September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Kennett Consolidated (Chester, PA)

MarketStats
by ShowingTime

Presented by
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September 2025

Kennett Consolidated (Chester, PA)

New Listings 35

▲ 25.0% from Aug 2025: **28**

▲ 29.6% from Sep 2024: **27**

YTD	2025	2024	+/-
	290	**249**	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	+/-
	219	**223**	-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	+/-
	196	**198**	-1.0%

5-year Sep average: **27**

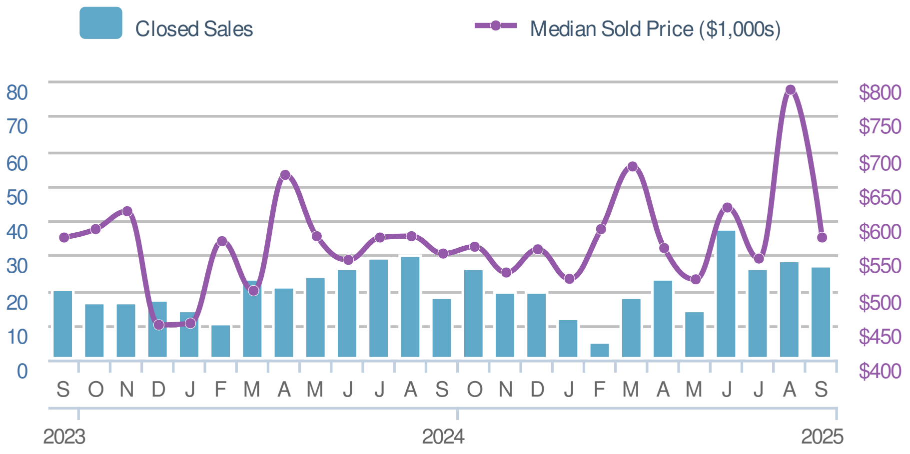
Median Sold Price $575,000

▼ -27.0% from Aug 2025: **$787,500**

▲ 4.1% from Sep 2024: **$552,200**

YTD	2025	2024	+/-
	$592,000	**$550,000**	7.6%

5-year Sep average: **$529,603**



Active Listings 63

Min	5-year Sep average	Max
22	43	63

Aug 2025	Sep 2024
50	**38**

Avg DOM 18

Min	5-year Sep average	Max
18	22	27

Aug 2025	Sep 2024	YTD
23	**19**	**22**

Avg Sold to OLP Ratio 100.3%

Min	5-year Sep average	Max
96.5%	99.7%	104.1%

Aug 2025	Sep 2024	YTD
98.6%	**99.2%**	**99.8%**

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

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September 2025

Kennett Consolidated (Chester, PA) - Detached

New Listings 17

▼ -5.6% from Aug 2025: **18**

↔ 0.0% from Sep 2024: **17**

YTD	2025	2024	+/-
	196	**166**	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	+/-
	151	**148**	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	+/-
	136	**130**	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	+/-
	$660,500	**$624,950**	5.7%

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

Summary

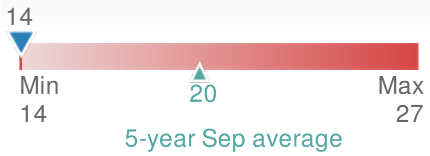
In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for September was $662,500, representing a decrease of 20.2% compared to last month and an increase of 10.4% from Sep 2024. The average days on market for units sold in September was 14 days, 30% below the 5-year September 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

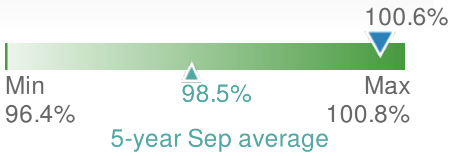
Aug 2025	Sep 2024
36	**26**

Avg DOM 14



Aug 2025	Sep 2024	YTD
21	**27**	**16**

Avg Sold to OLP Ratio 100.6%



Aug 2025	Sep 2024	YTD
99.5%	**98.1%**	**100.0%**

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September 2025

Kennett Consolidated (Chester, PA) - Attached

New Listings 18

▲80.0% from Aug 2025: **10**

▲80.0% from Sep 2024: **10**

YTD	2025	2024	+/-
	94	**83**	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	+/-
	68	**75**	-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	+/-
	60	**68**	-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	+/-
	$485,500	**$471,860**	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.

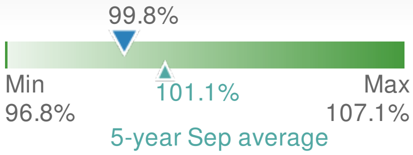
Active Listings 26

Aug 2025	Sep 2024
14	**12**

Avg DOM 27

Aug 2025	Sep 2024	YTD
29	**6**	**36**

Avg Sold to OLP Ratio 99.8%



Aug 2025	Sep 2024	YTD
96.0%	**100.9%**	**99.4%**

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