

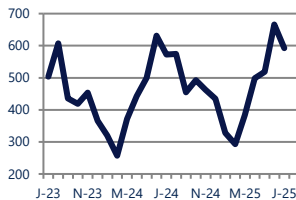
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHESTER COUNTY HOUSING MARKET**

JULY 2025

## Units Sold

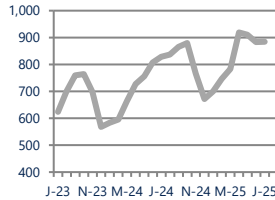
592



Up 3%  
Vs. Year Ago

## Active Inventory

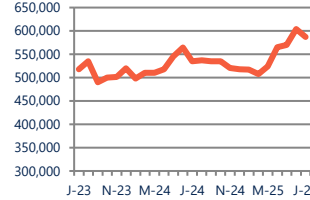
884



Up 7%  
Vs. Year Ago

## Median Sale Price

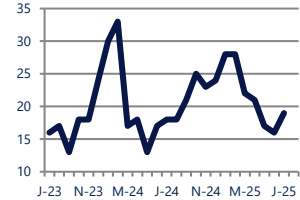
\$587,250



Up 10%  
Vs. Year Ago

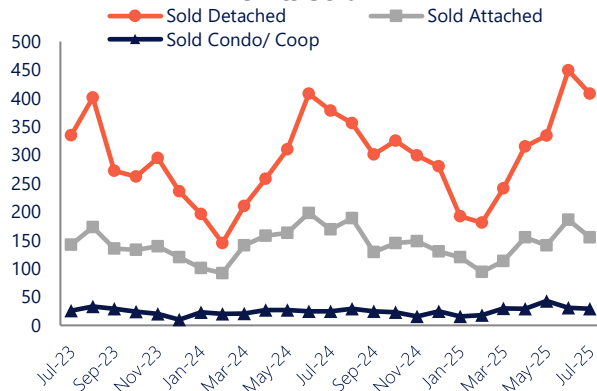
## Days On Market

19



Up 6%  
Vs. Year Ago

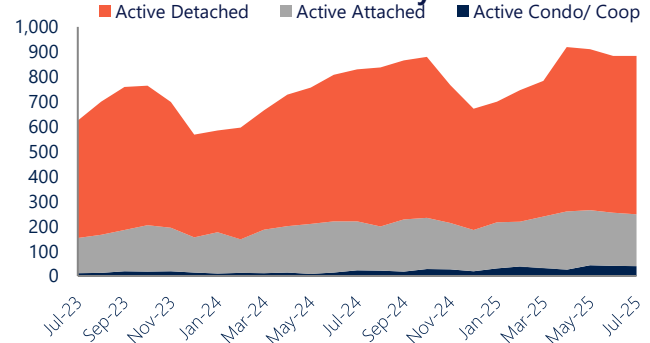
## Units Sold\*



## Units Sold

There was a decrease in total units sold in July, with 592 sold this month in Chester County versus 666 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 3% versus July 2024.

## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 55 units or 7%. The total number of active inventory this July was 884 compared to 829 in July 2024. This month's supply remained stable as compared to last month.

## Median Sale Price



## Median Sale Price

Last July, the median sale price for Chester County Homes was \$535,000. This July, the median sale price was \$587,250, an increase of 10% or \$52,250 compared to last year. The current median sold price is 3% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

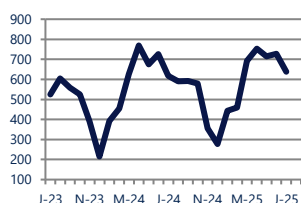
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHESTER COUNTY HOUSING MARKET**

JULY 2025

## New Listings

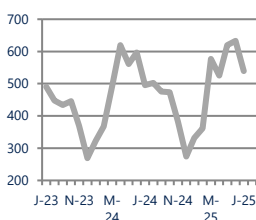
638



**Up 3%**  
Vs. Year Ago

## Current Contracts

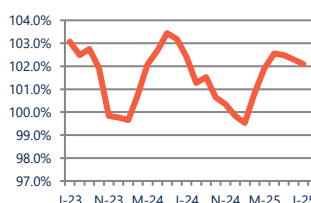
539



**Up 9%**  
Vs. Year Ago

## Sold Vs. List Price

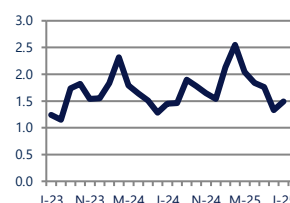
102.1%



**No Change**  
Vs. Year Ago

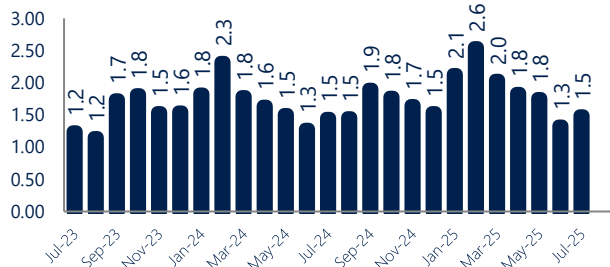
## Months of Supply

1.5



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

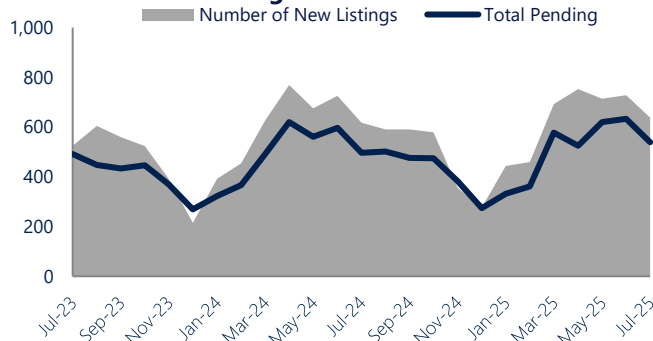
In July, there was 1.5 months of supply available in Chester County. The amount of supply is similar compared to a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

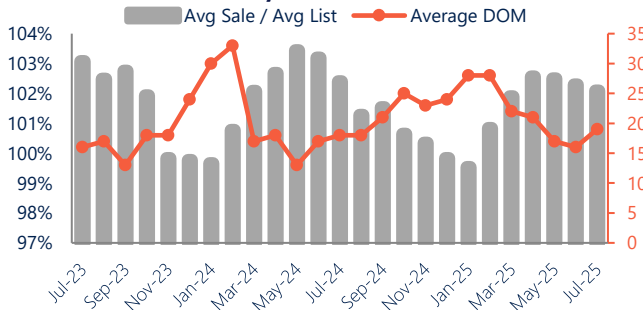
## New Listings & Current Contracts

This month there were 638 homes newly listed for sale in Chester County compared to 618 in July 2024, an increase of 3%. There were 539 current contracts pending sale this July compared to 496 a year ago. The number of current contracts is 9% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Chester County was 102.1% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 19, higher than the average last year, which was 18, an increase of 6%.