September 2025

All Home Types
Detached
Attached

Local Market Insight

Downington Area (Chester, PA)

MarketStats by ShowingTime

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

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September 2025

Downingtown Area (Chester, PA)

New Listings — 78

6.8% from Aug 2025: 73
14.7% from Sep 2024: 68

YTD	2025	2024	+/-
	841	745	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	+/-
	670	645	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	+/-
	628	620	1.3%

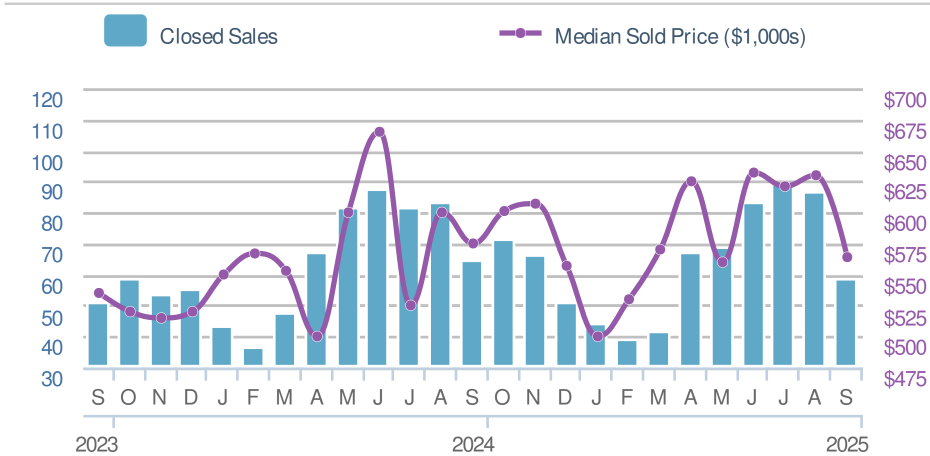
5-year Sep average: **75**

Median Sold Price — $564,250

-10.4% from Aug 2025: $630,000
-2.0% from Sep 2024: $575,950

YTD	2025	2024	+/-
	$592,995	$557,000	6.5%

5-year Sep average: **$519,840**



Active Listings — 132

Min 78 — 5-year Sep average 105 — Max 132

Aug 2025	Sep 2024
124	95

Avg DOM — 25

Min 8 — 5-year Sep average 16 — Max 25

Aug 2025	Sep 2024	YTD
18	14	17

Avg Sold to OLP Ratio — 100.4%

Min 100.4% — 5-year Sep average 101.7% — Max 103.3%

Aug 2025	Sep 2024	YTD
100.7%	100.8%	101.8%

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

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September 2025

Downingtown Area (Chester, PA) - Detached

New Listings 55

▲ 22.2% from Aug 2025: **45**

▲ 22.2% from Sep 2024: **45**

YTD	2025	2024	+/-
	553	**483**	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	+/-
	441	**403**	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	+/-
	424	**347**	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	+/-
	$686,867	**$675,000**	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

85

Min 55 | 71 (5-year Sep average) | Max 85

Aug 2025	Sep 2024
80	**76**

Avg DOM 26

26

Min 7 | 16 (5-year Sep average) | Max 26

Aug 2025	Sep 2024	YTD
16	**8**	**15**

Avg Sold to OLP Ratio 100.2%

100.2%

Min 100.2% | 101.9% (5-year Sep average) | Max 102.9%

Aug 2025	Sep 2024	YTD
101.8%	**102.5%**	**102.8%**

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

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Downingtown Area (Chester, PA) - Attached

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New Listings — 23

-17.9%	0.0%
from Aug 2025: **28**	from Sep 2024: **23**

YTD	2025	2024	+/-
	288	**262**	9.9%

5-year Sep average: **29**

New Pendings — 18

-35.7%	-14.3%
from Aug 2025: **28**	from Sep 2024: **21**

YTD	2025	2024	+/-
	229	**242**	-5.4%

5-year Sep average: **24**

Closed Sales — 18

-21.7%	-30.8%
from Aug 2025: **23**	from Sep 2024: **26**

YTD	2025	2024	+/-
	204	**273**	-25.3%

5-year Sep average: **26**

Median Sold Price — $420,500

-3.3%	-4.3%
from Aug 2025: **$435,000**	from Sep 2024: **$439,500**

YTD	2025	2024	+/-
	$445,000	**$475,000**	-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

47
Min 19 — 34 (5-year Sep average) — Max 49

Aug 2025	Sep 2024
44	**19**

Avg DOM — 23

23
Min 7 — 15 (5-year Sep average) — Max 23

Aug 2025	Sep 2024	YTD
21	**22**	**23**

Avg Sold to OLP Ratio — 100.8%

100.8%
Min 98.4% — 101.5% (5-year Sep average) — Max 103.9%

Aug 2025	Sep 2024	YTD
98.0%	**98.4%**	**99.9%**

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

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