September 2025

All Home Types
Detached
Attached

Local Market Insight

West Chester Area (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 139

15.8% from Aug 2025: **120**
28.7% from Sep 2024: **108**

YTD	2025	2024	+/-
	1,201	**1,068**	12.5%

5-year Sep average: **118**

New Pendings — 101

-9.0% from Aug 2025: **111**
3.1% from Sep 2024: **98**

YTD	2025	2024	+/-
	951	**915**	3.9%

5-year Sep average: **99**

Closed Sales — 107

1.9% from Aug 2025: **105**
3.9% from Sep 2024: **103**

YTD	2025	2024	+/-
	917	**847**	8.3%

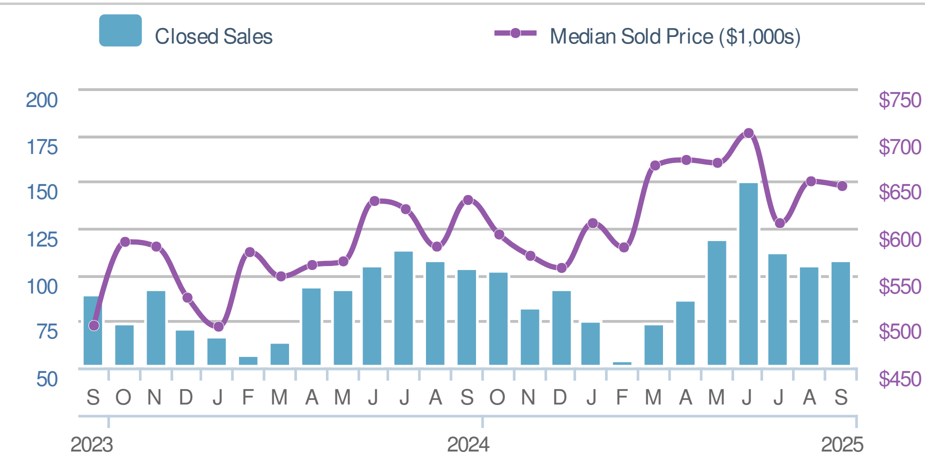
5-year Sep average: **108**

Median Sold Price — $645,000

-0.8% from Aug 2025: **$650,000**
2.4% from Sep 2024: **$630,000**

YTD	2025	2024	+/-
	$655,000	**$585,000**	12.0%

5-year Sep average: **$557,170**



Active Listings — 140

Min 88 — 5-year Sep average 110 — Max 140 (current: 140)

Aug 2025	Sep 2024
121	**101**

Avg DOM — 15

Min 10 — 5-year Sep average 13 — Max 15 (current: 15)

Aug 2025	Sep 2024	YTD
19	**12**	**15**

Avg Sold to OLP Ratio — 99.0%

Min 99.0% — 5-year Sep average 100.4% — Max 102.3% (current: 99.0%)

Aug 2025	Sep 2024	YTD
100.3%	**100.2%**	**100.7%**

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

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New Listings — 86

19.4%	41.0%
from Aug 2025: **72**	from Sep 2024: **61**

YTD	2025	2024	+/-
	726	**568**	27.8%

5-year Sep average: **66**

New Pendings — 60

-16.7%	3.4%
from Aug 2025: **72**	from Sep 2024: **58**

YTD	2025	2024	+/-
	543	**465**	16.8%

5-year Sep average: **55**

Closed Sales — 68

4.6%	44.7%
from Aug 2025: **65**	from Sep 2024: **47**

YTD	2025	2024	+/-
	513	**409**	25.4%

5-year Sep average: **55**

Median Sold Price — $760,500

-4.9%	-2.5%
from Aug 2025: **$800,000**	from Sep 2024: **$780,000**

YTD	2025	2024	+/-
	$817,000	**$770,000**	6.1%

5-year Sep average: **$719,100**

Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for September was $760,500, representing a decrease of 4.9% compared to last month and a decrease of 2.5% from Sep 2024. The average days on market for units sold in September was 11 days, 2% below the 5-year September average of 11 days. There was a 16.7% month over month decrease in new contract activity with 60 New Pendings; a 5.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 147; and a 12.8% increase in supply to 88 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 1.99 in August and a decrease from 2.37 in September 2024. The Contract Ratio is 16% lower than the 5-year September average of 2.00. 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 — 88

88

Min 43 — 61 (5-year Sep average) — Max 88

Aug 2025	Sep 2024
78	**57**

Avg DOM — 11

11

Min 9 — 11 (5-year Sep average) — Max 14

Aug 2025	Sep 2024	YTD
17	**10**	**12**

Avg Sold to OLP Ratio — 99.6%

99.6%

Min 99.6% — 100.9% (5-year Sep average) — Max 102.2%

Aug 2025	Sep 2024	YTD
101.0%	**101.3%**	**101.4%**

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

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New Listings 53

10.4% from Aug 2025: **48**
12.8% from Sep 2024: **47**

YTD	2025	2024	+/-
	475	**500**	-5.0%

5-year Sep average: **52**

New Pendings 41

5.1% from Aug 2025: **39**
2.5% from Sep 2024: **40**

YTD	2025	2024	+/-
	408	**450**	-9.3%

5-year Sep average: **44**

Closed Sales 39

-2.5% from Aug 2025: **40**
-30.4% from Sep 2024: **56**

YTD	2025	2024	+/-
	404	**438**	-7.8%

5-year Sep average: **52**

Median Sold Price $465,000

-6.1% from Aug 2025: **$495,000**
-8.8% from Sep 2024: **$510,000**

YTD	2025	2024	+/-
	$498,500	**$493,250**	1.1%

5-year Sep average: **$435,250**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for September was $465,000, representing a decrease of 6.1% compared to last month and a decrease of 8.8% from Sep 2024. The average days on market for units sold in September was 21 days, 38% above the 5-year September average of 15 days. There was a 5.1% month over month increase in new contract activity with 41 New Pendings; a 1.9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 53; and a 20.9% increase in supply to 52 active units.

This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.21 in August and a decrease from 2.07 in September 2024. The Contract Ratio is 37% lower than the 5-year September average of 1.61. 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 52

52
Min 44 | 49 5-year Sep average | Max 57

Aug 2025	Sep 2024
43	**44**

Avg DOM 21

21
Min 10 | 15 5-year Sep average | Max 21

Aug 2025	Sep 2024	YTD
21	**14**	**19**

Avg Sold to OLP Ratio 98.0%

98.0%
Min 98.0% | 99.9% 5-year Sep average | Max 102.3%

Aug 2025	Sep 2024	YTD
99.1%	**99.4%**	**99.7%**

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

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