September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Tredyffrin-Easttown (Chester, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Tredyffrin-Easttown (Chester, PA)

New Listings 46

▲ 31.4% from Aug 2025: **35**

▼ -4.2% from Sep 2024: **48**

YTD	2025	2024	+/-
	499	463	7.8%

5-year Sep average: **53**

New Pendings 34

▼ -24.4% from Aug 2025: **45**

▼ -27.7% from Sep 2024: **47**

YTD	2025	2024	+/-
	412	402	2.5%

5-year Sep average: **44**

Closed Sales 43

▼ -31.7% from Aug 2025: **63**

▲ 30.3% from Sep 2024: **33**

YTD	2025	2024	+/-
	393	378	4.0%

5-year Sep average: **44**

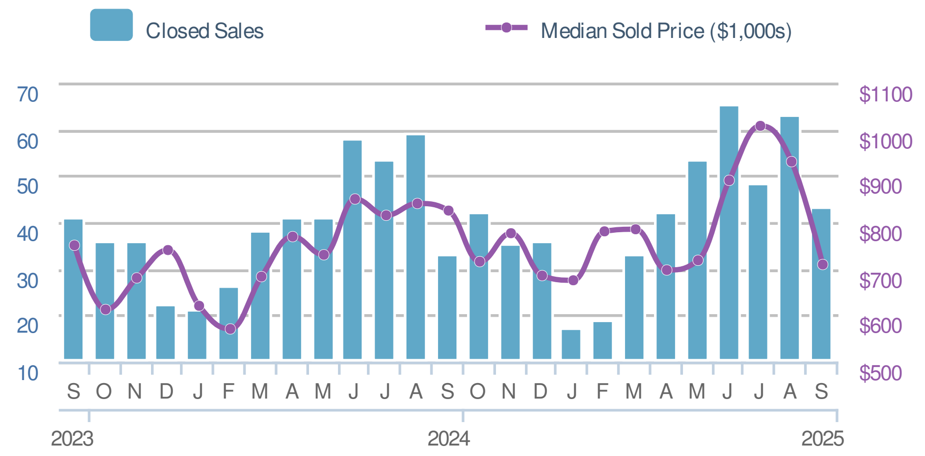
Median Sold Price $709,000

▼ -23.8% from Aug 2025: **$930,500**

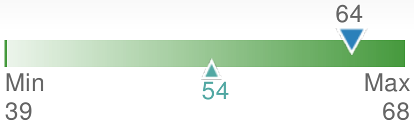
▼ -14.1% from Sep 2024: **$825,000**

YTD	2025	2024	+/-
	$816,789	**$775,000**	5.4%

5-year Sep average: **$699,800**



Active Listings 64

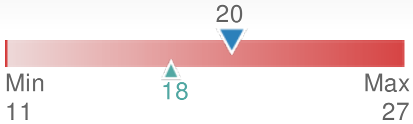


Min 39 — Max 68

5-year Sep average

Aug 2025	Sep 2024
53	**39**

Avg DOM 20

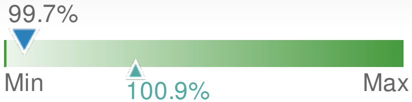


Min 11 — Max 27

5-year Sep average

Aug 2025	Sep 2024	YTD
19	**27**	**16**

Avg Sold to OLP Ratio 99.7%



Min 99.5% — Max 103.8%

5-year Sep average

Aug 2025	Sep 2024	YTD
101.2%	**99.7%**	**102.8%**

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

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September 2025

Tredyffrin-Easttown (Chester, PA) - Detached

New Listings 24

41.2% from Aug 2025: **17**
-22.6% from Sep 2024: **31**

YTD	2025	2024	+/-
	309	**287**	7.7%

5-year Sep average: **32**

New Pendings 20

-13.0% from Aug 2025: **23**
-23.1% from Sep 2024: **26**

YTD	2025	2024	+/-
	249	**243**	2.5%

5-year Sep average: **24**

Closed Sales 23

-34.3% from Aug 2025: **35**
4.5% from Sep 2024: **22**

YTD	2025	2024	+/-
	228	**230**	-0.9%

5-year Sep average: **24**

Median Sold Price $980,000

-18.3% from Aug 2025: **$1,200,000**
13.1% from Sep 2024: **$866,500**

YTD	2025	2024	+/-
	$1,072,500	**$973,000**	10.2%

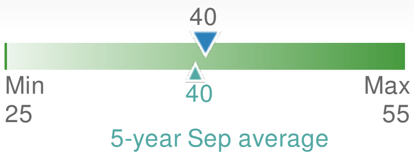
5-year Sep average: **$939,169**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for September was $980,000, representing a decrease of 18.3% compared to last month and an increase of 13.1% from Sep 2024. The average days on market for units sold in September was 26 days, 20% above the 5-year September average of 22 days. There was a 13% month over month decrease in new contract activity with 20 New Pendings; an 8.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 32; and a 2.6% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.90 in August and a decrease from 1.44 in September 2024. The Contract Ratio is 26% lower than the 5-year September average of 1.08. 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 40

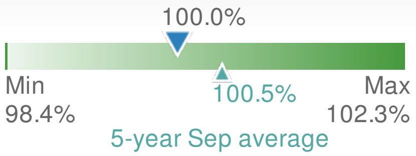


Aug 2025	Sep 2024
39	**25**

Avg DOM 26

Aug 2025	Sep 2024	YTD
15	**29**	**15**

Avg Sold to OLP Ratio 100.0%



Aug 2025	Sep 2024	YTD
102.5%	**100.6%**	**104.4%**

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

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September 2025

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New Listings 22

▲22.2% from Aug 2025: **18**

▲29.4% from Sep 2024: **17**

YTD	2025	2024	+/-
	190	**176**	8.0%

5-year Sep average: **21**

New Pendings 14

▼-36.4% from Aug 2025: **22**

▼-33.3% from Sep 2024: **21**

YTD	2025	2024	+/-
	163	**159**	2.5%

5-year Sep average: **20**

Closed Sales 20

▼-28.6% from Aug 2025: **28**

▲81.8% from Sep 2024: **11**

YTD	2025	2024	+/-
	165	**148**	11.5%

5-year Sep average: **20**

Median Sold Price $428,750

▼-7.4% from Aug 2025: **$463,000**

▲0.9% from Sep 2024: **$425,000**

YTD	2025	2024	+/-
	$415,000	**$468,000**	-11.3%

5-year Sep average: **$424,200**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for September was $428,750, representing a decrease of 7.4% compared to last month and an increase of 0.9% from Sep 2024. The average days on market for units sold in September was 13 days, 3% below the 5-year September average of 13 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 36.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 14; and a 71.4% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.57 in August and a decrease from 1.71 in September 2024. The Contract Ratio is 74% lower than the 5-year September average of 2.25. 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 24

24

Min 7 | 15 | Max 24
5-year Sep average

Aug 2025	Sep 2024
14	**14**

Avg DOM 13

13

Min 7 | 13 | Max 23
5-year Sep average

Aug 2025	Sep 2024	YTD
24	**23**	**18**

Avg Sold to OLP Ratio 99.3%

99.3%

Min 98.0% | 101.3% | Max 105.9%
5-year Sep average

Aug 2025	Sep 2024	YTD
99.6%	**98.0%**	**100.4%**

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