

# September 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### Chester County, PA

**September 2025**  
Chester County, PA

Email: ldavis@tcsr.realtor

**New Listings** **625**

**22.8%**  
 from Aug 2025: **509**
**19.0%**  
 from Sep 2024: **525**

YTD	2025	2024	+/-
	<b>5,730</b>	<b>5,425</b>	5.6%

5-year Sep average: **610****New Pendings** **485**

**-8.3%**  
 from Aug 2025: **529**
**-0.6%**  
 from Sep 2024: **488**

YTD	2025	2024	+/-
	<b>4,615</b>	<b>4,483</b>	2.9%

5-year Sep average: **503****Closed Sales** **485**

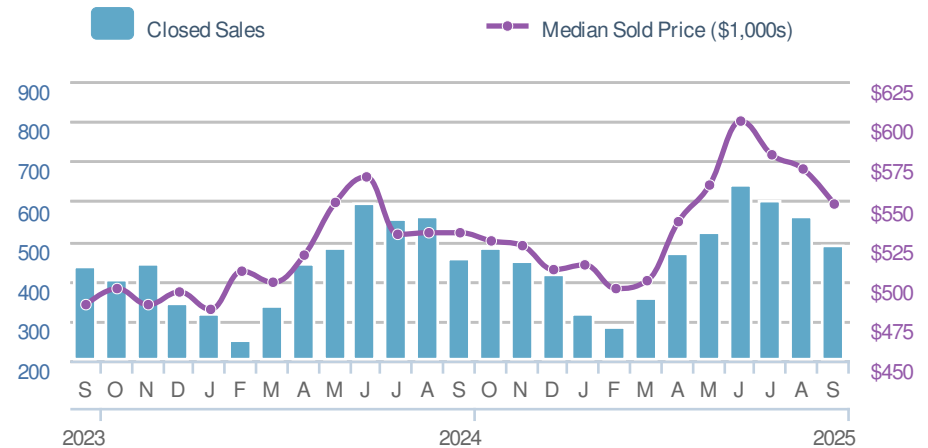
**-13.4%**  
 from Aug 2025: **560**
**6.1%**  
 from Sep 2024: **457**

YTD	2025	2024	+/-
	<b>4,428</b>	<b>4,164</b>	6.3%

5-year Sep average: **531****Median Sold Price** **\$548,900**

**-3.7%**  
 from Aug 2025: **\$570,000**
**3.6%**  
 from Sep 2024: **\$530,000**

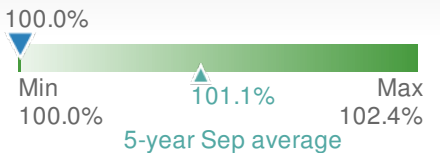
YTD	2025	2024	+/-
	<b>\$555,500</b>	<b>\$530,000</b>	4.8%

5-year Sep average: **\$486,245****Active Listings** **898**

Aug 2025	Sep 2024
<b>795</b>	<b>737</b>

**Avg DOM** **23**

Aug 2025	Sep 2024	YTD
<b>20</b>	<b>19</b>	<b>21</b>

**Avg Sold to OLP Ratio** **100.0%**

Aug 2025	Sep 2024	YTD
<b>100.2%</b>	<b>100.5%</b>	<b>100.8%</b>

**September 2025**

Chester County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****414** **20.7%**from Aug 2025:  
**343** **16.6%**from Sep 2024:  
**355**

YTD	2025	2024	+/-
	<b>3,839</b>	<b>3,609</b>	6.4%

5-year Sep average: **404****New Pendings****340** **-4.0%**from Aug 2025:  
**354** **0.6%**from Sep 2024:  
**338**

YTD	2025	2024	+/-
	<b>3,037</b>	<b>2,898</b>	4.8%

5-year Sep average: **332****Closed Sales****326** **-11.4%**from Aug 2025:  
**368** **7.2%**from Sep 2024:  
**304**

YTD	2025	2024	+/-
	<b>2,899</b>	<b>2,618</b>	10.7%

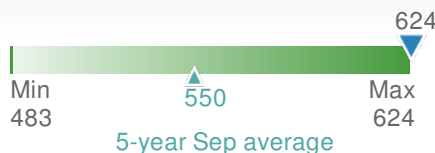
5-year Sep average: **344****Median Sold Price****\$629,000** **-5.4%**from Aug 2025:  
**\$665,000** **4.8%**from Sep 2024:  
**\$600,000**

YTD	2025	2024	+/-
	<b>\$640,000</b>	<b>\$605,000</b>	5.8%

5-year Sep average: **\$552,807****Summary**

In Chester County, PA, the median sold price for Detached properties for September was \$629,000, representing a decrease of 5.4% compared to last month and an increase of 4.8% from Sep 2024. The average days on market for units sold in September was 23 days, 24% above the 5-year September average of 19 days. There was a 4% month over month decrease in new contract activity with 340 New Pendings; a 2.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 589; and a 6.1% increase in supply to 624 active units.

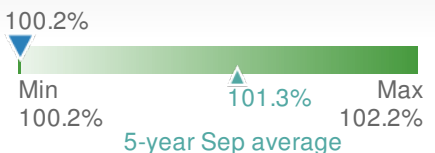
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.03 in August and a decrease from 1.16 in September 2024. The Contract Ratio is 18% lower than the 5-year September average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared 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****624**

Aug 2025	Sep 2024
<b>588</b>	<b>555</b>

**Avg DOM****23**

Aug 2025	Sep 2024	YTD
<b>18</b>	<b>20</b>	<b>19</b>

**Avg Sold to OLP Ratio****100.2%**

Aug 2025	Sep 2024	YTD
<b>100.8%</b>	<b>101.3%</b>	<b>101.5%</b>

**September 2025**

Chester County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****211** **27.1%**from Aug 2025:  
**166** **24.1%**from Sep 2024:  
**170**

YTD	2025	2024	+/-
	<b>1,890</b>	<b>1,816</b>	4.1%

5-year Sep average: **206****New Pendings****145** **-16.7%**from Aug 2025:  
**174** **-3.3%**from Sep 2024:  
**150**

YTD	2025	2024	+/-
	<b>1,577</b>	<b>1,584</b>	-0.4%

5-year Sep average: **171****Closed Sales****158** **-17.7%**from Aug 2025:  
**192** **3.3%**from Sep 2024:  
**153**

YTD	2025	2024	+/-
	<b>1,528</b>	<b>1,545</b>	-1.1%

5-year Sep average: **187****Median Sold Price****\$412,500** **-4.1%**from Aug 2025:  
**\$430,000** **-5.2%**from Sep 2024:  
**\$435,000**

YTD	2025	2024	+/-
	<b>\$435,000</b>	<b>\$431,000</b>	0.9%

5-year Sep average: **\$398,303****Summary**

In Chester County, PA, the median sold price for Attached properties for September was \$412,500, representing a decrease of 4.1% compared to last month and a decrease of 5.2% from Sep 2024. The average days on market for units sold in September was 23 days, 40% above the 5-year September average of 16 days. There was a 16.7% month over month decrease in new contract activity with 145 New Pendings; a 12.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 243; and a 32.4% increase in supply to 274 active units.

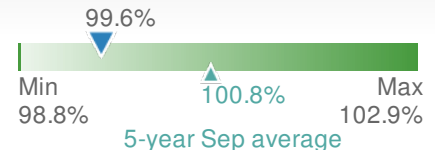
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.35 in August and a decrease from 1.53 in September 2024. The Contract Ratio is 49% lower than the 5-year September average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared 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****274**

Aug 2025	Sep 2024
<b>207</b>	<b>182</b>

**Avg DOM****23**

Aug 2025	Sep 2024	YTD
<b>24</b>	<b>17</b>	<b>23</b>


**Avg Sold to OLP Ratio****99.6%**

Aug 2025	Sep 2024	YTD
<b>99.1%</b>	<b>98.8%</b>	<b>99.7%</b>


**September 2025**

Avon Grove (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****28** **33.3%**  
from Aug 2025:  
**21** **12.0%**  
from Sep 2024:  
**25**



YTD	2025	2024	+/-
	<b>224</b>	<b>304</b>	-26.3%

5-year Sep average: **32****New Pendings****32** **77.8%**  
from Aug 2025:  
**18** **-3.0%**  
from Sep 2024:  
**33**

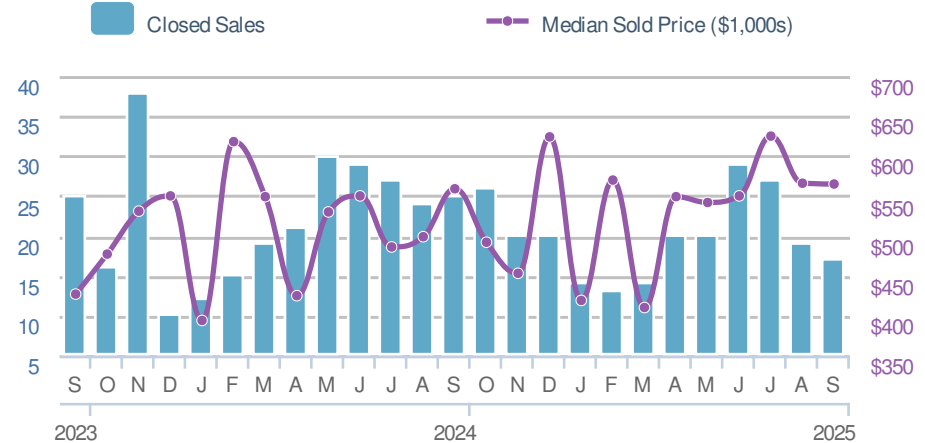
YTD	2025	2024	+/-
	<b>191</b>	<b>235</b>	-18.7%

5-year Sep average: **29****Closed Sales****17** **-10.5%**  
from Aug 2025:  
**19** **-32.0%**  
from Sep 2024:  
**25**

YTD	2025	2024	+/-
	<b>180</b>	<b>218</b>	-17.4%

5-year Sep average: **27****Median Sold Price****\$565,000** **-0.2%**  
from Aug 2025:  
**\$566,000** **1.1%**  
from Sep 2024:  
**\$559,000**

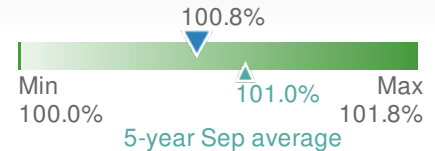
YTD	2025	2024	+/-
	<b>\$547,035</b>	<b>\$526,000</b>	4.0%

5-year Sep average: **\$504,800****Active Listings****45**

Aug 2025	Sep 2024
<b>48</b>	<b>31</b>

**Avg DOM****21**



Aug 2025	Sep 2024	YTD
<b>20</b>	<b>9</b>	<b>26</b>

**Avg Sold to OLP Ratio****100.8%**


Aug 2025	Sep 2024	YTD
<b>97.8%</b>	<b>101.2%</b>	<b>99.1%</b>

**September 2025**


## Avon Grove (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****25**
 **25.0%**  
from Aug 2025:  
**20**
 **8.7%**  
from Sep 2024:  
**23**



YTD	2025	2024	+/-
	<b>209</b>	<b>290</b>	-27.9%

5-year Sep average: **28****New Pendings****28**
 **75.0%**  
from Aug 2025:  
**16**
 **-6.7%**  
from Sep 2024:  
**30**

YTD	2025	2024	+/-
	<b>177</b>	<b>217</b>	-18.4%

5-year Sep average: **25****Closed Sales****16**
 **-11.1%**  
from Aug 2025:  
**18**
 **-36.0%**  
from Sep 2024:  
**25**

YTD	2025	2024	+/-
	<b>167</b>	<b>201</b>	-16.9%

5-year Sep average: **25****Median Sold Price****\$575,000**
 **-0.5%**  
from Aug 2025:  
**\$578,000**
 **2.9%**  
from Sep 2024:  
**\$559,000**

YTD	2025	2024	+/-
	<b>\$560,000</b>	<b>\$538,200</b>	4.1%

5-year Sep average: **\$525,000****Summary**

In Avon Grove (Chester, PA), the median sold price for Detached properties for September was \$575,000, representing a decrease of 0.5% compared to last month and an increase of 2.9% from Sep 2024. The average days on market for units sold in September was 21 days, 44% above the 5-year September average of 15 days. There was a 75% month over month increase in new contract activity with 28 New Pendings; a 43.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 33; and a 6.5% decrease in supply to 43 active units.

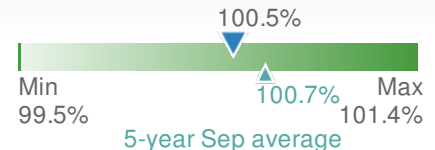
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, up from 0.50 in August and a decrease from 1.61 in September 2024. The Contract Ratio is 39% lower than the 5-year September average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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****43**

Aug 2025	Sep 2024
<b>46</b>	<b>31</b>

**Avg DOM****21**

Aug 2025	Sep 2024	YTD
<b>20</b>	<b>9</b>	<b>26</b>

**Avg Sold to OLP Ratio****100.5%**

Aug 2025	Sep 2024	YTD
<b>97.9%</b>	<b>101.2%</b>	<b>99.2%</b>

**September 2025**

## Avon Grove (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****3**

**200.0%**  
 from Aug 2025: **1**  
**50.0%**  
 from Sep 2024: **2**

YTD	2025	2024	+/-
	<b>15</b>	<b>14</b>	7.1%

5-year Sep average: **4****New Pendings****4**

**100.0%**  
 from Aug 2025: **2**  
**33.3%**  
 from Sep 2024: **3**

YTD	2025	2024	+/-
	<b>14</b>	<b>18</b>	-22.2%

5-year Sep average: **4****Closed Sales****1**

**0.0%**  
 from Aug 2025: **1**  
**0.0%**  
 from Sep 2024: **0**

YTD	2025	2024	+/-
	<b>13</b>	<b>17</b>	-23.5%

5-year Sep average: **2****Median Sold Price****\$404,000**

**8.3%**  
 from Aug 2025: **\$373,000**  
**0.0%**  
 from Sep 2024: **\$0**

YTD	2025	2024	+/-
	<b>\$375,500</b>	<b>\$381,500</b>	-1.6%

5-year Sep average: **\$318,732****Summary**

In Avon Grove (Chester, PA), the median sold price for Attached properties for September was \$404,000, representing an increase of 8.3% compared to last month and an increase of 0% from Sep 2024. The average days on market for units sold in September was 6 days, 7% above the 5-year September average of 6 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and no change in supply with 2 active units.

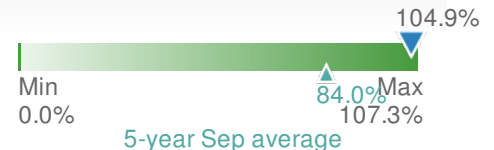
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in August and an increase from 0.00 in September 2024. The Contract Ratio is 24% lower than the 5-year September average of 2.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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****2**

Aug 2025	Sep 2024
<b>2</b>	<b>0</b>

**Avg DOM****6**

Aug 2025	Sep 2024	YTD
<b>17</b>	<b>0</b>	<b>24</b>



**Avg Sold to OLP Ratio****104.9%**

Aug 2025	Sep 2024	YTD
<b>96.9%</b>	<b>0.0%</b>	<b>98.9%</b>


**September 2025**

Coatesville Area (Chester, PA)



Email: ldavis@tcsr.realtor

**New Listings****74** **17.5%**  
from Aug 2025:  
**63** **0.0%**  
from Sep 2024:  
**74**



YTD	2025	2024	+/-
	<b>738</b>	<b>665</b>	11.0%

5-year Sep average: **84****New Pendings****76** **16.9%**  
from Aug 2025:  
**65** **35.7%**  
from Sep 2024:  
**56**

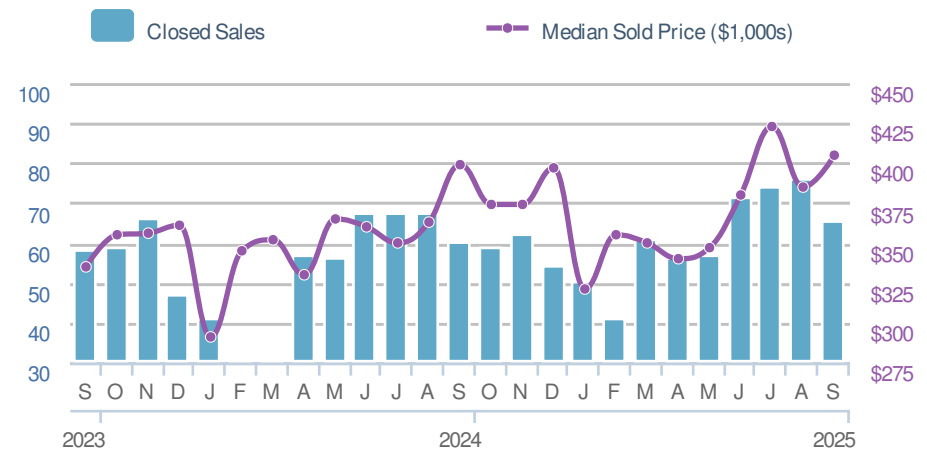
YTD	2025	2024	+/-
	<b>626</b>	<b>541</b>	15.7%

5-year Sep average: **72****Closed Sales****65** **-14.5%**  
from Aug 2025:  
**76** **8.3%**  
from Sep 2024:  
**60**

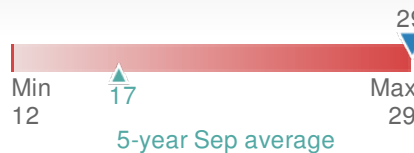
YTD	2025	2024	+/-
	<b>583</b>	<b>504</b>	15.7%

5-year Sep average: **71****Median Sold Price****\$405,000** **5.2%**  
from Aug 2025:  
**\$385,000** **1.4%**  
from Sep 2024:  
**\$399,450**

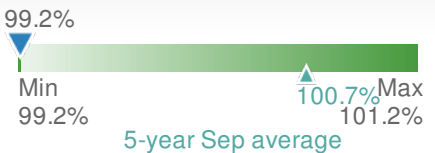
YTD	2025	2024	+/-
	<b>\$355,000</b>	<b>\$350,000</b>	1.4%

5-year Sep average: **\$347,804****Active Listings****105**

Aug 2025	Sep 2024
<b>110</b>	<b>106</b>

**Avg DOM****29**

Aug 2025	Sep 2024	YTD
<b>19</b>	<b>12</b>	<b>21</b>

**Avg Sold to OLP Ratio****99.2%**

Aug 2025	Sep 2024	YTD
<b>101.2%</b>	<b>100.9%</b>	<b>100.1%</b>



**September 2025**

## Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****48** **14.3%**from Aug 2025:  
**42** **-2.0%**from Sep 2024:  
**49**

YTD	2025	2024	+/-
	<b>469</b>	<b>415</b>	13.0%

5-year Sep average: **58****New Pending****56** **36.6%**from Aug 2025:  
**41** **47.4%**from Sep 2024:  
**38**

YTD	2025	2024	+/-
	<b>407</b>	<b>339</b>	20.1%

5-year Sep average: **49****Closed Sales****42** **-8.7%**from Aug 2025:  
**46** **-4.5%**from Sep 2024:  
**44**

YTD	2025	2024	+/-
	<b>362</b>	<b>318</b>	13.8%

5-year Sep average: **49****Median  
Sold Price****\$440,000** **2.3%**from Aug 2025:  
**\$430,000** **2.6%**from Sep 2024:  
**\$428,750**

YTD	2025	2024	+/-
	<b>\$421,000</b>	<b>\$400,000</b>	5.3%

5-year Sep average: **\$395,000****Summary**

In Coatesville Area (Chester, PA), the median sold price for Detached properties for September was \$440,000, representing an increase of 2.3% compared to last month and an increase of 2.6% from Sep 2024. The average days on market for units sold in September was 28 days, 59% above the 5-year September average of 18 days. There was a 36.6% month over month increase in new contract activity with 56 New Pending; an 8.1% MoM increase in All Pending (new contracts + contracts carried over from August) to 80; and a 13.5% decrease in supply to 64 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 1.00 in August and an increase from 0.67 in September 2024. The Contract Ratio is 14% higher than the 5-year September average of 1.09. 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****64**

Aug 2025	Sep 2024
<b>74</b>	<b>78</b>

**Avg DOM****28**

Aug 2025	Sep 2024	YTD
<b>16</b>	<b>14</b>	<b>22</b>

**Avg Sold to  
OLP Ratio****98.5%**

Aug 2025	Sep 2024	YTD
<b>101.1%</b>	<b>101.8%</b>	<b>100.2%</b>

**September 2025**

## Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****26** **23.8%**from Aug 2025:  
**21** **4.0%**from Sep 2024:  
**25**

YTD	2025	2024	+/-
	<b>269</b>	<b>250</b>	7.6%

5-year Sep average: **26****New Pendings****20** **-16.7%**from Aug 2025:  
**24** **11.1%**from Sep 2024:  
**18**

YTD	2025	2024	+/-
	<b>219</b>	<b>202</b>	8.4%

5-year Sep average: **23****Closed Sales****23** **-23.3%**from Aug 2025:  
**30** **43.8%**from Sep 2024:  
**16**

YTD	2025	2024	+/-
	<b>221</b>	<b>186</b>	18.8%

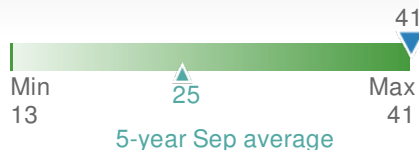
5-year Sep average: **21****Median  
Sold Price****\$310,000** **-4.6%**from Aug 2025:  
**\$325,000** **-4.8%**from Sep 2024:  
**\$325,510**

YTD	2025	2024	+/-
	<b>\$325,000</b>	<b>\$315,754</b>	2.9%

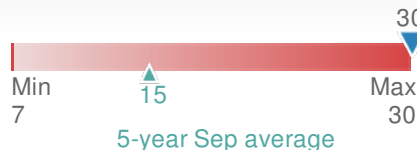
5-year Sep average: **\$277,082****Summary**

In Coatesville Area (Chester, PA), the median sold price for Attached properties for September was \$310,000, representing a decrease of 4.6% compared to last month and a decrease of 4.8% from Sep 2024. The average days on market for units sold in September was 30 days, 97% above the 5-year September average of 15 days. There was a 16.7% month over month decrease in new contract activity with 20 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 54; and a 13.9% increase in supply to 41 active units.

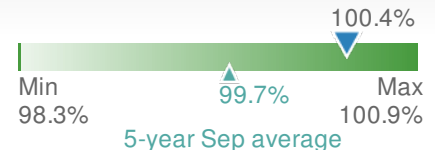
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 1.67 in August and a decrease from 2.00 in September 2024. The Contract Ratio is 38% lower than the 5-year September average of 2.14. A higher Contract Ratio signifies a relative increase in contract activity compared 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****41**

Aug 2025	Sep 2024
<b>36</b>	<b>28</b>

**Avg DOM****30**

Aug 2025	Sep 2024	YTD
<b>25</b>	<b>7</b>	<b>20</b>

**Avg Sold to  
OLP Ratio****100.4%**

Aug 2025	Sep 2024	YTD
<b>101.4%</b>	<b>98.4%</b>	<b>99.8%</b>

**September 2025**

Downingtown Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****78** **6.8%**from Aug 2025:  
**73** **14.7%**from Sep 2024:  
**68**

YTD	2025	2024	+/-
	<b>841</b>	<b>745</b>	12.9%

5-year Sep average: **79****New Pendings****62** **-15.1%**from Aug 2025:  
**73** **-3.1%**from Sep 2024:  
**64**

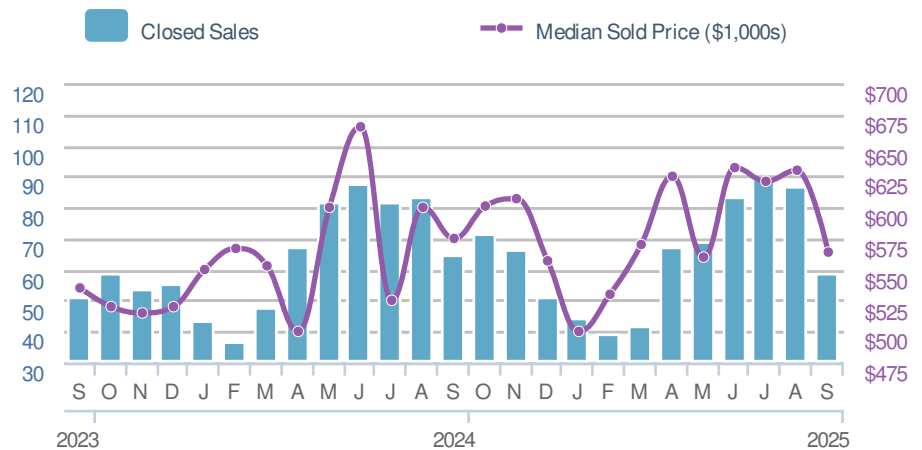
YTD	2025	2024	+/-
	<b>670</b>	<b>645</b>	3.9%

5-year Sep average: **68****Closed Sales****58** **-32.6%**from Aug 2025:  
**86** **-9.4%**from Sep 2024:  
**64**

YTD	2025	2024	+/-
	<b>628</b>	<b>620</b>	1.3%

5-year Sep average: **75****Median Sold Price****\$564,250** **-10.4%**from Aug 2025:  
**\$630,000** **-2.0%**from Sep 2024:  
**\$575,950**

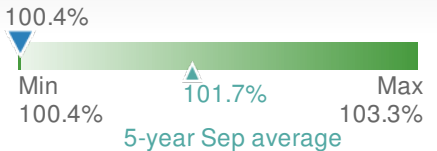
YTD	2025	2024	+/-
	<b>\$592,995</b>	<b>\$557,000</b>	6.5%

5-year Sep average: **\$519,840****Active Listings****132**

Aug 2025	Sep 2024
<b>124</b>	<b>95</b>

**Avg DOM****25**

Aug 2025	Sep 2024	YTD
<b>18</b>	<b>14</b>	<b>17</b>

**Avg Sold to OLP Ratio****100.4%**

Aug 2025	Sep 2024	YTD
<b>100.7%</b>	<b>100.8%</b>	<b>101.8%</b>

**September 2025**

## Downingtown Area (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****55** **22.2%**from Aug 2025:  
**45** **22.2%**from Sep 2024:  
**45**

YTD	2025	2024	+/-
	<b>553</b>	<b>483</b>	14.5%

5-year Sep average: **49****New Pendings****44** **-2.2%**from Aug 2025:  
**45** **2.3%**from Sep 2024:  
**43**

YTD	2025	2024	+/-
	<b>441</b>	<b>403</b>	9.4%

5-year Sep average: **43****Closed Sales****40** **-36.5%**from Aug 2025:  
**63** **5.3%**from Sep 2024:  
**38**

YTD	2025	2024	+/-
	<b>424</b>	<b>347</b>	22.2%

5-year Sep average: **49****Median  
Sold Price****\$641,650** **-10.1%**from Aug 2025:  
**\$714,000** **-1.9%**from Sep 2024:  
**\$654,137**

YTD	2025	2024	+/-
	<b>\$686,867</b>	<b>\$675,000</b>	1.8%

5-year Sep average: **\$602,359****Summary**

In Downingtown Area (Chester, PA), the median sold price for Detached properties for September was \$641,650, representing a decrease of 10.1% compared to last month and a decrease of 1.9% from Sep 2024. The average days on market for units sold in September was 26 days, 61% above the 5-year September average of 16 days. There was a 2.2% month over month decrease in new contract activity with 44 New Pendings; a 1.2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 85; and a 6.3% increase in supply to 85 active units.

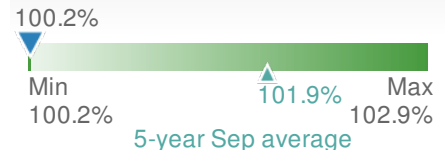
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.05 in August and a decrease from 1.21 in September 2024. The Contract Ratio is 23% lower than the 5-year September average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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****85**

Aug 2025	Sep 2024
<b>80</b>	<b>76</b>

**Avg DOM****26**

Aug 2025	Sep 2024	YTD
<b>16</b>	<b>8</b>	<b>15</b>

**Avg Sold to  
OLP Ratio****100.2%**

Aug 2025	Sep 2024	YTD
<b>101.8%</b>	<b>102.5%</b>	<b>102.8%</b>

**September 2025**

## Downingtown Area (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****23** **-17.9%**from Aug 2025:  
**28** **0.0%**from Sep 2024:  
**23**

YTD	2025	2024	+/-
	<b>288</b>	<b>262</b>	9.9%

5-year Sep average: **29****New Pendings****18** **-35.7%**from Aug 2025:  
**28** **-14.3%**from Sep 2024:  
**21**

YTD	2025	2024	+/-
	<b>229</b>	<b>242</b>	-5.4%

5-year Sep average: **24****Closed Sales****18** **-21.7%**from Aug 2025:  
**23** **-30.8%**from Sep 2024:  
**26**

YTD	2025	2024	+/-
	<b>204</b>	<b>273</b>	-25.3%

5-year Sep average: **26****Median  
Sold Price****\$420,500** **-3.3%**from Aug 2025:  
**\$435,000** **-4.3%**from Sep 2024:  
**\$439,500**

YTD	2025	2024	+/-
	<b>\$445,000</b>	<b>\$475,000</b>	-6.3%

5-year Sep average: **\$426,373****Summary**

In Downingtown Area (Chester, PA), the median sold price for Attached properties for September was \$420,500, representing a decrease of 3.3% compared to last month and a decrease of 4.3% from Sep 2024. The average days on market for units sold in September was 23 days, 49% above the 5-year September average of 15 days. There was a 35.7% month over month decrease in new contract activity with 18 New Pendings; a 14.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 46; and a 6.8% increase in supply to 47 active units.

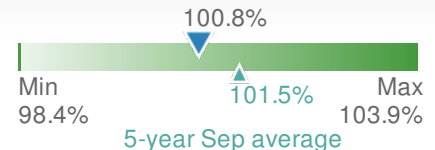
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.23 in August and a decrease from 1.58 in September 2024. The Contract Ratio is 53% lower than the 5-year September average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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****47**

Aug 2025	Sep 2024
<b>44</b>	<b>19</b>

**Avg DOM****23**

Aug 2025	Sep 2024	YTD
<b>21</b>	<b>22</b>	<b>23</b>


**Avg Sold to  
OLP Ratio****100.8%**

Aug 2025	Sep 2024	YTD
<b>98.0%</b>	<b>98.4%</b>	<b>99.9%</b>


**September 2025**

Great Valley (Chester, PA)


Email: ldavis@tcsr.realtor

**New Listings****46** **53.3%**  
from Aug 2025:  
**30** **27.8%**  
from Sep 2024:  
**36**



YTD	2025	2024	+/-
	<b>415</b>	<b>341</b>	21.7%

5-year Sep average: **49****New Pendings****23** **-20.7%**  
from Aug 2025:  
**29** **-25.8%**  
from Sep 2024:  
**31**

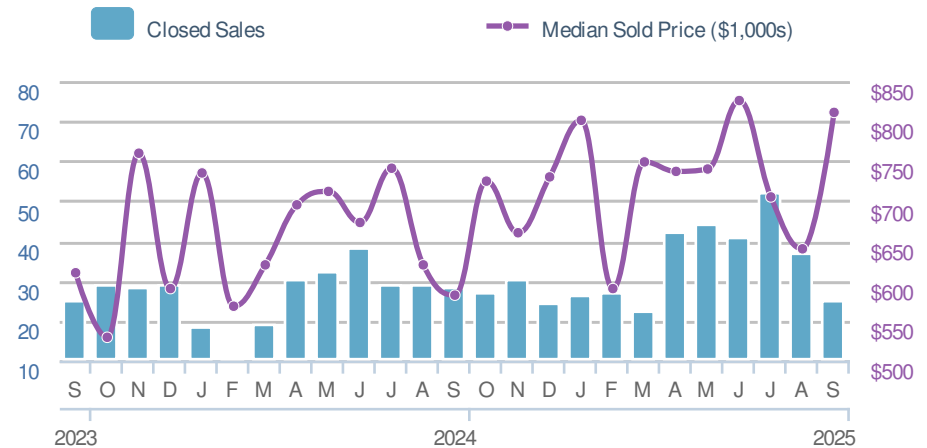
YTD	2025	2024	+/-
	<b>319</b>	<b>250</b>	27.6%

5-year Sep average: **32****Closed Sales****25** **-32.4%**  
from Aug 2025:  
**37** **-10.7%**  
from Sep 2024:  
**28**

YTD	2025	2024	+/-
	<b>325</b>	<b>235</b>	38.3%

5-year Sep average: **34****Median Sold Price****\$811,215** **26.8%**  
from Aug 2025:  
**\$640,000** **39.3%**  
from Sep 2024:  
**\$582,500**

YTD	2025	2024	+/-
	<b>\$725,000</b>	<b>\$659,100</b>	10.0%

5-year Sep average: **\$608,793****Active Listings****74**

Aug 2025	Sep 2024
<b>50</b>	<b>67</b>

**Avg DOM****42**

Aug 2025	Sep 2024	YTD
<b>27</b>	<b>21</b>	<b>30</b>

**Avg Sold to OLP Ratio****101.2%**

Aug 2025	Sep 2024	YTD
<b>100.7%</b>	<b>101.8%</b>	<b>100.8%</b>

**September 2025**

## Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****28**

↑ **115.4%**    ↑ **47.4%**  
from Aug 2025: **13**    from Sep 2024: **19**

YTD	2025	2024	+/-
	<b>224</b>	<b>181</b>	23.8%

5-year Sep average: **30****New Pendings****9**

↓ **-30.8%**    ↓ **-47.1%**  
from Aug 2025: **13**    from Sep 2024: **17**

YTD	2025	2024	+/-
	<b>166</b>	<b>138</b>	20.3%

5-year Sep average: **18****Closed Sales****12**

↓ **-25.0%**    ↓ **-25.0%**  
from Aug 2025: **16**    from Sep 2024: **16**

YTD	2025	2024	+/-
	<b>173</b>	<b>134</b>	29.1%

5-year Sep average: **17****Median Sold Price****\$977,500**

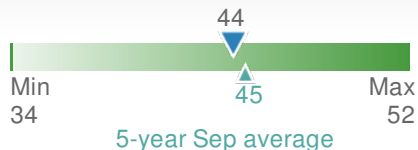
↑ **9.7%**    ↑ **58.8%**  
from Aug 2025: **\$891,250**    from Sep 2024: **\$615,500**

YTD	2025	2024	+/-
	<b>\$885,000</b>	<b>\$817,750</b>	8.2%

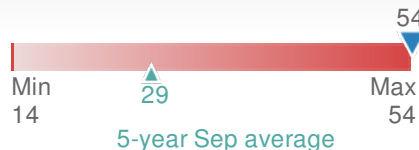
5-year Sep average: **\$758,100****Summary**

In Great Valley (Chester, PA), the median sold price for Detached properties for September was \$977,500, representing an increase of 9.7% compared to last month and an increase of 58.8% from Sep 2024. The average days on market for units sold in September was 54 days, 89% above the 5-year September average of 29 days. There was a 30.8% month over month decrease in new contract activity with 9 New Pendings; an 18.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 22; and a 69.2% increase in supply to 44 active units.

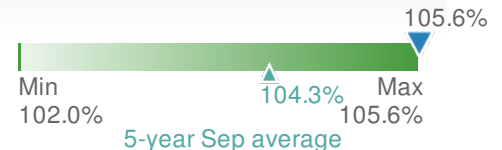
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.04 in August and a decrease from 0.79 in September 2024. The Contract Ratio is 38% lower than the 5-year September average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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****44**

Aug 2025	Sep 2024
<b>26</b>	<b>34</b>

**Avg DOM****54**

Aug 2025	Sep 2024	YTD
<b>34</b>	<b>24</b>	<b>29</b>

**Avg Sold to OLP Ratio****105.6%**

Aug 2025	Sep 2024	YTD
<b>103.5%</b>	<b>104.5%</b>	<b>102.8%</b>

**September 2025**

## Great Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18** **5.9%**from Aug 2025:  
**17** **5.9%**from Sep 2024:  
**17**

YTD	2025	2024	+/-
	<b>190</b>	<b>160</b>	18.8%

5-year Sep average: **19****New Pendings****14** **-6.7%**from Aug 2025:  
**15** **0.0%**from Sep 2024:  
**14**

YTD	2025	2024	+/-
	<b>152</b>	<b>112</b>	35.7%

5-year Sep average: **14****Closed Sales****12** **-42.9%**from Aug 2025:  
**21** **0.0%**from Sep 2024:  
**12**

YTD	2025	2024	+/-
	<b>151</b>	<b>101</b>	49.5%

5-year Sep average: **16****Median  
Sold Price****\$584,450** **1.6%**from Aug 2025:  
**\$575,000** **2.5%**from Sep 2024:  
**\$570,000**

YTD	2025	2024	+/-
	<b>\$604,000</b>	<b>\$590,000</b>	2.4%

5-year Sep average: **\$520,390****Summary**

In Great Valley (Chester, PA), the median sold price for Attached properties for September was \$584,450, representing an increase of 1.6% compared to last month and an increase of 2.5% from Sep 2024. The average days on market for units sold in September was 21 days, 8% above the 5-year September average of 19 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 16; and a 25% increase in supply to 30 active units.

This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.67 in August and a decrease from 0.61 in September 2024. The Contract Ratio is 58% lower than the 5-year September average of 1.27. 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****30**

Aug 2025	Sep 2024
<b>24</b>	<b>33</b>

**Avg DOM****21**

Aug 2025	Sep 2024	YTD
<b>22</b>	<b>18</b>	<b>31</b>

**Avg Sold to  
OLP Ratio****97.8%**

Aug 2025	Sep 2024	YTD
<b>98.6%</b>	<b>98.2%</b>	<b>98.5%</b>



**September 2025**

Kennett Consolidated (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****35**

↑ **25.0%**  
from Aug 2025:  
28

↑ **29.6%**  
from Sep 2024:  
27

YTD	2025	2024	+/-
	<b>290</b>	<b>249</b>	16.5%

5-year Sep average: **32****New Pendings****25**

↔ **0.0%**  
from Aug 2025:  
25

↓ **-7.4%**  
from Sep 2024:  
27

YTD	2025	2024	+/-
	<b>219</b>	<b>223</b>	-1.8%

5-year Sep average: **25****Closed Sales****27**

↓ **-3.6%**  
from Aug 2025:  
28

↑ **50.0%**  
from Sep 2024:  
18

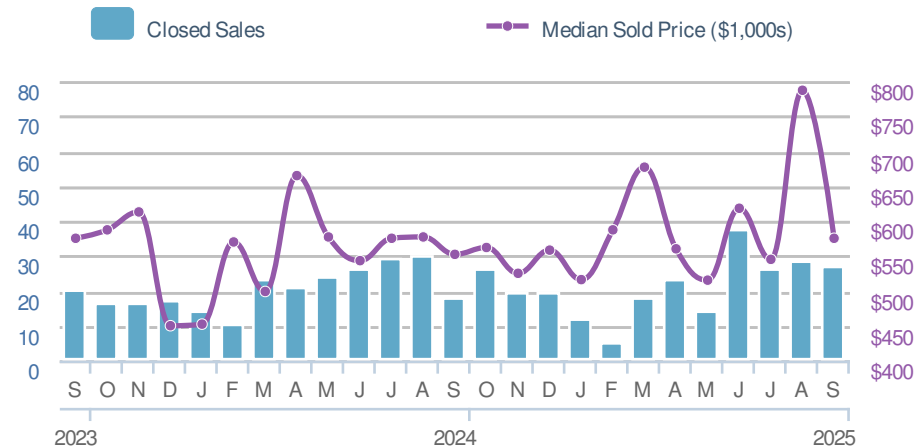
YTD	2025	2024	+/-
	<b>196</b>	<b>198</b>	-1.0%

5-year Sep average: **27****Median Sold Price****\$575,000**

↓ **-27.0%**  
from Aug 2025:  
\$787,500

↑ **4.1%**  
from Sep 2024:  
\$552,200

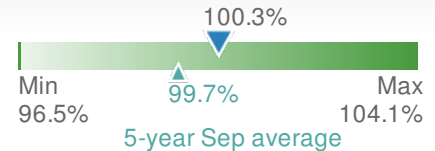
YTD	2025	2024	+/-
	<b>\$592,000</b>	<b>\$550,000</b>	7.6%

5-year Sep average: **\$529,603****Active Listings****63**

Aug 2025	Sep 2024
<b>50</b>	<b>38</b>

**Avg DOM****18**

Aug 2025	Sep 2024	YTD
<b>23</b>	<b>19</b>	<b>22</b>

**Avg Sold to OLP Ratio****100.3%**

Aug 2025	Sep 2024	YTD
<b>98.6%</b>	<b>99.2%</b>	<b>99.8%</b>

**September 2025**

## Kennett Consolidated (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****17** **-5.6%**from Aug 2025:  
**18** **0.0%**from Sep 2024:  
**17**

YTD	2025	2024	+/-
	<b>196</b>	<b>166</b>	18.1%

5-year Sep average: **19****New Pendings****18** **5.9%**from Aug 2025:  
**17** **-14.3%**from Sep 2024:  
**21**

YTD	2025	2024	+/-
	<b>151</b>	<b>148</b>	2.0%

5-year Sep average: **16****Closed Sales****18** **-14.3%**from Aug 2025:  
**21** **63.6%**from Sep 2024:  
**11**

YTD	2025	2024	+/-
	<b>136</b>	<b>130</b>	4.6%

5-year Sep average: **16****Median  
Sold Price****\$662,500** **-20.2%**from Aug 2025:  
**\$830,000** **10.4%**from Sep 2024:  
**\$600,000**

YTD	2025	2024	+/-
	<b>\$660,500</b>	<b>\$624,950</b>	5.7%

5-year Sep average: **\$564,100****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for September was \$662,500, representing a decrease of 20.2% compared to last month and an increase of 10.4% from Sep 2024. The average days on market for units sold in September was 14 days, 30% below the 5-year September average of 20 days. There was a 5.9% month over month increase in new contract activity with 18 New Pendings; an 11.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 23; and a 2.8% increase in supply to 37 active units.

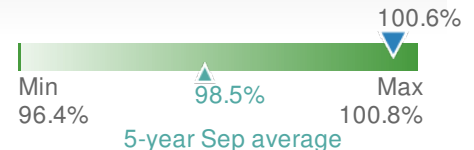
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.72 in August and a decrease from 1.04 in September 2024. The Contract Ratio is 35% lower than the 5-year September average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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****37**

Aug 2025	Sep 2024
<b>36</b>	<b>26</b>

**Avg DOM****14**

Aug 2025	Sep 2024	YTD
<b>21</b>	<b>27</b>	<b>16</b>

**Avg Sold to  
OLP Ratio****100.6%**

Aug 2025	Sep 2024	YTD
<b>99.5%</b>	<b>98.1%</b>	<b>100.0%</b>

**September 2025**

## Kennett Consolidated (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18** **80.0%**from Aug 2025:  
**10** **80.0%**from Sep 2024:  
**10**

YTD	2025	2024	+/-
	<b>94</b>	<b>83</b>	13.3%

5-year Sep average: **13****New Pendings****7** **-12.5%**from Aug 2025:  
**8** **16.7%**from Sep 2024:  
**6**

YTD	2025	2024	+/-
	<b>68</b>	<b>75</b>	-9.3%

5-year Sep average: **9****Closed Sales****9** **28.6%**from Aug 2025:  
**7** **28.6%**from Sep 2024:  
**7**

YTD	2025	2024	+/-
	<b>60</b>	<b>68</b>	-11.8%

5-year Sep average: **11****Median Sold Price****\$410,000** **-30.5%**from Aug 2025:  
**\$590,000** **-5.7%**from Sep 2024:  
**\$435,000**

YTD	2025	2024	+/-
	<b>\$485,500</b>	<b>\$471,860</b>	2.9%

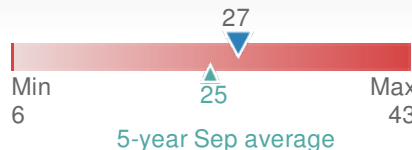
5-year Sep average: **\$467,353****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for September was \$410,000, representing a decrease of 30.5% compared to last month and a decrease of 5.7% from Sep 2024. The average days on market for units sold in September was 27 days, 9% above the 5-year September average of 25 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 15; and an 85.7% increase in supply to 26 active units.

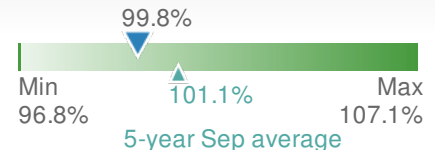
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.21 in August and a decrease from 1.25 in September 2024. The Contract Ratio is 70% lower than the 5-year September average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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****26**

Aug 2025	Sep 2024
<b>14</b>	<b>12</b>

**Avg DOM****27**

Aug 2025	Sep 2024	YTD
<b>29</b>	<b>6</b>	<b>36</b>



**Avg Sold to OLP Ratio****99.8%**

Aug 2025	Sep 2024	YTD
<b>96.0%</b>	<b>100.9%</b>	<b>99.4%</b>


**September 2025**

Octorara Area (Chester, PA)


Email: ldavis@tcsr.realtor

**New Listings****15** **15.4%**  
from Aug 2025:  
**13** **7.1%**  
from Sep 2024:  
**14**


YTD	2025	2024	+/-
	<b>120</b>	<b>159</b>	-24.5%

5-year Sep average: **14****New Pendings****10** **-37.5%**  
from Aug 2025:  
**16** **-23.1%**  
from Sep 2024:  
**13**

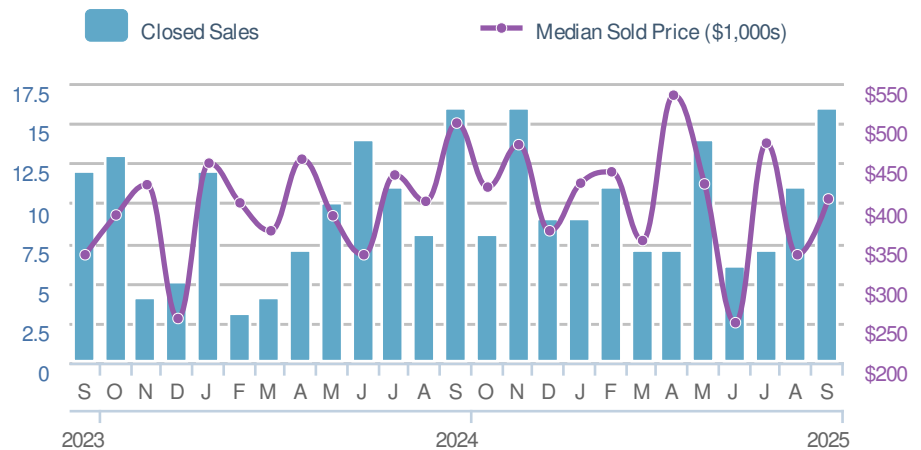
YTD	2025	2024	+/-
	<b>87</b>	<b>123</b>	-29.3%

5-year Sep average: **12****Closed Sales****16** **45.5%**  
from Aug 2025:  
**11** **0.0%**  
from Sep 2024:  
**16**

YTD	2025	2024	+/-
	<b>105</b>	<b>91</b>	15.4%

5-year Sep average: **15****Median Sold Price****\$405,000** **20.9%**  
from Aug 2025:  
**\$335,000** **-19.0%**  
from Sep 2024:  
**\$500,000**

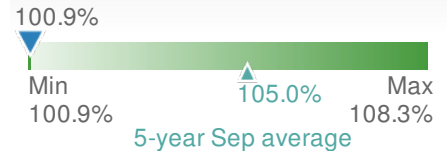
YTD	2025	2024	+/-
	<b>\$438,775</b>	<b>\$435,000</b>	0.9%

5-year Sep average: **\$392,300****Active Listings****27**

Aug 2025	Sep 2024
<b>21</b>	<b>26</b>

**Avg DOM****28**

Aug 2025	Sep 2024	YTD
<b>12</b>	<b>13</b>	<b>22</b>

**Avg Sold to OLP Ratio****100.9%**

Aug 2025	Sep 2024	YTD
<b>99.1%</b>	<b>106.9%</b>	<b>103.6%</b>

**September 2025****Octorara Area (Chester, PA) - Detached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****13**

↔ 0.0%

from Aug 2025:  
**13**

↔ 0.0%

from Sep 2024:  
**13**

YTD	2025	2024	+/-
	<b>107</b>	<b>144</b>	-25.7%

5-year Sep average: **12****New Pendings****8**

↓ -42.9%

from Aug 2025:  
**14**

↓ -38.5%

from Sep 2024:  
**13**

YTD	2025	2024	+/-
	<b>76</b>	<b>110</b>	-30.9%

5-year Sep average: **10****Closed Sales****14**

↑ 75.0%

from Aug 2025:  
**8**

↓ -12.5%

from Sep 2024:  
**16**

YTD	2025	2024	+/-
	<b>96</b>	<b>75</b>	28.0%

5-year Sep average: **12****Median Sold Price****\$405,000**

↑ 22.6%

from Aug 2025:  
**\$330,250**

↓ -19.0%

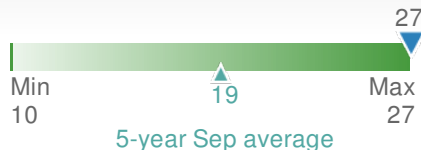
from Sep 2024:  
**\$500,000**

YTD	2025	2024	+/-
	<b>\$445,587</b>	<b>\$455,000</b>	-2.1%

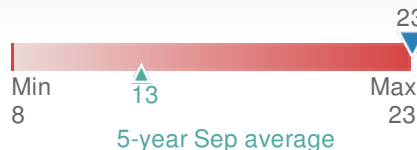
5-year Sep average: **\$420,800****Summary**

In Octorara Area (Chester, PA), the median sold price for Detached properties for September was \$405,000, representing an increase of 22.6% compared to last month and a decrease of 19% from Sep 2024. The average days on market for units sold in September was 23 days, 77% above the 5-year September average of 13 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 45% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 11; and a 28.6% increase in supply to 27 active units.

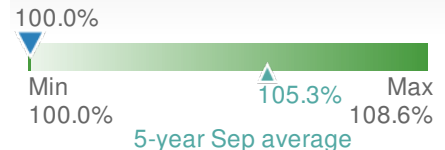
This activity resulted in a Contract Ratio of 0.41 pendings per active listing, down from 0.95 in August and a decrease from 1.80 in September 2024. The Contract Ratio is 65% lower than the 5-year September average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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****27**

Aug 2025	Sep 2024
<b>21</b>	<b>25</b>

**Avg DOM****23**

Aug 2025	Sep 2024	YTD
<b>10</b>	<b>13</b>	<b>21</b>

**Avg Sold to OLP Ratio****100.0%**

Aug 2025	Sep 2024	YTD
<b>100.0%</b>	<b>106.9%</b>	<b>103.6%</b>

**September 2025****Octorara Area (Chester, PA) - Attached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****2**

↔ 0.0%

from Aug 2025:  
**0**

↑ 100.0%

from Sep 2024:  
**1**

YTD	2025	2024	+/-
	<b>13</b>	<b>15</b>	-13.3%

5-year Sep average: **1****New Pendings****2**

↔ 0.0%

from Aug 2025:  
**2**

↔ 0.0%

from Sep 2024:  
**0**

YTD	2025	2024	+/-
	<b>11</b>	<b>13</b>	-15.4%

5-year Sep average: **2****Closed Sales****2**

↓ -33.3%

from Aug 2025:  
**3**

↔ 0.0%

from Sep 2024:  
**0**

YTD	2025	2024	+/-
	<b>9</b>	<b>16</b>	-43.8%

5-year Sep average: **3****Median Sold Price****\$312,500**

↓ -26.5%

from Aug 2025:  
**\$425,000**

↔ 0.0%

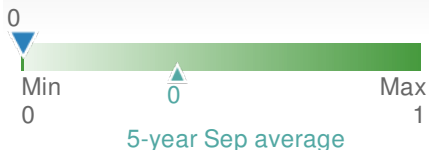
from Sep 2024:  
**\$0**

YTD	2025	2024	+/-
	<b>\$250,000</b>	<b>\$226,500</b>	10.4%

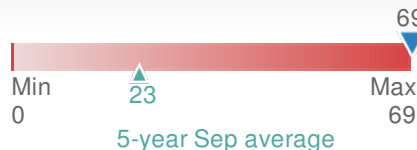
5-year Sep average: **\$200,680****Summary**

In Octorara Area (Chester, PA), the median sold price for Attached properties for September was \$312,500, representing a decrease of 26.5% compared to last month and an increase of 0% from Sep 2024. The average days on market for units sold in September was 69 days, 205% above the 5-year September average of 23 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 3; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and no change from September 2024. The Contract Ratio is 100% lower than the 5-year September average of 1.40. 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****0**

Aug 2025	Sep 2024
<b>0</b>	<b>1</b>

**Avg DOM****69**

Aug 2025	Sep 2024	YTD
<b>18</b>	<b>0</b>	<b>29</b>

**Avg Sold to OLP Ratio****107.0%**

Aug 2025	Sep 2024	YTD
<b>96.6%</b>	<b>0.0%</b>	<b>103.9%</b>

**September 2025**

Owen J Roberts (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****33** **6.5%**from Aug 2025:  
**31** **-28.3%**from Sep 2024:  
**46**

YTD	2025	2024	+/-
	<b>344</b>	<b>357</b>	-3.6%

5-year Sep average: **41****New Pendings****33** **-8.3%**from Aug 2025:  
**36** **-2.9%**from Sep 2024:  
**34**

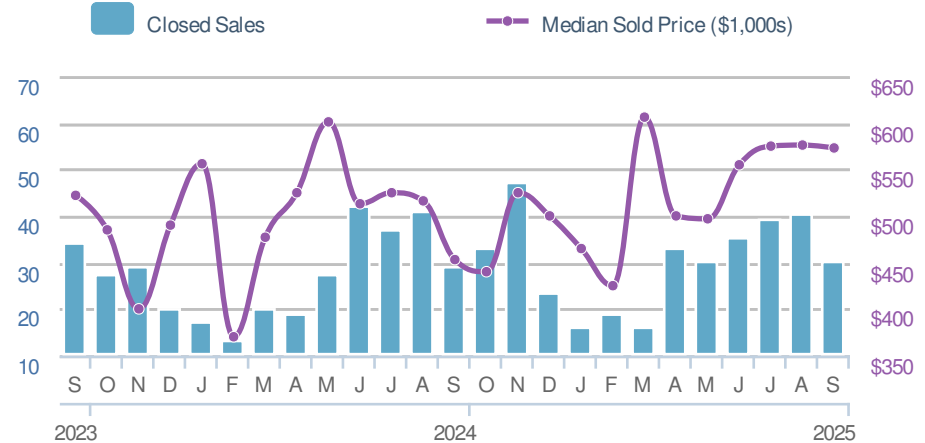
YTD	2025	2024	+/-
	<b>284</b>	<b>280</b>	1.4%

5-year Sep average: **32****Closed Sales****30** **-25.0%**from Aug 2025:  
**40** **3.4%**from Sep 2024:  
**29**

YTD	2025	2024	+/-
	<b>262</b>	<b>250</b>	4.8%

5-year Sep average: **32****Median Sold Price****\$573,500** **-0.4%**from Aug 2025:  
**\$576,000** **26.6%**from Sep 2024:  
**\$453,000**

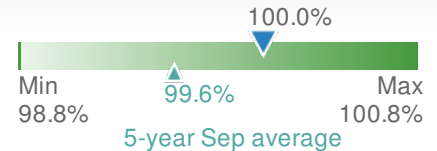
YTD	2025	2024	+/-
	<b>\$540,000</b>	<b>\$522,108</b>	3.4%

5-year Sep average: **\$492,500****Active Listings****50**

Aug 2025	Sep 2024
<b>51</b>	<b>62</b>

**Avg DOM****15**

Aug 2025	Sep 2024	YTD
<b>30</b>	<b>28</b>	<b>28</b>

**Avg Sold to OLP Ratio****100.0%**

Aug 2025	Sep 2024	YTD
<b>97.9%</b>	<b>98.8%</b>	<b>99.5%</b>

**September 2025**

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****29**

↔ 0.0%

from Aug 2025:  
**29**

↓ -23.7%

from Sep 2024:  
**38**

YTD	2025	2024	+/-
	<b>291</b>	<b>290</b>	0.3%

5-year Sep average: **36****New Pendings****30**

↓ -6.3%

from Aug 2025:  
**32**

↑ 7.1%

from Sep 2024:  
**28**

YTD	2025	2024	+/-
	<b>234</b>	<b>220</b>	6.4%

5-year Sep average: **28****Closed Sales****25**

↓ -16.7%

from Aug 2025:  
**30**

↑ 13.6%

from Sep 2024:  
**22**

YTD	2025	2024	+/-
	<b>210</b>	<b>191</b>	9.9%

5-year Sep average: **26****Median Sold Price****\$595,000**

↓ -0.9%

from Aug 2025:  
**\$600,500**

↓ -2.1%

from Sep 2024:  
**\$607,500**

YTD	2025	2024	+/-
	<b>\$600,000</b>	<b>\$565,000</b>	6.2%

5-year Sep average: **\$564,900****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for September was \$595,000, representing a decrease of 0.9% compared to last month and a decrease of 2.1% from Sep 2024. The average days on market for units sold in September was 15 days, 35% below the 5-year September average of 23 days. There was a 6.3% month over month decrease in new contract activity with 30 New Pendings; a 10.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 43; and a 4.3% decrease in supply to 45 active units.

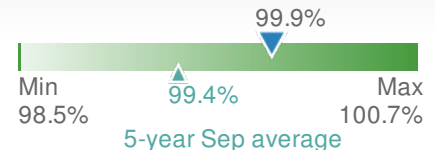
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, up from 0.83 in August and an increase from 0.78 in September 2024. The Contract Ratio is 9% higher than the 5-year September average of 0.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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****45**

Aug 2025	Sep 2024
<b>47</b>	<b>55</b>

**Avg DOM****15**

Aug 2025	Sep 2024	YTD
<b>31</b>	<b>30</b>	<b>30</b>

**Avg Sold to OLP Ratio****99.9%**

Aug 2025	Sep 2024	YTD
<b>98.4%</b>	<b>99.0%</b>	<b>99.5%</b>



**September 2025**

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****4** **100.0%**from Aug 2025:  
**2** **-50.0%**from Sep 2024:  
**8**

YTD	2025	2024	+/-
	<b>53</b>	<b>67</b>	-20.9%

5-year Sep average: **5****New Pendings****3** **-25.0%**from Aug 2025:  
**4** **-50.0%**from Sep 2024:  
**6**

YTD	2025	2024	+/-
	<b>50</b>	<b>60</b>	-16.7%

5-year Sep average: **4****Closed Sales****5** **-50.0%**from Aug 2025:  
**10** **-28.6%**from Sep 2024:  
**7**

YTD	2025	2024	+/-
	<b>52</b>	<b>59</b>	-11.9%

5-year Sep average: **7****Median Sold Price****\$386,000** **-15.2%**from Aug 2025:  
**\$455,000** **-8.1%**from Sep 2024:  
**\$420,000**

YTD	2025	2024	+/-
	<b>\$402,500</b>	<b>\$425,000</b>	-5.3%

5-year Sep average: **\$405,400****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for September was \$386,000, representing a decrease of 15.2% compared to last month and a decrease of 8.1% from Sep 2024. The average days on market for units sold in September was 16 days, 4% below the 5-year September average of 17 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 3; and a 25% increase in supply to 5 active units.

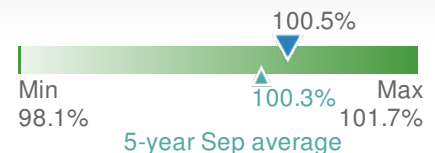
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.50 in August and a decrease from 1.14 in September 2024. The Contract Ratio is 58% lower than the 5-year September average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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****5**

Aug 2025	Sep 2024
<b>4</b>	<b>7</b>

**Avg DOM****16**

Aug 2025	Sep 2024	YTD
<b>28</b>	<b>23</b>	<b>19</b>


**Avg Sold to OLP Ratio****100.5%**

Aug 2025	Sep 2024	YTD
<b>96.5%</b>	<b>98.1%</b>	<b>99.5%</b>

**September 2025**

Oxford Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****36** **63.6%**  
from Aug 2025:  
22 **80.0%**  
from Sep 2024:  
20



YTD	2025	2024	+/-
	<b>239</b>	<b>210</b>	13.8%

5-year Sep average: **26****New Pendings****19** **-9.5%**  
from Aug 2025:  
21 **18.8%**  
from Sep 2024:  
16

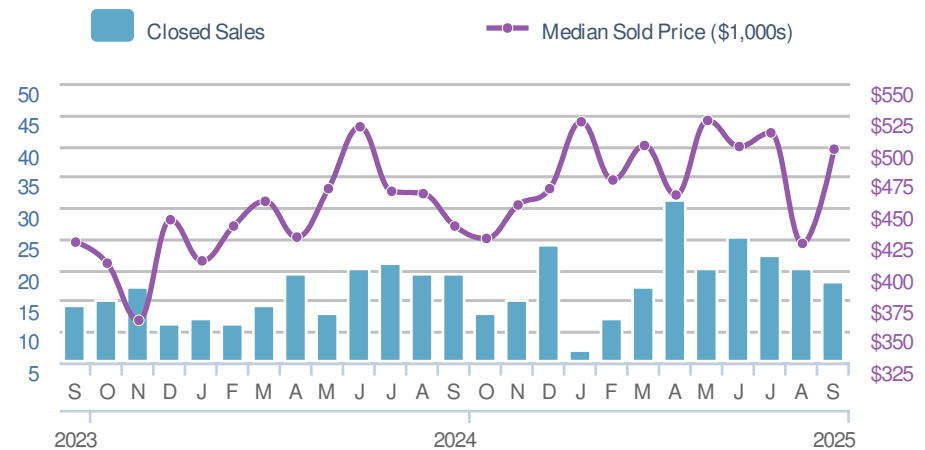
YTD	2025	2024	+/-
	<b>172</b>	<b>166</b>	3.6%

5-year Sep average: **20****Closed Sales****18** **-10.0%**  
from Aug 2025:  
20 **-5.3%**  
from Sep 2024:  
19

YTD	2025	2024	+/-
	<b>177</b>	<b>154</b>	14.9%

5-year Sep average: **21****Median Sold Price****\$497,500** **18.1%**  
from Aug 2025:  
\$421,250 **14.4%**  
from Sep 2024:  
\$435,000

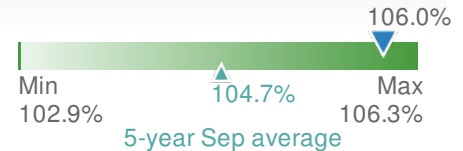
YTD	2025	2024	+/-
	<b>\$499,220</b>	<b>\$455,000</b>	9.7%

5-year Sep average: **\$436,000****Active Listings****70**

Aug 2025	Sep 2024
<b>66</b>	<b>60</b>

**Avg DOM****15**

Aug 2025	Sep 2024	YTD
<b>15</b>	<b>19</b>	<b>20</b>

**Avg Sold to OLP Ratio****106.0%**


Aug 2025	Sep 2024	YTD
<b>103.1%</b>	<b>104.5%</b>	<b>104.4%</b>

**September 2025**


## Oxford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS


Email: ldavis@tcsr.realtor

**New Listings****34** **54.5%**  
from Aug 2025:  
**22** **70.0%**  
from Sep 2024:  
**20**


YTD	2025	2024	+/-
	<b>230</b>	<b>199</b>	15.6%

5-year Sep average: **24****New Pendings****18** **-14.3%**  
from Aug 2025:  
**21** **20.0%**  
from Sep 2024:  
**15**

YTD	2025	2024	+/-
	<b>164</b>	<b>156</b>	5.1%

5-year Sep average: **19****Closed Sales****18** **-10.0%**  
from Aug 2025:  
**20** **0.0%**  
from Sep 2024:  
**18**

YTD	2025	2024	+/-
	<b>170</b>	<b>146</b>	16.4%

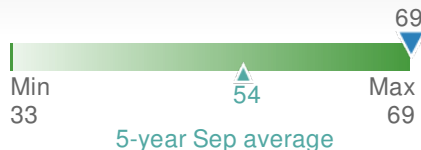
5-year Sep average: **21****Median  
Sold Price****\$497,500** **18.1%**  
from Aug 2025:  
**\$421,250** **12.8%**  
from Sep 2024:  
**\$441,227**

YTD	2025	2024	+/-
	<b>\$503,550</b>	<b>\$462,500</b>	8.9%

5-year Sep average: **\$437,245****Summary**

In Oxford Area (Chester, PA), the median sold price for Detached properties for September was \$497,500, representing an increase of 18.1% compared to last month and an increase of 12.8% from Sep 2024. The average days on market for units sold in September was 15 days, 6% below the 5-year September average of 16 days. There was a 14.3% month over month decrease in new contract activity with 18 New Pendings; a 5.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 37; and a 4.5% increase in supply to 69 active units.

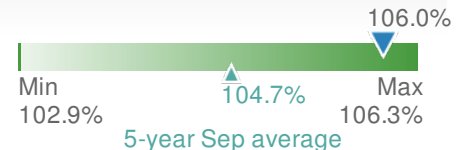
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 0.59 in August and a decrease from 0.70 in September 2024. The Contract Ratio is 46% lower than the 5-year September average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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****69**

Aug 2025	Sep 2024
<b>66</b>	<b>60</b>

**Avg DOM****15**

Aug 2025	Sep 2024	YTD
<b>15</b>	<b>19</b>	<b>19</b>

**Avg Sold to  
OLP Ratio****106.0%**

Aug 2025	Sep 2024	YTD
<b>103.1%</b>	<b>104.9%</b>	<b>104.8%</b>

**September 2025**

Oxford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****2**

↔ 0.0%

from Aug 2025:  
0

↔ 0.0%

from Sep 2024:  
0

YTD	2025	2024	+/-
	<b>9</b>	<b>11</b>	-18.2%

5-year Sep average: 2

**New Pendings****1**

↔ 0.0%

from Aug 2025:  
0

↔ 0.0%

from Sep 2024:  
1

YTD	2025	2024	+/-
	<b>8</b>	<b>10</b>	-20.0%

5-year Sep average: 1

**Closed Sales****0**

↔ 0.0%

from Aug 2025:  
0

↓ -100.0%

from Sep 2024:  
1

YTD	2025	2024	+/-
	<b>7</b>	<b>8</b>	-12.5%

5-year Sep average: 0

**Median Sold Price****\$0**

↔ 0.0%

from Aug 2025:  
\$0

↓ -100.0%

from Sep 2024:  
\$285,000

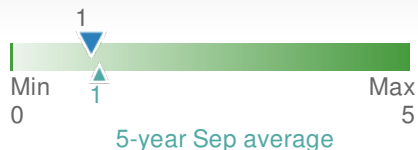
YTD	2025	2024	+/-
	<b>\$250,000</b>	<b>\$280,000</b>	-10.7%

5-year Sep average: \$57,000

**Summary**

In Oxford Area (Chester, PA), the median sold price for Attached properties for September was \$0, representing no change compared to last month and a decrease of 100% from Sep 2024. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 5 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from August) to 1; and a 0% increase in supply to 1 active units.

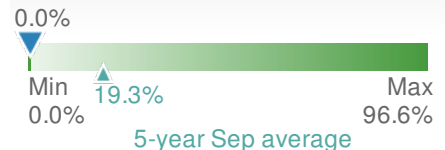
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in August and an increase from 0.00 in September 2024. The Contract Ratio is 317% higher than the 5-year September average of 0.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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****1**

Aug 2025	Sep 2024
<b>0</b>	<b>0</b>

**Avg DOM****0**

Aug 2025	Sep 2024	YTD
<b>0</b>	<b>23</b>	<b>33</b>

**Avg Sold to OLP Ratio****0.0%**

Aug 2025	Sep 2024	YTD
<b>0.0%</b>	<b>96.6%</b>	<b>93.0%</b>

**September 2025**

Phoenixville Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****46**

↑ **39.4%**  
from Aug 2025:  
**33**

↑ **53.3%**  
from Sep 2024:  
**30**

YTD	2025	2024	+/-
	<b>409</b>	<b>392</b>	4.3%

5-year Sep average: **44****New Pendings****34**

↓ **-20.9%**  
from Aug 2025:  
**43**

↓ **-5.6%**  
from Sep 2024:  
**36**

YTD	2025	2024	+/-
	<b>348</b>	<b>346</b>	0.6%

5-year Sep average: **37****Closed Sales****43**

↓ **-2.3%**  
from Aug 2025:  
**44**

↑ **59.3%**  
from Sep 2024:  
**27**

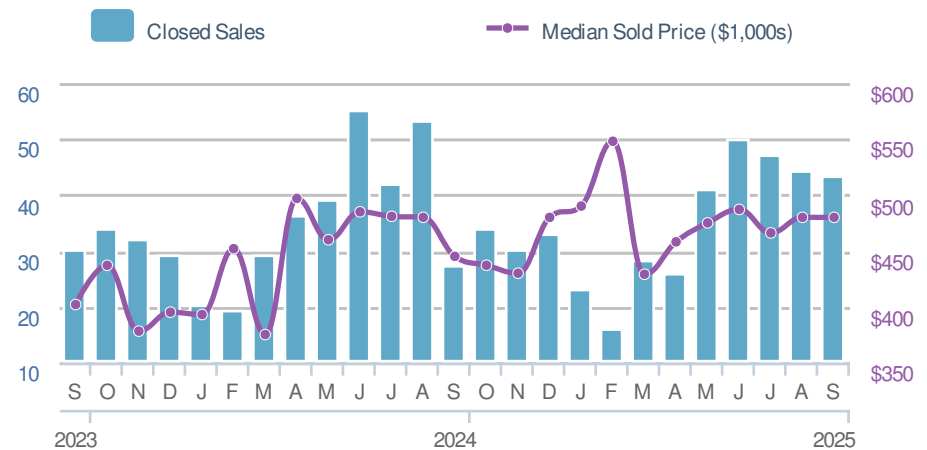
YTD	2025	2024	+/-
	<b>330</b>	<b>325</b>	1.5%

5-year Sep average: **40****Median Sold Price****\$480,000**

↔ **0.0%**  
from Aug 2025:  
**\$480,000**

↑ **7.9%**  
from Sep 2024:  
**\$445,000**

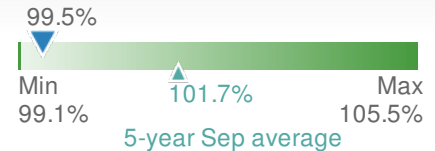
YTD	2025	2024	+/-
	<b>\$470,000</b>	<b>\$457,900</b>	2.6%

5-year Sep average: **\$404,150****Active Listings****56**

Aug 2025	Sep 2024
<b>42</b>	<b>34</b>

**Avg DOM****26**

Aug 2025	Sep 2024	YTD
<b>18</b>	<b>14</b>	<b>23</b>

**Avg Sold to OLP Ratio****99.5%**

Aug 2025	Sep 2024	YTD
<b>100.3%</b>	<b>99.1%</b>	<b>100.3%</b>

**September 2025**

## Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****21** **5.0%**from Aug 2025:  
**20** **0.0%**from Sep 2024:  
**21**

YTD	2025	2024	+/-
	<b>186</b>	<b>200</b>	-7.0%

5-year Sep average: **22****New Pendings****20** **-4.8%**from Aug 2025:  
**21** **-9.1%**from Sep 2024:  
**22**

YTD	2025	2024	+/-
	<b>155</b>	<b>176</b>	-11.9%

5-year Sep average: **20****Closed Sales****21** **0.0%**from Aug 2025:  
**21** **50.0%**from Sep 2024:  
**14**

YTD	2025	2024	+/-
	<b>145</b>	<b>164</b>	-11.6%

5-year Sep average: **19****Median  
Sold Price****\$600,000** **-3.9%**from Aug 2025:  
**\$624,500** **24.6%**from Sep 2024:  
**\$481,387**

YTD	2025	2024	+/-
	<b>\$579,000</b>	<b>\$558,500</b>	3.7%

5-year Sep average: **\$493,727****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for September was \$600,000, representing a decrease of 3.9% compared to last month and an increase of 24.6% from Sep 2024. The average days on market for units sold in September was 18 days, 29% above the 5-year September average of 14 days. There was a 4.8% month over month decrease in new contract activity with 20 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 27; and a 4.3% increase in supply to 24 active units.

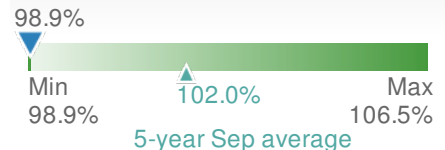
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.30 in August and a decrease from 1.24 in September 2024. The Contract Ratio is 5% higher than the 5-year September average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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****24**

Aug 2025	Sep 2024
<b>23</b>	<b>21</b>

**Avg DOM****18**

Aug 2025	Sep 2024	YTD
<b>14</b>	<b>8</b>	<b>17</b>

**Avg Sold to  
OLP Ratio****98.9%**

Aug 2025	Sep 2024	YTD
<b>100.2%</b>	<b>99.8%</b>	<b>100.8%</b>

**September 2025**

## Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****25**

**92.3%**  
 from Aug 2025: **13**

**177.8%**  
 from Sep 2024: **9**

YTD	2025	2024	+/-
	<b>223</b>	<b>192</b>	16.1%

5-year Sep average: **22****New Pendings****14**

**-36.4%**  
 from Aug 2025: **22**

**0.0%**  
 from Sep 2024: **14**

YTD	2025	2024	+/-
	<b>193</b>	<b>170</b>	13.5%

5-year Sep average: **18****Closed Sales****22**

**-4.3%**  
 from Aug 2025: **23**

**69.2%**  
 from Sep 2024: **13**

YTD	2025	2024	+/-
	<b>185</b>	<b>161</b>	14.9%

5-year Sep average: **21****Median Sold Price****\$403,000**

**-6.1%**  
 from Aug 2025: **\$429,000**

**-7.4%**  
 from Sep 2024: **\$435,000**

YTD	2025	2024	+/-
	<b>\$415,750</b>	<b>\$410,000</b>	1.4%

5-year Sep average: **\$370,160****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for September was \$403,000, representing a decrease of 6.1% compared to last month and a decrease of 7.4% from Sep 2024. The average days on market for units sold in September was 32 days, 105% above the 5-year September average of 16 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 36.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 24; and a 68.4% increase in supply to 32 active units.

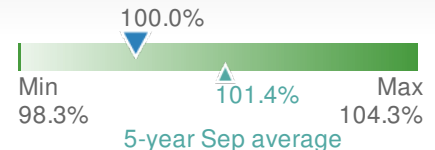
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 2.00 in August and a decrease from 1.38 in September 2024. The Contract Ratio is 50% lower than the 5-year September average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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****32**

Aug 2025	Sep 2024
<b>19</b>	<b>13</b>

**Avg DOM****32**

Aug 2025	Sep 2024	YTD
<b>22</b>	<b>21</b>	<b>28</b>

**Avg Sold to OLP Ratio****100.0%**

Aug 2025	Sep 2024	YTD
<b>100.3%</b>	<b>98.3%</b>	<b>100.0%</b>

**September 2025**

Spring-Ford Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****9****↑80.0%**from Aug 2025:  
5**↑50.0%**from Sep 2024:  
6

YTD	2025	2024	+/-
	<b>38</b>	<b>61</b>	-37.7%

5-year Sep average: 6

**New Pendings****2****↓-60.0%**from Aug 2025:  
5**↔0.0%**from Sep 2024:  
2

YTD	2025	2024	+/-
	<b>28</b>	<b>46</b>	-39.1%

5-year Sep average: 2

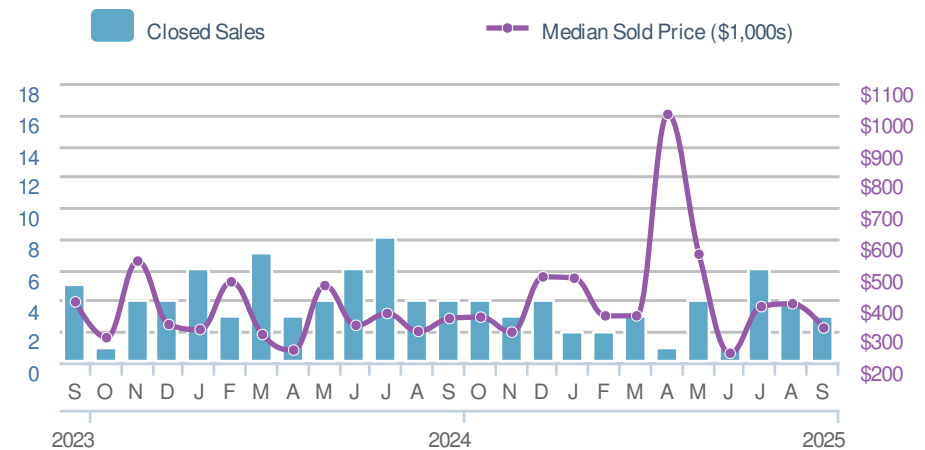
**Closed Sales****3****↓-25.0%**from Aug 2025:  
4**↓-25.0%**from Sep 2024:  
4

YTD	2025	2024	+/-
	<b>26</b>	<b>47</b>	-44.7%

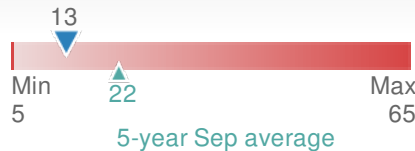
5-year Sep average: 5

**Median Sold Price****\$311,224****↓-20.1%**from Aug 2025:  
**\$389,500****↓-9.1%**from Sep 2024:  
**\$342,500**

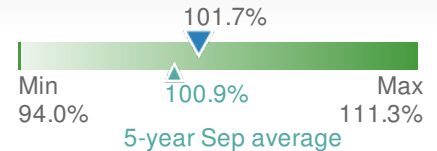
YTD	2025	2024	+/-
	<b>\$380,000</b>	<b>\$340,000</b>	11.8%

5-year Sep average: **\$302,580****Active Listings****10**

Aug 2025	Sep 2024
<b>2</b>	<b>9</b>

**Avg DOM****13**

Aug 2025	Sep 2024	YTD
<b>9</b>	<b>65</b>	<b>33</b>

**Avg Sold to OLP Ratio****101.7%**

Aug 2025	Sep 2024	YTD
<b>97.2%</b>	<b>94.0%</b>	<b>97.4%</b>



**September 2025**

## Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****4**

**100.0%**  
 from Aug 2025: **2**  
**33.3%**  
 from Sep 2024: **3**

YTD	2025	2024	+/-
	<b>15</b>	<b>28</b>	-46.4%

5-year Sep average: **2****New Pendings****1**

**-50.0%**  
 from Aug 2025: **2**  
**-50.0%**  
 from Sep 2024: **2**

YTD	2025	2024	+/-
	<b>13</b>	<b>20</b>	-35.0%

5-year Sep average: **1****Closed Sales****1**

**-50.0%**  
 from Aug 2025: **2**  
**-66.7%**  
 from Sep 2024: **3**

YTD	2025	2024	+/-
	<b>12</b>	<b>16</b>	-25.0%

5-year Sep average: **3****Median Sold Price****\$1,013,000**

**30.3%**  
 from Aug 2025: **\$777,500**  
**159.7%**  
 from Sep 2024: **\$390,000**

YTD	2025	2024	+/-
	<b>\$725,450</b>	<b>\$377,500</b>	92.2%

5-year Sep average: **\$458,080****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for September was \$1,013,000, representing an increase of 30.3% compared to last month and an increase of 159.7% from Sep 2024. The average days on market for units sold in September was 18 days, 1% below the 5-year September average of 18 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 3; and a 0% increase in supply to 4 active units.

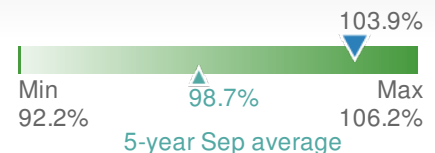
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.00 in August and a decrease from 0.80 in September 2024. The Contract Ratio is 83% higher than the 5-year September average of 0.41. A higher Contract Ratio signifies a relative increase in contract activity compared 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****4**

Aug 2025	Sep 2024
<b>0</b>	<b>5</b>

**Avg DOM****18**

Aug 2025	Sep 2024	YTD
<b>15</b>	<b>31</b>	<b>43</b>

**Avg Sold to OLP Ratio****103.9%**

Aug 2025	Sep 2024	YTD
<b>94.6%</b>	<b>96.1%</b>	<b>96.2%</b>

**September 2025**

## Spring-Ford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****5** **66.7%**from Aug 2025:  
**3** **66.7%**from Sep 2024:  
**3**

YTD	2025	2024	+/-
	<b>23</b>	<b>33</b>	-30.3%

5-year Sep average: **4****New Pendings****1** **-66.7%**from Aug 2025:  
**3** **0.0%**from Sep 2024:  
**0**

YTD	2025	2024	+/-
	<b>15</b>	<b>26</b>	-42.3%

5-year Sep average: **2****Closed Sales****2** **0.0%**from Aug 2025:  
**2** **100.0%**from Sep 2024:  
**1**

YTD	2025	2024	+/-
	<b>14</b>	<b>31</b>	-54.8%

5-year Sep average: **2****Median Sold Price****\$259,612** **-32.9%**from Aug 2025:  
**\$387,000** **3.8%**from Sep 2024:  
**\$250,000**

YTD	2025	2024	+/-
	<b>\$325,000</b>	<b>\$331,000</b>	-1.8%

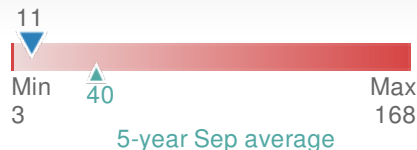
5-year Sep average: **\$230,612****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for September was \$259,612, representing a decrease of 32.9% compared to last month and an increase of 3.8% from Sep 2024. The average days on market for units sold in September was 11 days, 72% below the 5-year September average of 40 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 2; and a 200% increase in supply to 6 active units.

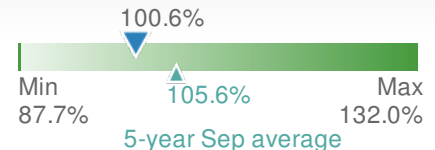
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.50 in August and an increase from 0.25 in September 2024. The Contract Ratio is 47% lower than the 5-year September average of 0.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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****6**

Aug 2025	Sep 2024
<b>2</b>	<b>4</b>

**Avg DOM****11**

Aug 2025	Sep 2024	YTD
<b>4</b>	<b>168</b>	<b>24</b>

**Avg Sold to OLP Ratio****100.6%**

Aug 2025	Sep 2024	YTD
<b>99.9%</b>	<b>87.7%</b>	<b>98.4%</b>

**September 2025**

Tredyffrin-Easttown (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****46** **31.4%**from Aug 2025:  
**35** **-4.2%**from Sep 2024:  
**48**

YTD	2025	2024	+/-
	<b>499</b>	<b>463</b>	7.8%

5-year Sep average: **53****New Pendings****34** **-24.4%**from Aug 2025:  
**45** **-27.7%**from Sep 2024:  
**47**

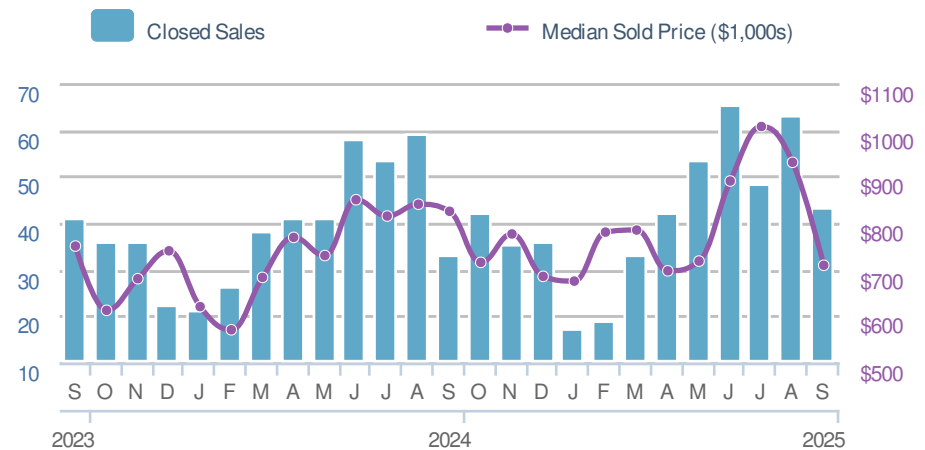
YTD	2025	2024	+/-
	<b>412</b>	<b>402</b>	2.5%

5-year Sep average: **44****Closed Sales****43** **-31.7%**from Aug 2025:  
**63** **30.3%**from Sep 2024:  
**33**

YTD	2025	2024	+/-
	<b>393</b>	<b>378</b>	4.0%

5-year Sep average: **44****Median Sold Price****\$709,000** **-23.8%**from Aug 2025:  
**\$930,500** **-14.1%**from Sep 2024:  
**\$825,000**

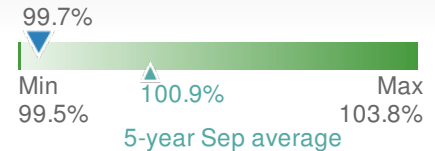
YTD	2025	2024	+/-
	<b>\$816,789</b>	<b>\$775,000</b>	5.4%

5-year Sep average: **\$699,800****Active Listings****64**

Aug 2025	Sep 2024
<b>53</b>	<b>39</b>

**Avg DOM****20**


Aug 2025	Sep 2024	YTD
<b>19</b>	<b>27</b>	<b>16</b>

**Avg Sold to OLP Ratio****99.7%**

Aug 2025	Sep 2024	YTD
<b>101.2%</b>	<b>99.7%</b>	<b>102.8%</b>


**September 2025**


## Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****24**
 **41.2%**  
from Aug 2025:  
17


 **-22.6%**  
from Sep 2024:  
31


YTD	2025	2024	+/-
	<b>309</b>	<b>287</b>	7.7%

5-year Sep average: **32****New Pendings****20**
 **-13.0%**  
from Aug 2025:  
23



 **-23.1%**  
from Sep 2024:  
26

YTD	2025	2024	+/-
	<b>249</b>	<b>243</b>	2.5%

5-year Sep average: **24****Closed Sales****23**
 **-34.3%**  
from Aug 2025:  
35

 **4.5%**  
from Sep 2024:  
22

YTD	2025	2024	+/-
	<b>228</b>	<b>230</b>	-0.9%

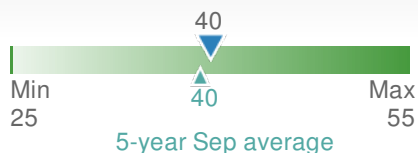
5-year Sep average: **24****Median  
Sold Price****\$980,000**
 **-18.3%**  
from Aug 2025:  
**\$1,200,000**
 **13.1%**  
from Sep 2024:  
**\$866,500**

YTD	2025	2024	+/-
	<b>\$1,072,500</b>	<b>\$973,000</b>	10.2%

5-year Sep average: **\$939,169****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for September was \$980,000, representing a decrease of 18.3% compared to last month and an increase of 13.1% from Sep 2024. The average days on market for units sold in September was 26 days, 20% above the 5-year September average of 22 days. There was a 13% month over month decrease in new contract activity with 20 New Pendings; an 8.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 32; and a 2.6% increase in supply to 40 active units.

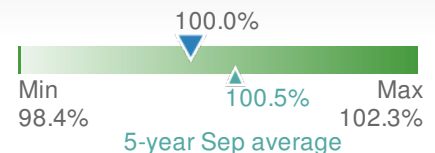
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.90 in August and a decrease from 1.44 in September 2024. The Contract Ratio is 26% lower than the 5-year September average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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****40**

Aug 2025	Sep 2024
<b>39</b>	<b>25</b>

**Avg DOM****26**

Aug 2025	Sep 2024	YTD
<b>15</b>	<b>29</b>	<b>15</b>

**Avg Sold to  
OLP Ratio****100.0%**

Aug 2025	Sep 2024	YTD
<b>102.5%</b>	<b>100.6%</b>	<b>104.4%</b>

**September 2025**

## Tredyffrin-Easttown (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****22** **22.2%**from Aug 2025:  
**18** **29.4%**from Sep 2024:  
**17**

YTD	2025	2024	+/-
	<b>190</b>	<b>176</b>	8.0%

5-year Sep average: **21****New Pending****14** **-36.4%**from Aug 2025:  
**22** **-33.3%**from Sep 2024:  
**21**

YTD	2025	2024	+/-
	<b>163</b>	<b>159</b>	2.5%

5-year Sep average: **20****Closed Sales****20** **-28.6%**from Aug 2025:  
**28** **81.8%**from Sep 2024:  
**11**

YTD	2025	2024	+/-
	<b>165</b>	<b>148</b>	11.5%

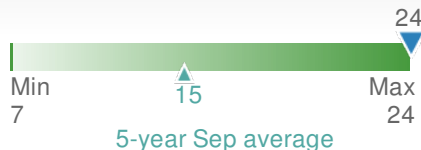
5-year Sep average: **20****Median  
Sold Price****\$428,750** **-7.4%**from Aug 2025:  
**\$463,000** **0.9%**from Sep 2024:  
**\$425,000**

YTD	2025	2024	+/-
	<b>\$415,000</b>	<b>\$468,000</b>	-11.3%

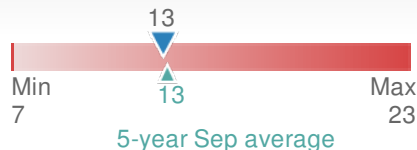
5-year Sep average: **\$424,200****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for September was \$428,750, representing a decrease of 7.4% compared to last month and an increase of 0.9% from Sep 2024. The average days on market for units sold in September was 13 days, 3% below the 5-year September average of 13 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pending; a 36.4% MoM decrease in All Pending (new contracts + contracts carried over from August) to 14; and a 71.4% increase in supply to 24 active units.

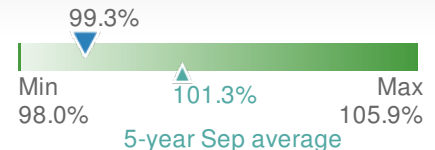
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.57 in August and a decrease from 1.71 in September 2024. The Contract Ratio is 74% lower than the 5-year September average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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****24**

Aug 2025	Sep 2024
<b>14</b>	<b>14</b>

**Avg DOM****13**

Aug 2025	Sep 2024	YTD
<b>24</b>	<b>23</b>	<b>18</b>

**Avg Sold to  
OLP Ratio****99.3%**

Aug 2025	Sep 2024	YTD
<b>99.6%</b>	<b>98.0%</b>	<b>100.4%</b>

**September 2025**

Twin Valley (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****13**

↔ 0.0%

from Aug 2025:  
**13**

↑ 116.7%

from Sep 2024:  
**6**

YTD	2025	2024	+/-
	<b>139</b>	<b>188</b>	-26.1%

5-year Sep average: **13****New Pendings****13**

↓ -23.5%

from Aug 2025:  
**17**

↓ -27.8%

from Sep 2024:  
**18**

YTD	2025	2024	+/-
	<b>120</b>	<b>144</b>	-16.7%

5-year Sep average: **13****Closed Sales****13**

↑ 30.0%

from Aug 2025:  
**10**

↓ -18.8%

from Sep 2024:  
**16**

YTD	2025	2024	+/-
	<b>133</b>	<b>139</b>	-4.3%

5-year Sep average: **13****Median Sold Price****\$426,000**

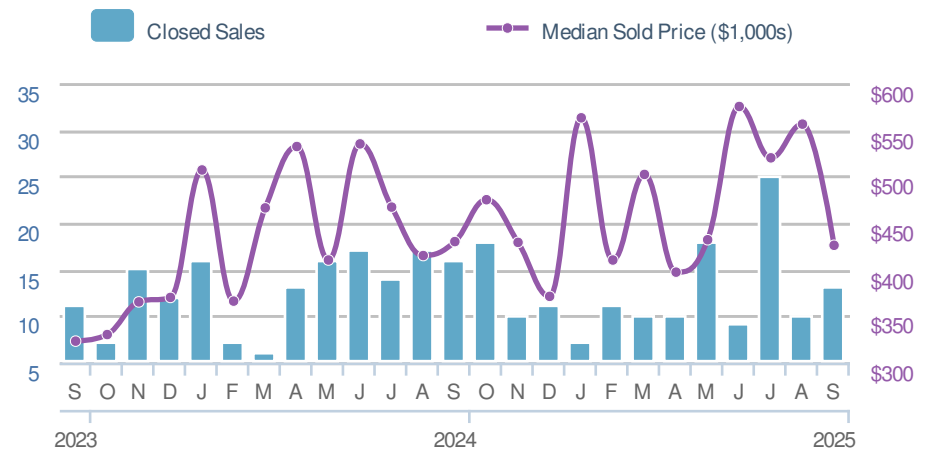
↓ -23.4%

from Aug 2025:  
**\$556,000**

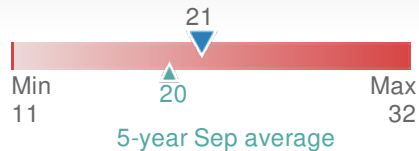
↓ -0.9%

from Sep 2024:  
**\$430,000**

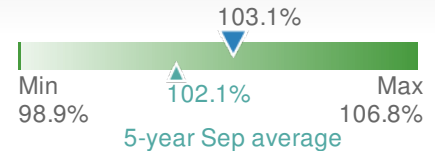
YTD	2025	2024	+/-
	<b>\$510,000</b>	<b>\$516,000</b>	-1.2%

5-year Sep average: **\$387,424****Active Listings****19**

Aug 2025	Sep 2024
<b>18</b>	<b>23</b>

**Avg DOM****21**

Aug 2025	Sep 2024	YTD
<b>32</b>	<b>32</b>	<b>23</b>

**Avg Sold to OLP Ratio****103.1%**

Aug 2025	Sep 2024	YTD
<b>99.4%</b>	<b>98.9%</b>	<b>99.5%</b>

**September 2025**

## Twin Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7**

↓ **-41.7%**    ↑ **75.0%**  
from Aug 2025: 12    from Sep 2024: 4

YTD	2025	2024	+/-
	<b>113</b>	<b>165</b>	-31.5%

5-year Sep average: 9

**New Pendings****10**

↓ **-23.1%**    ↓ **-23.1%**  
from Aug 2025: 13    from Sep 2024: 13

YTD	2025	2024	+/-
	<b>95</b>	<b>118</b>	-19.5%

5-year Sep average: 9

**Closed Sales****10**

↑ **42.9%**    ↓ **-28.6%**  
from Aug 2025: 7    from Sep 2024: 14

YTD	2025	2024	+/-
	<b>111</b>	<b>118</b>	-5.9%

5-year Sep average: 11

**Median Sold Price****\$403,550**

↓ **-27.9%**    ↓ **-6.2%**  
from Aug 2025: \$560,000    from Sep 2024: \$430,000

YTD	2025	2024	+/-
	<b>\$560,000</b>	<b>\$536,915</b>	4.3%

5-year Sep average: \$394,055

**Summary**

In Twin Valley (Chester, PA), the median sold price for Detached properties for September was \$403,550, representing a decrease of 27.9% compared to last month and a decrease of 6.2% from Sep 2024. The average days on market for units sold in September was 26 days, 18% above the 5-year September average of 22 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; a 15.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 16; and a 17.6% decrease in supply to 14 active units.

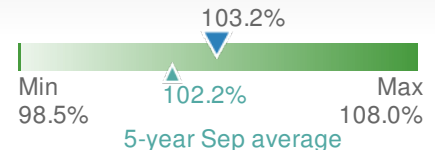
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.12 in August and a decrease from 1.74 in September 2024. The Contract Ratio is 14% lower than the 5-year September average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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****14**

Aug 2025	Sep 2024
<b>17</b>	<b>23</b>

**Avg DOM****26**

Aug 2025	Sep 2024	YTD
<b>23</b>	<b>36</b>	<b>23</b>

**Avg Sold to OLP Ratio****103.2%**

Aug 2025	Sep 2024	YTD
<b>99.7%</b>	<b>98.5%</b>	<b>99.5%</b>

**September 2025**

## Twin Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****6**

**500.0%** **200.0%**  
 from Aug 2025: 1 from Sep 2024: 2

YTD	2025	2024	+/-
	<b>26</b>	<b>23</b>	13.0%

5-year Sep average: **4****New Pendings****3**

**-25.0%** **-40.0%**  
 from Aug 2025: 4 from Sep 2024: 5

YTD	2025	2024	+/-
	<b>25</b>	<b>26</b>	-3.8%

5-year Sep average: **4****Closed Sales****3**

**0.0%** **50.0%**  
 from Aug 2025: 3 from Sep 2024: 2

YTD	2025	2024	+/-
	<b>22</b>	<b>21</b>	4.8%

5-year Sep average: **2****Median Sold Price****\$426,000**

**-22.8%** **3.3%**  
 from Aug 2025: **\$552,000** from Sep 2024: **\$412,500**

YTD	2025	2024	+/-
	<b>\$424,500</b>	<b>\$400,000</b>	6.1%

5-year Sep average: **\$345,390****Summary**

In Twin Valley (Chester, PA), the median sold price for Attached properties for September was \$426,000, representing a decrease of 22.8% compared to last month and an increase of 3.3% from Sep 2024. The average days on market for units sold in September was 3 days, 56% below the 5-year September average of 7 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 4; and a 400% increase in supply to 5 active units.

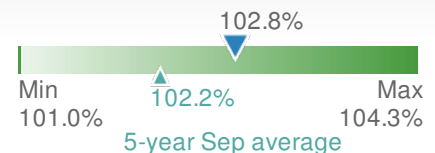
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 4.00 in August and an increase from 0.00 in September 2024. The Contract Ratio is 56% lower than the 5-year September average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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****5**

Aug 2025	Sep 2024
<b>1</b>	<b>0</b>

**Avg DOM****3**

Aug 2025	Sep 2024	YTD
<b>53</b>	<b>5</b>	<b>23</b>

**Avg Sold to OLP Ratio****102.8%**


Aug 2025	Sep 2024	YTD
<b>98.5%</b>	<b>101.5%</b>	<b>99.6%</b>




**September 2025**

Unionville-Chadds Ford (Chester, PA)


Email: ldavis@tcsr.realtor

**New Listings****25** **31.6%**  
from Aug 2025:  
**19** **47.1%**  
from Sep 2024:  
**17**



YTD	2025	2024	+/-
	<b>221</b>	<b>217</b>	1.8%

5-year Sep average: **19****New Pendings****20** **-13.0%**  
from Aug 2025:  
**23** **53.8%**  
from Sep 2024:  
**13**

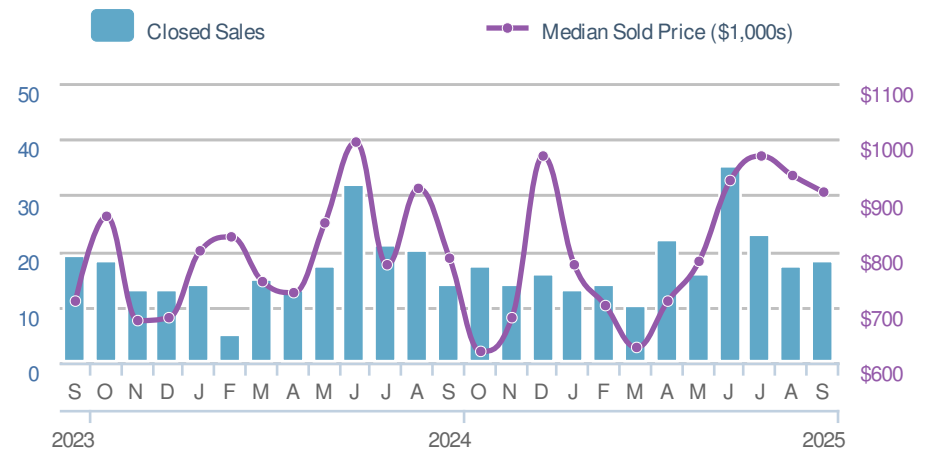
YTD	2025	2024	+/-
	<b>183</b>	<b>164</b>	11.6%

5-year Sep average: **17****Closed Sales****18** **5.9%**  
from Aug 2025:  
**17** **28.6%**  
from Sep 2024:  
**14**

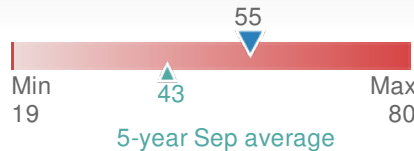
YTD	2025	2024	+/-
	<b>170</b>	<b>155</b>	9.7%

5-year Sep average: **20****Median Sold Price****\$905,000** **-3.2%**  
from Aug 2025:  
**\$935,000** **14.9%**  
from Sep 2024:  
**\$787,500**

YTD	2025	2024	+/-
	<b>\$852,500</b>	<b>\$825,000</b>	3.3%

5-year Sep average: **\$748,500****Active Listings****40**

Aug 2025	Sep 2024
<b>37</b>	<b>44</b>

**Avg DOM****55**

Aug 2025	Sep 2024	YTD
<b>16</b>	<b>80</b>	<b>25</b>

**Avg Sold to OLP Ratio****97.6%**

Aug 2025	Sep 2024	YTD
<b>97.6%</b>	<b>95.0%</b>	<b>98.5%</b>

**September 2025**

## Unionville-Chadds Ford (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****21** **23.5%**from Aug 2025:  
**17** **90.9%**from Sep 2024:  
**11**

YTD	2025	2024	+/-
	<b>201</b>	<b>188</b>	6.9%

5-year Sep average: **16****New Pending****17** **-26.1%**from Aug 2025:  
**23** **41.7%**from Sep 2024:  
**12**

YTD	2025	2024	+/-
	<b>162</b>	<b>143</b>	13.3%

5-year Sep average: **14****Closed Sales****17** **6.3%**from Aug 2025:  
**16** **21.4%**from Sep 2024:  
**14**

YTD	2025	2024	+/-
	<b>150</b>	<b>137</b>	9.5%

5-year Sep average: **17****Median  
Sold Price****\$910,000** **-3.4%**from Aug 2025:  
**\$942,500** **15.6%**from Sep 2024:  
**\$787,500**

YTD	2025	2024	+/-
	<b>\$897,500</b>	<b>\$880,000</b>	2.0%

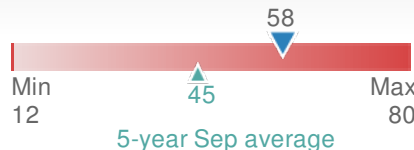
5-year Sep average: **\$827,900****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for September was \$910,000, representing a decrease of 3.4% compared to last month and an increase of 15.6% from Sep 2024. The average days on market for units sold in September was 58 days, 30% above the 5-year September average of 45 days. There was a 26.1% month over month decrease in new contract activity with 17 New Pending; no MoM change in All Pending (new contracts + contracts carried over from August) with 28; and an 11.8% increase in supply to 38 active units.

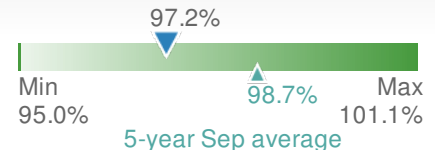
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 0.82 in August and an increase from 0.62 in September 2024. The Contract Ratio is 17% lower than the 5-year September average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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****38**

Aug 2025	Sep 2024
<b>34</b>	<b>37</b>

**Avg DOM****58**

Aug 2025	Sep 2024	YTD
<b>11</b>	<b>80</b>	<b>24</b>

**Avg Sold to  
OLP Ratio****97.2%**

Aug 2025	Sep 2024	YTD
<b>98.3%</b>	<b>95.0%</b>	<b>98.5%</b>

**September 2025**

## Unionville-Chadds Ford (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****4**

**100.0%**  
 from Aug 2025: **2**

**-33.3%**  
 from Sep 2024: **6**

YTD	2025	2024	+/-
	<b>20</b>	<b>29</b>	-31.0%

5-year Sep average: **4****New Pendings****3**

**0.0%**  
 from Aug 2025: **0**

**200.0%**  
 from Sep 2024: **1**

YTD	2025	2024	+/-
	<b>21</b>	<b>20</b>	5.0%

5-year Sep average: **3****Closed Sales****1**

**0.0%**  
 from Aug 2025: **1**

**0.0%**  
 from Sep 2024: **0**

YTD	2025	2024	+/-
	<b>20</b>	<b>17</b>	17.6%

5-year Sep average: **3****Median Sold Price****\$492,500**

**3.7%**  
 from Aug 2025: **\$475,000**

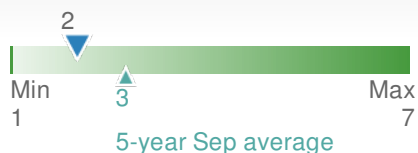
**0.0%**  
 from Sep 2024: **\$0**

YTD	2025	2024	+/-
	<b>\$580,750</b>	<b>\$590,000</b>	-1.6%

5-year Sep average: **\$426,900****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for September was \$492,500, representing an increase of 3.7% compared to last month and an increase of 0% from Sep 2024. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 11 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and a 33.3% decrease in supply to 2 active units.

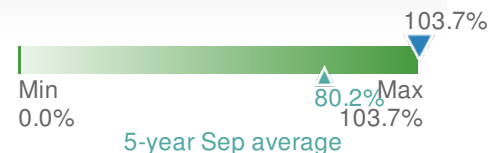
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.33 in August and an increase from 0.43 in September 2024. The Contract Ratio is 6% higher than the 5-year September average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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****2**

Aug 2025	Sep 2024
<b>3</b>	<b>7</b>

**Avg DOM****0**

Aug 2025	Sep 2024	YTD
<b>101</b>	<b>0</b>	<b>32</b>

**Avg Sold to OLP Ratio****103.7%**

Aug 2025	Sep 2024	YTD
<b>86.4%</b>	<b>0.0%</b>	<b>98.4%</b>

**September 2025**

West Chester Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****139**

↑ **15.8%**  
from Aug 2025:  
**120**

↑ **28.7%**  
from Sep 2024:  
**108**

YTD	2025	2024	+/-
	<b>1,201</b>	<b>1,068</b>	12.5%

5-year Sep average: **118****New Pendings****101**

↓ **-9.0%**  
from Aug 2025:  
**111**

↑ **3.1%**  
from Sep 2024:  
**98**

YTD	2025	2024	+/-
	<b>951</b>	<b>915</b>	3.9%

5-year Sep average: **99****Closed Sales****107**

↑ **1.9%**  
from Aug 2025:  
**105**

↑ **3.9%**  
from Sep 2024:  
**103**

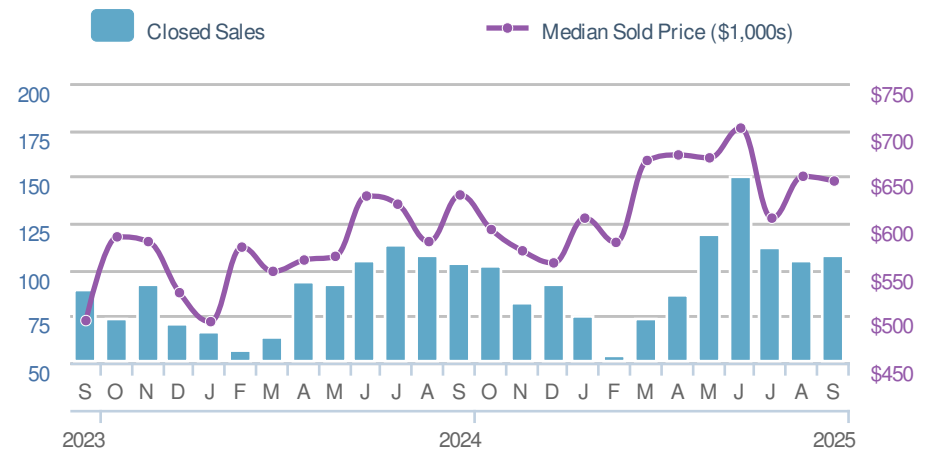
YTD	2025	2024	+/-
	<b>917</b>	<b>847</b>	8.3%

5-year Sep average: **108****Median Sold Price****\$645,000**

↓ **-0.8%**  
from Aug 2025:  
**\$650,000**

↑ **2.4%**  
from Sep 2024:  
**\$630,000**

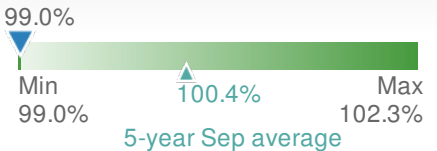
YTD	2025	2024	+/-
	<b>\$655,000</b>	<b>\$585,000</b>	12.0%

5-year Sep average: **\$557,170****Active Listings****140**


Aug 2025	Sep 2024
<b>121</b>	<b>101</b>

**Avg DOM****15**



Aug 2025	Sep 2024	YTD
<b>19</b>	<b>12</b>	<b>15</b>

**Avg Sold to OLP Ratio****99.0%**


Aug 2025	Sep 2024	YTD
<b>100.3%</b>	<b>100.2%</b>	<b>100.7%</b>

**September 2025****West Chester Area (Chester, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****86**
 **19.4%**  
from Aug 2025:  
**72**
 **41.0%**  
from Sep 2024:  
**61**


YTD	2025	2024	+/-
	<b>726</b>	<b>568</b>	27.8%

5-year Sep average: **66****New Pendings****60**
 **-16.7%**  
from Aug 2025:  
**72**
 **3.4%**  
from Sep 2024:  
**58**

YTD	2025	2024	+/-
	<b>543</b>	<b>465</b>	16.8%

5-year Sep average: **55****Closed Sales****68**
 **4.6%**  
from Aug 2025:  
**65**
 **44.7%**  
from Sep 2024:  
**47**

YTD	2025	2024	+/-
	<b>513</b>	<b>409</b>	25.4%

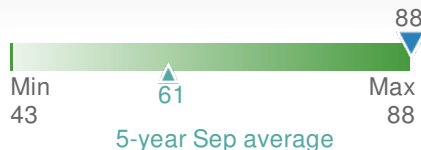
5-year Sep average: **55****Median  
Sold Price****\$760,500**
 **-4.9%**  
from Aug 2025:  
**\$800,000**
 **-2.5%**  
from Sep 2024:  
**\$780,000**

YTD	2025	2024	+/-
	<b>\$817,000</b>	<b>\$770,000</b>	6.1%

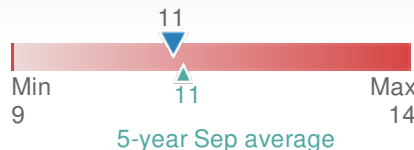
5-year Sep average: **\$719,100****Summary**

In West Chester Area (Chester, PA), the median sold price for Detached properties for September was \$760,500, representing a decrease of 4.9% compared to last month and a decrease of 2.5% from Sep 2024. The average days on market for units sold in September was 11 days, 2% below the 5-year September average of 11 days. There was a 16.7% month over month decrease in new contract activity with 60 New Pendings; a 5.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 147; and a 12.8% increase in supply to 88 active units.

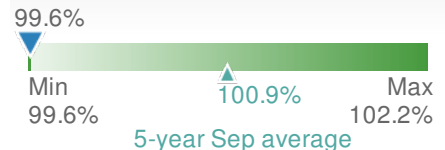
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 1.99 in August and a decrease from 2.37 in September 2024. The Contract Ratio is 16% lower than the 5-year September average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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****88**

Aug 2025	Sep 2024
<b>78</b>	<b>57</b>

**Avg DOM****11**

Aug 2025	Sep 2024	YTD
<b>17</b>	<b>10</b>	<b>12</b>

**Avg Sold to  
OLP Ratio****99.6%**

Aug 2025	Sep 2024	YTD
<b>101.0%</b>	<b>101.3%</b>	<b>101.4%</b>

**September 2025****West Chester Area (Chester, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****53** **10.4%**from Aug 2025:  
**48** **12.8%**from Sep 2024:  
**47**

YTD	2025	2024	+/-
	<b>475</b>	<b>500</b>	-5.0%

5-year Sep average: **52****New Pending****41** **5.1%**from Aug 2025:  
**39** **2.5%**from Sep 2024:  
**40**

YTD	2025	2024	+/-
	<b>408</b>	<b>450</b>	-9.3%

5-year Sep average: **44****Closed Sales****39** **-2.5%**from Aug 2025:  
**40** **-30.4%**from Sep 2024:  
**56**

YTD	2025	2024	+/-
	<b>404</b>	<b>438</b>	-7.8%

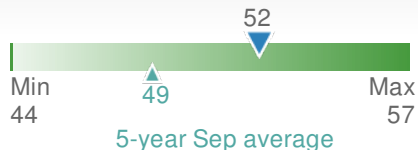
5-year Sep average: **52****Median  
Sold Price****\$465,000** **-6.1%**from Aug 2025:  
**\$495,000** **-8.8%**from Sep 2024:  
**\$510,000**

YTD	2025	2024	+/-
	<b>\$498,500</b>	<b>\$493,250</b>	1.1%

5-year Sep average: **\$435,250****Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for September was \$465,000, representing a decrease of 6.1% compared to last month and a decrease of 8.8% from Sep 2024. The average days on market for units sold in September was 21 days, 38% above the 5-year September average of 15 days. There was a 5.1% month over month increase in new contract activity with 41 New Pending; a 1.9% MoM increase in All Pending (new contracts + contracts carried over from August) to 53; and a 20.9% increase in supply to 52 active units.

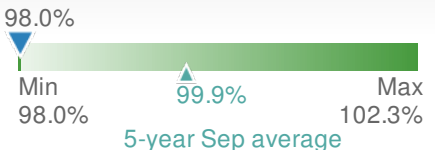
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.21 in August and a decrease from 2.07 in September 2024. The Contract Ratio is 37% lower than the 5-year September average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared 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****52**

Aug 2025	Sep 2024
<b>43</b>	<b>44</b>

**Avg DOM****21**

Aug 2025	Sep 2024	YTD
<b>21</b>	<b>14</b>	<b>19</b>

**Avg Sold to  
OLP Ratio****98.0%**

Aug 2025	Sep 2024	YTD
<b>99.1%</b>	<b>99.4%</b>	<b>99.7%</b>