

October 2025

All Home Types
Detached
Attached

Local Market Insight

Coatesville Area (Chester, PA)

October 2025

Coatesville Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**72****↓ -2.7%**from Sep 2025:
74**↓ -14.3%**from Oct 2024:
84

YTD	2025	2024	+/-
	827	755	9.5%

5-year Oct average: **76****New Pendings****65****↓ -14.5%**from Sep 2025:
76**↓ -20.7%**from Oct 2024:
82

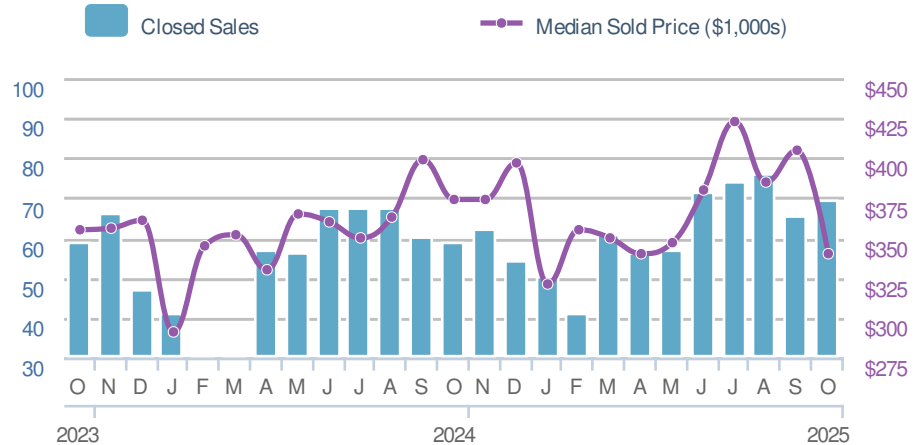
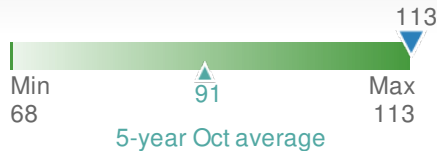
YTD	2025	2024	+/-
	691	621	11.3%

5-year Oct average: **75****Closed Sales****69****↑ 6.2%**from Sep 2025:
65**↑ 16.9%**from Oct 2024:
59

YTD	2025	2024	+/-
	657	566	16.1%

5-year Oct average: **66****Median Sold Price****\$340,000****↓ -16.0%**from Sep 2025:
\$405,000**↓ -9.1%**from Oct 2024:
\$374,230

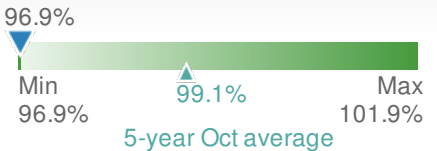
YTD	2025	2024	+/-
	\$355,000	\$350,000	1.4%

5-year Oct average: **\$336,874****Active Listings****113**

Sep 2025	Oct 2024
105	107

Avg DOM**30**

Sep 2025	Oct 2024	YTD
29	20	22

Avg Sold to OLP Ratio**96.9%**

Sep 2025	Oct 2024	YTD
99.2%	99.9%	99.7%

October 2025

Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****47**

 **-2.1%**
 from Sep 2025: **48**

 **-14.5%**
 from Oct 2024: **55**

YTD	2025	2024	+/-
	525	472	11.2%

5-year Oct average: **54****New Pendings****46**

 **-17.9%**
 from Sep 2025: **56**

 **-16.4%**
 from Oct 2024: **55**

YTD	2025	2024	+/-
	453	392	15.6%

5-year Oct average: **51****Closed Sales****49**

 **16.7%**
 from Sep 2025: **42**

 **22.5%**
 from Oct 2024: **40**

YTD	2025	2024	+/-
	412	360	14.4%

5-year Oct average: **46****Median Sold Price****\$350,000**

 **-20.5%**
 from Sep 2025: **\$440,000**

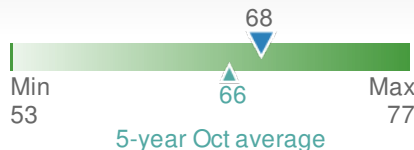
 **-17.6%**
 from Oct 2024: **\$425,000**

YTD	2025	2024	+/-
	\$413,000	\$400,000	3.3%

5-year Oct average: **\$366,000****Summary**

In Coatesville Area (Chester, PA), the median sold price for Detached properties for October was \$350,000, representing a decrease of 20.5% compared to last month and a decrease of 17.6% from Oct 2024. The average days on market for units sold in October was 31 days, 38% above the 5-year October average of 22 days. There was a 17.9% month over month decrease in new contract activity with 46 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 76; and a 6.3% increase in supply to 68 active units.

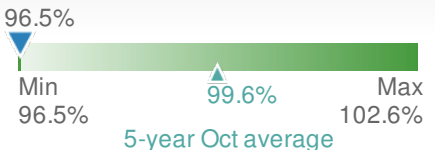
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.25 in September and an increase from 0.82 in October 2024. The Contract Ratio is the same as the 5-year October average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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**68**

Sep 2025	Oct 2024
64	77

Avg DOM**31**

Sep 2025	Oct 2024	YTD
28	27	23

Avg Sold to OLP Ratio**96.5%**

Sep 2025	Oct 2024	YTD
98.5%	99.7%	99.8%

October 2025

Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25** **-3.8%**from Sep 2025:
26 **-13.8%**from Oct 2024:
29

YTD	2025	2024	+/-
	302	283	6.7%

5-year Oct average: **22****New Pendings****19** **-5.0%**from Sep 2025:
20 **-29.6%**from Oct 2024:
27

YTD	2025	2024	+/-
	238	229	3.9%

5-year Oct average: **24****Closed Sales****20** **-13.0%**from Sep 2025:
23 **5.3%**from Oct 2024:
19

YTD	2025	2024	+/-
	245	206	18.9%

5-year Oct average: **20****Median Sold Price****\$320,000** **3.2%**from Sep 2025:
\$310,000 **1.3%**from Oct 2024:
\$316,011

YTD	2025	2024	+/-
	\$325,000	\$315,505	3.0%

5-year Oct average: **\$278,780****Summary**

In Coatesville Area (Chester, PA), the median sold price for Attached properties for October was \$320,000, representing an increase of 3.2% compared to last month and an increase of 1.3% from Oct 2024. The average days on market for units sold in October was 27 days, 65% above the 5-year October average of 16 days. There was a 5% month over month decrease in new contract activity with 19 New Pendings; a 9.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 49; and a 9.8% increase in supply to 45 active units.

This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.32 in September and a decrease from 2.10 in October 2024. The Contract Ratio is 56% lower than the 5-year October average of 2.48. 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**45**

Sep 2025	Oct 2024
41	30

Avg DOM**27**

Sep 2025	Oct 2024	YTD
30	7	20

Avg Sold to OLP Ratio**97.9%**

Sep 2025	Oct 2024	YTD
100.4%	100.3%	99.6%