September 2025

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

MarketStats by ShowingTime

Presented by
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September 2025
Chester County, PA

New Listings 625

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

YTD	2025	2024	+/-
	5,730	**5,425**	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	+/-
	4,615	**4,483**	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	+/-
	4,428	**4,164**	6.3%

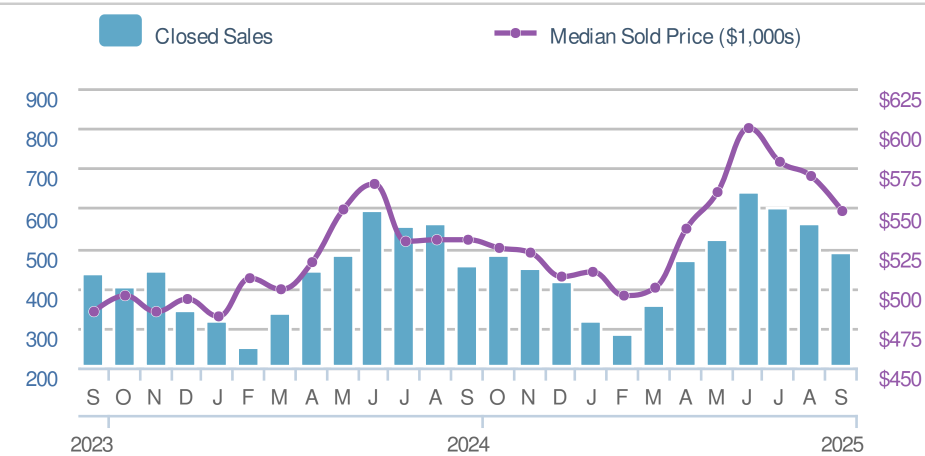
5-year Sep average: **531**

Median Sold Price $548,900

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

YTD	2025	2024	+/-
	$555,500	**$530,000**	4.8%

5-year Sep average: **$486,245**



Active Listings 898

898
Min 649 | 751 | Max 898
5-year Sep average

Aug 2025	Sep 2024
795	**737**

Avg DOM 23

23
Min 13 | 18 | Max 23
5-year Sep average

Aug 2025	Sep 2024	YTD
20	**19**	**21**

Avg Sold to OLP Ratio 100.0%

100.0%
Min 100.0% | 101.1% | Max 102.4%
5-year Sep average

Aug 2025	Sep 2024	YTD
100.2%	**100.5%**	**100.8%**

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Chester County, PA - Detached

New Listings: 414

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

YTD	2025	2024	+/-
	3,839	**3,609**	6.4%

5-year Sep average: **404**

New Pendings: 340

-4.0%	0.6%
from Aug 2025: **354**	from Sep 2024: **338**

YTD	2025	2024	+/-
	3,037	**2,898**	4.8%

5-year Sep average: **332**

Closed Sales: 326

-11.4%	7.2%
from Aug 2025: **368**	from Sep 2024: **304**

YTD	2025	2024	+/-
	2,899	**2,618**	10.7%

5-year Sep average: **344**

Median Sold Price: $629,000

-5.4%	4.8%
from Aug 2025: **$665,000**	from Sep 2024: **$600,000**

YTD	2025	2024	+/-
	$640,000	**$605,000**	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

624

Min	5-year Sep average	Max
483	550	624

Aug 2025	Sep 2024
588	**555**

Avg DOM: 23

23

Min	5-year Sep average	Max
14	19	23

Aug 2025	Sep 2024	YTD
18	**20**	**19**

Avg Sold to OLP Ratio: 100.2%

100.2%

Min	5-year Sep average	Max
100.2%	101.3%	102.2%

Aug 2025	Sep 2024	YTD
100.8%	**101.3%**	**101.5%**

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Chester County, PA - Attached

New Listings 211

27.1% from Aug 2025: **166**

24.1% from Sep 2024: **170**

YTD	2025	2024	+/-
	1,890	**1,816**	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	+/-
	1,577	**1,584**	-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	+/-
	1,528	**1,545**	-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	+/-
	$435,000	**$431,000**	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

274

Min 150 | 201 (5-year Sep average) | Max 274

Aug 2025	Sep 2024
207	**182**

Avg DOM 23

23

Min 12 | 16 (5-year Sep average) | Max 23

Aug 2025	Sep 2024	YTD
24	**17**	**23**

Avg Sold to OLP Ratio 99.6%

99.6%

Min 98.8% | 100.8% (5-year Sep average) | Max 102.9%

Aug 2025	Sep 2024	YTD
99.1%	**98.8%**	**99.7%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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