September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Spring-Ford Area (Chester, PA)

MarketStats
by ShowingTime

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

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September 2025

Spring-Ford Area (Chester, PA)

New Listings 9

▲ 80.0% from Aug 2025: **5**

▲ 50.0% from Sep 2024: **6**

YTD	2025	2024	+/-
	38	**61**	-37.7%

5-year Sep average: **6**

New Pendings 2

▼ -60.0% from Aug 2025: **5**

↔ 0.0% from Sep 2024: **2**

YTD	2025	2024	+/-
	28	**46**	-39.1%

5-year Sep average: **2**

Closed Sales 3

▼ -25.0% from Aug 2025: **4**

▼ -25.0% from Sep 2024: **4**

YTD	2025	2024	+/-
	26	**47**	-44.7%

5-year Sep average: **5**

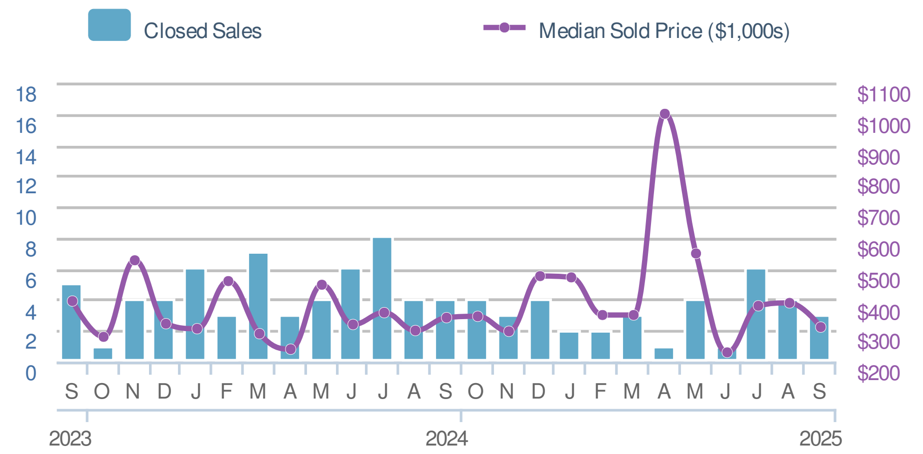
Median Sold Price $311,224

▼ -20.1% from Aug 2025: **$389,500**

▼ -9.1% from Sep 2024: **$342,500**

YTD	2025	2024	+/-
	$380,000	**$340,000**	11.8%

5-year Sep average: **$302,580**



Active Listings 10

10

Min 5 — 7 — Max 10

5-year Sep average

Aug 2025	Sep 2024
2	**9**

Avg DOM 13

13

Min 5 — 22 — Max 65

5-year Sep average

Aug 2025	Sep 2024	YTD
9	**65**	**33**

Avg Sold to OLP Ratio 101.7%

101.7%

Min 94.0% — 100.9% — Max 111.3%

5-year Sep average

Aug 2025	Sep 2024	YTD
97.2%	**94.0%**	**97.4%**

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

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September 2025

Spring-Ford Area (Chester, PA) - Detached

New Listings 4

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

YTD	2025	2024	+/-
	15	**28**	-46.4%

5-year Sep average: **2**

New Pendings 1

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

YTD	2025	2024	+/-
	13	**20**	-35.0%

5-year Sep average: **1**

Closed Sales 1

▼ -50.0%	▼ -66.7%
from Aug 2025: **2**	from Sep 2024: **3**

YTD	2025	2024	+/-
	12	**16**	-25.0%

5-year Sep average: **3**

Median Sold Price $1,013,000

▲ 30.3%	▲ 159.7%
from Aug 2025: **$777,500**	from Sep 2024: **$390,000**

YTD	2025	2024	+/-
	$725,450	**$377,500**	92.2%

5-year Sep average: **$458,080**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for September was $1,013,000, representing an increase of 30.3% compared to last month and an increase of 159.7% from Sep 2024. The average days on market for units sold in September was 18 days, 1% below the 5-year September average of 18 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 3; and a 0% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.00 in August and a decrease from 0.80 in September 2024. The Contract Ratio is 83% higher than the 5-year September average of 0.41. 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.

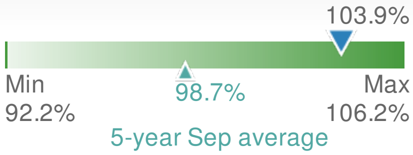
Active Listings 4

Aug 2025	Sep 2024
0	**5**

Avg DOM 18

Aug 2025	Sep 2024	YTD
15	**31**	**43**

Avg Sold to OLP Ratio 103.9%



Aug 2025	Sep 2024	YTD
94.6%	**96.1%**	**96.2%**

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

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New Listings 5

▲66.7% from Aug 2025: **3**

▲66.7% from Sep 2024: **3**

YTD	2025	2024	+/-
	23	**33**	-30.3%

5-year Sep average: **4**

New Pendings 1

▼-66.7% from Aug 2025: **3**

◆0.0% from Sep 2024: **0**

YTD	2025	2024	+/-
	15	**26**	-42.3%

5-year Sep average: **2**

Closed Sales 2

◆0.0% from Aug 2025: **2**

▲100.0% from Sep 2024: **1**

YTD	2025	2024	+/-
	14	**31**	-54.8%

5-year Sep average: **2**

Median Sold Price $259,612

▼-32.9% from Aug 2025: **$387,000**

▲3.8% from Sep 2024: **$250,000**

YTD	2025	2024	+/-
	$325,000	**$331,000**	-1.8%

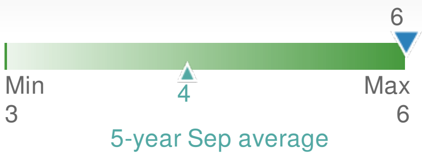
5-year Sep average: **$230,612**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for September was $259,612, representing a decrease of 32.9% compared to last month and an increase of 3.8% from Sep 2024. The average days on market for units sold in September was 11 days, 72% below the 5-year September average of 40 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 2; and a 200% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.50 in August and an increase from 0.25 in September 2024. The Contract Ratio is 47% lower than the 5-year September average of 0.62. 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 6

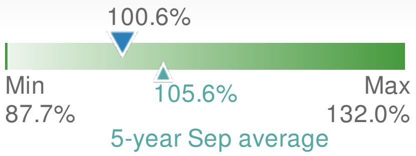


Aug 2025	Sep 2024
2	**4**

Avg DOM 11

Aug 2025	Sep 2024	YTD
4	**168**	**24**

Avg Sold to OLP Ratio 100.6%



Aug 2025	Sep 2024	YTD
99.9%	**87.7%**	**98.4%**

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