September 2025

All Home Types
Detached
Attached

Local Market Insight

Coatesville Area (Chester, PA)

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

Local Market Insight

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

September 2025

Coatesville Area (Chester, PA)

New Listings — 74

17.5% from Aug 2025: **63**

0.0% from Sep 2024: **74**

YTD	2025	2024	+/-
	738	**665**	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	+/-
	626	**541**	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	+/-
	583	**504**	15.7%

5-year Sep average: **71**

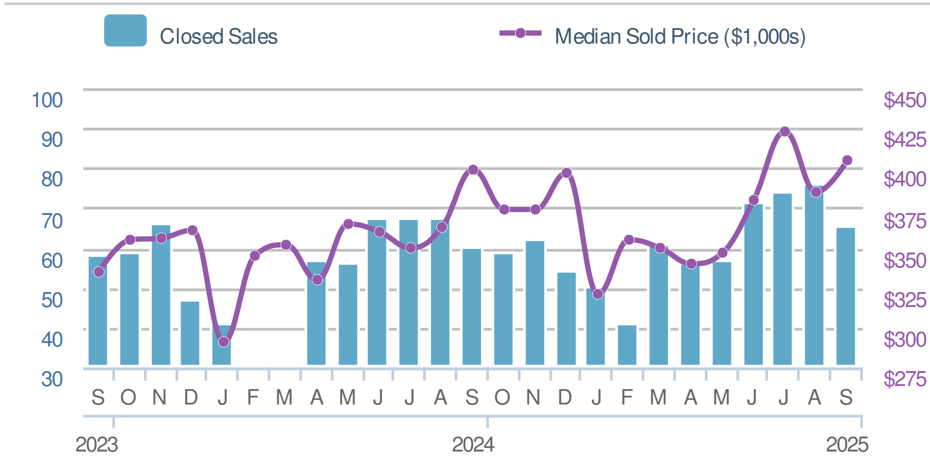
Median Sold Price — $405,000

5.2% from Aug 2025: **$385,000**

1.4% from Sep 2024: **$399,450**

YTD	2025	2024	+/-
	$355,000	**$350,000**	1.4%

5-year Sep average: **$347,804**



Active Listings — 105

105

Min 72 — 92 — Max 106

5-year Sep average

Aug 2025	Sep 2024
110	**106**

Avg DOM — 29

29

Min 12 — 17 — Max 29

5-year Sep average

Aug 2025	Sep 2024	YTD
19	**12**	**21**

Avg Sold to OLP Ratio — 99.2%

99.2%

Min 99.2% — 100.7% — Max 101.2%

5-year Sep average

Aug 2025	Sep 2024	YTD
101.2%	**100.9%**	**100.1%**

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

Local Market **Insight**

Presented by
Lauren Davis

September 2025

Coatesville Area (Chester, PA) - Detached

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

New Listings — 48

14.3%	-2.0%
from Aug 2025: **42**	from Sep 2024: **49**

YTD	2025	2024	+/-
	469	**415**	13.0%

5-year Sep average: **58**

New Pendings — 56

36.6%	47.4%
from Aug 2025: **41**	from Sep 2024: **38**

YTD	2025	2024	+/-
	407	**339**	20.1%

5-year Sep average: **49**

Closed Sales — 42

-8.7%	-4.5%
from Aug 2025: **46**	from Sep 2024: **44**

YTD	2025	2024	+/-
	362	**318**	13.8%

5-year Sep average: **49**

Median Sold Price — $440,000

2.3%	2.6%
from Aug 2025: **$430,000**	from Sep 2024: **$428,750**

YTD	2025	2024	+/-
	$421,000	**$400,000**	5.3%

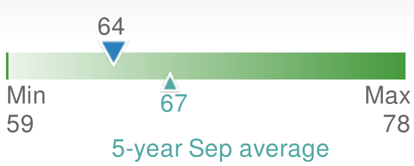
5-year Sep average: **$395,000**

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 Pendings; an 8.1% MoM increase in All Pendings (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
74	**78**

Avg DOM — 28

Aug 2025	Sep 2024	YTD
16	**14**	**22**

Avg Sold to OLP Ratio — 98.5%

Aug 2025	Sep 2024	YTD
101.1%	**101.8%**	**100.2%**

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

Local Market **Insight**

Presented by
Lauren Davis

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

September 2025

Coatesville Area (Chester, PA) - Attached

New Listings — 26

▲ 23.8% from Aug 2025: **21**	▲ 4.0% from Sep 2024: **25**

YTD	2025	2024	+/-
	269	**250**	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	+/-
	219	**202**	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	+/-
	221	**186**	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	+/-
	$325,000	**$315,754**	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

41

Min 13 | 25 (5-year Sep average) | Max 41

Aug 2025	Sep 2024
36	**28**

Avg DOM — 30

30

Min 7 | 15 (5-year Sep average) | Max 30

Aug 2025	Sep 2024	YTD
25	**7**	**20**

Avg Sold to OLP Ratio — 100.4%

100.4%

Min 98.3% | 99.7% (5-year Sep average) | Max 100.9%

Aug 2025	Sep 2024	YTD
101.4%	**98.4%**	**99.8%**

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

MarketStats by ShowingTime