September 2025

All Home Types
Detached
Attached

Local Market Insight

Chester-Upland (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

September 2025
Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 30

-18.9% from Aug 2025: **37**
15.4% from Sep 2024: **26**

YTD	2025	2024	+/-
	310	**344**	-9.9%

5-year Sep average: **30**

New Pendings 18

-28.0% from Aug 2025: **25**
5.9% from Sep 2024: **17**

YTD	2025	2024	+/-
	217	**242**	-10.3%

5-year Sep average: **25**

Closed Sales 18

-10.0% from Aug 2025: **20**
-45.5% from Sep 2024: **33**

YTD	2025	2024	+/-
	206	**223**	-7.6%

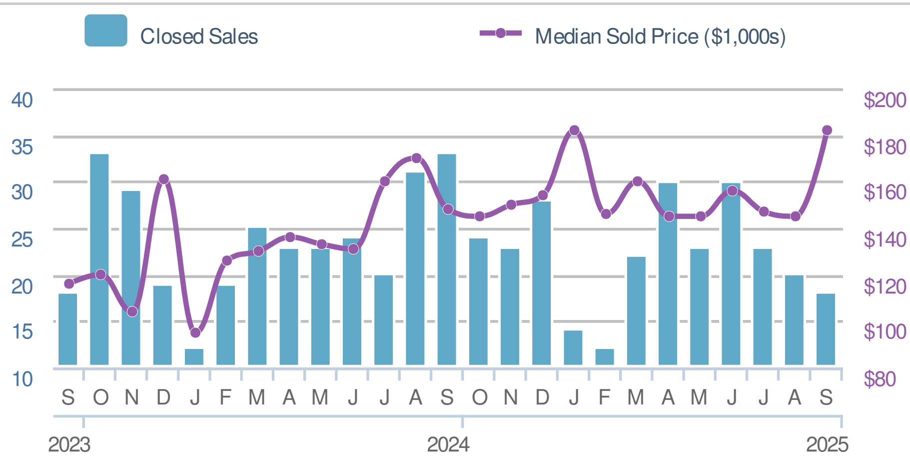
5-year Sep average: **25**

Median Sold Price $182,000

25.5% from Aug 2025: **$145,000**
23.0% from Sep 2024: **$148,000**

YTD	2025	2024	+/-
	$150,000	**$140,000**	7.1%

5-year Sep average: **$134,400**



Active Listings 63

63
Min 40
48
Max 63
5-year Sep average

Aug 2025	Sep 2024
59	**50**

Avg DOM 22

22
Min 20
30
Max 39
5-year Sep average

Aug 2025	Sep 2024	YTD
34	**39**	**33**

Avg Sold to OLP Ratio 98.6%

98.6%
Min 92.5%
95.9%
Max 99.1%
5-year Sep average

Aug 2025	Sep 2024	YTD
95.2%	**92.5%**	**95.0%**

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

Presented by
Lauren Davis

September 2025

Chester-Upland (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 5

66.7% from Aug 2025: **3**	150.0% from Sep 2024: **2**

YTD	2025	2024	+/-
	36	**39**	-7.7%

5-year Sep average: **4**

New Pendings 4

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

YTD	2025	2024	+/-
	24	**34**	-29.4%

5-year Sep average: **4**

Closed Sales 3

50.0% from Aug 2025: **2**	-50.0% from Sep 2024: **6**

YTD	2025	2024	+/-
	24	**34**	-29.4%

5-year Sep average: **5**

Median Sold Price $245,000

-2.6% from Aug 2025: **$251,500**	18.1% from Sep 2024: **$207,500**

YTD	2025	2024	+/-
	$245,000	**$163,500**	49.8%

5-year Sep average: **$185,205**

Summary

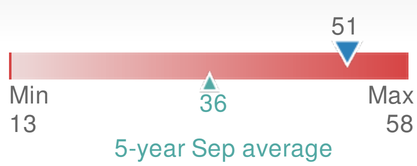
In Chester-Upland (Delaware, PA), the median sold price for Detached properties for September was $245,000, representing a decrease of 2.6% compared to last month and an increase of 18.1% from Sep 2024. The average days on market for units sold in September was 51 days, 41% above the 5-year September average of 36 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 5; and no change in supply with 7 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.86 in August and a decrease from 0.80 in September 2024. The Contract Ratio is 13% lower than the 5-year September average of 0.81. 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 7

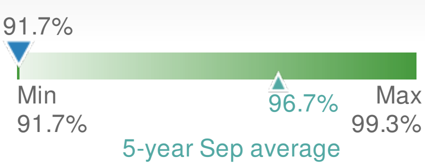
Aug 2025	Sep 2024
7	**5**

Avg DOM 51



Aug 2025	Sep 2024	YTD
82	**58**	**47**

Avg Sold to OLP Ratio 91.7%



Aug 2025	Sep 2024	YTD
85.3%	**96.3%**	**94.4%**

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

Local Market **Insight**

Presented by
Lauren Davis

September 2025

Chester-Upland (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 25

-26.5% from Aug 2025: **34**

8.7% from Sep 2024: **23**

YTD	2025	2024	+/-
	274	**304**	-9.9%

5-year Sep average: **27**

New Pendings 14

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

-6.7% from Sep 2024: **15**

YTD	2025	2024	+/-
	192	**208**	-7.7%

5-year Sep average: **21**

Closed Sales 15

-16.7% from Aug 2025: **18**

-44.4% from Sep 2024: **27**

YTD	2025	2024	+/-
	181	**189**	-4.2%

5-year Sep average: **21**

Median Sold Price $174,000

24.3% from Aug 2025: **$140,000**

28.9% from Sep 2024: **$135,000**

YTD	2025	2024	+/-
	$145,000	**$138,000**	5.1%

5-year Sep average: **$126,400**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for September was $174,000, representing an increase of 24.3% compared to last month and an increase of 28.9% from Sep 2024. The average days on market for units sold in September was 17 days, 41% below the 5-year September average of 29 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 22.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 24; and a 7.7% increase in supply to 56 active units.

This activity resulted in a Contract Ratio of 0.43 pendings per active listing, down from 0.60 in August and a decrease from 0.76 in September 2024. The Contract Ratio is 52% 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 56

56

Min 35 | 42 | Max 56

5-year Sep average

Aug 2025	Sep 2024
52	**45**

Avg DOM 17

17

Min 17 | 29 | Max 38

5-year Sep average

Aug 2025	Sep 2024	YTD
29	**35**	**31**

Avg Sold to OLP Ratio 99.9%

99.9%

Min 91.6% | 95.6% | Max 99.9%

5-year Sep average

Aug 2025	Sep 2024	YTD
96.3%	**91.6%**	**95.3%**

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

MarketStats by ShowingTime