September 2025

All Home Types
Detached
Attached

Local Market Insight

Twin Valley (Chester, PA)

MarketStats by ShowingTime

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

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New Listings — 13

0.0% from Aug 2025: **13**
116.7% from Sep 2024: **6**

YTD	2025	2024	+/-
	139	**188**	-26.1%

5-year Sep average: **13**

New Pendings — 13

-23.5% from Aug 2025: **17**
-27.8% from Sep 2024: **18**

YTD	2025	2024	+/-
	120	**144**	-16.7%

5-year Sep average: **13**

Closed Sales — 13

30.0% from Aug 2025: **10**
-18.8% from Sep 2024: **16**

YTD	2025	2024	+/-
	133	**139**	-4.3%

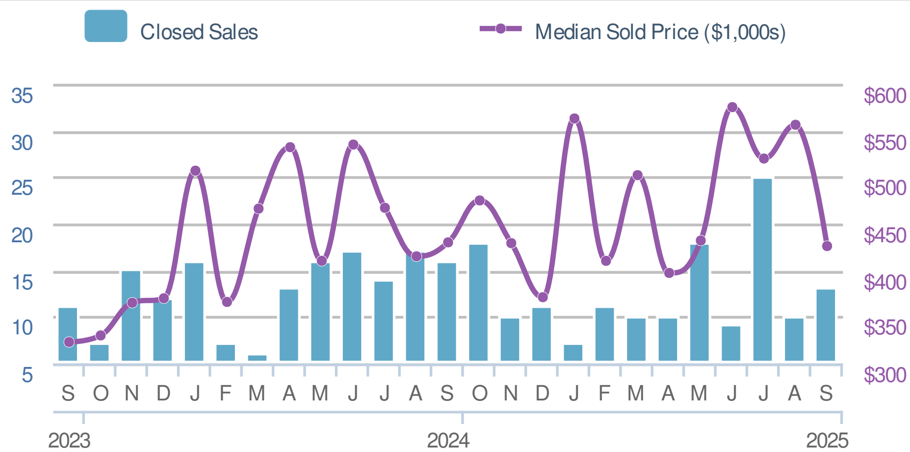
5-year Sep average: **13**

Median Sold Price — $426,000

-23.4% from Aug 2025: **$556,000**
-0.9% from Sep 2024: **$430,000**

YTD	2025	2024	+/-
	$510,000	**$516,000**	-1.2%

5-year Sep average: **$387,424**



Active Listings — 19

19
Min 9
18
Max 28
5-year Sep average

Aug 2025	Sep 2024
18	**23**

Avg DOM — 21

21
Min 11
20
Max 32
5-year Sep average

Aug 2025	Sep 2024	YTD
32	**32**	**23**

Avg Sold to OLP Ratio — 103.1%

103.1%
Min 98.9%
102.1%
Max 106.8%
5-year Sep average

Aug 2025	Sep 2024	YTD
99.4%	**98.9%**	**99.5%**

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

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Twin Valley (Chester, PA) - Detached

New Listings — 7

-41.7% from Aug 2025: **12**
75.0% from Sep 2024: **4**

YTD	2025	2024	+/-
	113	**165**	-31.5%

5-year Sep average: **9**

New Pendings — 10

-23.1% from Aug 2025: **13**
-23.1% from Sep 2024: **13**

YTD	2025	2024	+/-
	95	**118**	-19.5%

5-year Sep average: **9**

Closed Sales — 10

42.9% from Aug 2025: **7**
-28.6% from Sep 2024: **14**

YTD	2025	2024	+/-
	111	**118**	-5.9%

5-year Sep average: **11**

Median Sold Price — $403,550

-27.9% from Aug 2025: **$560,000**
-6.2% from Sep 2024: **$430,000**

YTD	2025	2024	+/-
	$560,000	**$536,915**	4.3%

5-year Sep average: **$394,055**

Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for September was $403,550, representing a decrease of 27.9% compared to last month and a decrease of 6.2% from Sep 2024. The average days on market for units sold in September was 26 days, 18% above the 5-year September average of 22 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; a 15.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 16; and a 17.6% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.12 in August and a decrease from 1.74 in September 2024. The Contract Ratio is 14% lower than the 5-year September average of 1.32. 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 — 14

14

Min 8 | 16 5-year Sep average | Max 24

Aug 2025	Sep 2024
17	**23**

Avg DOM — 26

26

Min 11 | 22 5-year Sep average | Max 36

Aug 2025	Sep 2024	YTD
23	**36**	**23**

Avg Sold to OLP Ratio — 103.2%

103.2%

Min 98.5% | 102.2% 5-year Sep average | Max 108.0%

Aug 2025	Sep 2024	YTD
99.7%	**98.5%**	**99.5%**

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New Listings 6

500.0% from Aug 2025: 1 | 200.0% from Sep 2024: 2

YTD	2025	2024	+/-
	26	**23**	13.0%

5-year Sep average: **4**

New Pendings 3

-25.0% from Aug 2025: 4 | -40.0% from Sep 2024: 5

YTD	2025	2024	+/-
	25	**26**	-3.8%

5-year Sep average: **4**

Closed Sales 3

0.0% from Aug 2025: 3 | 50.0% from Sep 2024: 2

YTD	2025	2024	+/-
	22	**21**	4.8%

5-year Sep average: **2**

Median Sold Price $426,000

-22.8% from Aug 2025: **$552,000** | 3.3% from Sep 2024: **$412,500**

YTD	2025	2024	+/-
	$424,500	**$400,000**	6.1%

5-year Sep average: **$345,390**

Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for September was $426,000, representing a decrease of 22.8% compared to last month and an increase of 3.3% from Sep 2024. The average days on market for units sold in September was 3 days, 56% below the 5-year September average of 7 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 4; and a 400% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 4.00 in August and an increase from 0.00 in September 2024. The Contract Ratio is 56% lower than the 5-year September average of 1.81. 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 5

5

Min 0 | 2 (5-year Sep average) | Max 5

Aug 2025	Sep 2024
1	**0**

Avg DOM 3

3

Min 3 | 7 (5-year Sep average) | Max 11

Aug 2025	Sep 2024	YTD
53	**5**	**23**

Avg Sold to OLP Ratio 102.8%

102.8%

Min 101.0% | 102.2% (5-year Sep average) | Max 104.3%

Aug 2025	Sep 2024	YTD
98.5%	**101.5%**	**99.6%**

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

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