

5-year Jun average

May 2025	Jun 2024	YTD
12	**4**	**19**

Avg Sold to OLP Ratio — 100.5%

100.5%

Min 100.5% — 103.7% — Max 106.6%

5-year Jun average

May 2025	Jun 2024	YTD
101.7%	**104.3%**	**100.5%**

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

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