

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Chester County, PA

September 2026
Chester County, PA

Email: ldavis@tcsr.realtor

New Listings**621**

↑ **18.5%**
from Aug 2026:
524

↓ **-0.6%**
from Sep 2025:
625

YTD	2026	2025	+/-
	5,881	5,730	2.6%

5-year Sep average: **580****New Pendings****456**

↓ **-10.2%**
from Aug 2026:
508

↓ **-6.0%**
from Sep 2025:
485

YTD	2026	2025	+/-
	4,603	4,615	-0.3%

5-year Sep average: **463****Closed Sales****529**

↓ **-2.6%**
from Aug 2026:
543

↑ **9.1%**
from Sep 2025:
485

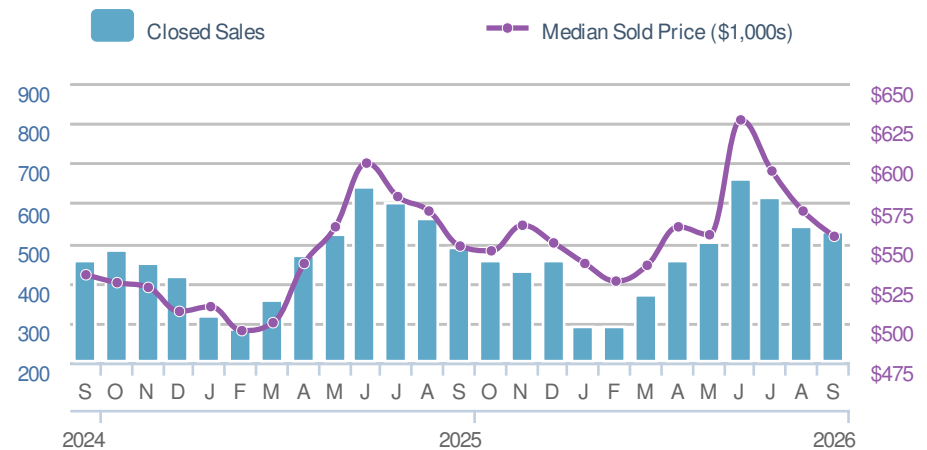
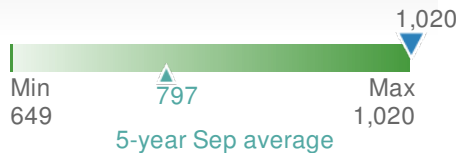
YTD	2026	2025	+/-
	4,397	4,428	-0.7%

5-year Sep average: **489****Median Sold Price****\$554,900**

↓ **-2.6%**
from Aug 2026:
\$570,000

↑ **1.1%**
from Sep 2025:
\$548,900

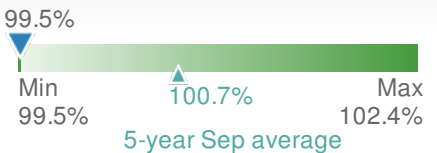
YTD	2026	2025	+/-
	\$570,000	\$555,500	2.6%

5-year Sep average: **\$513,160****Active Listings****1,020**

Aug 2026	Sep 2025
864	898

Avg DOM**24**

Aug 2026	Sep 2025	YTD
21	23	22

Avg Sold to OLP Ratio**99.5%**

Aug 2026	Sep 2025	YTD
100.1%	100.0%	100.8%

September 2026

Chester County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**397** **20.7%**from Aug 2026:
329 **-4.1%**from Sep 2025:
414

YTD	2026	2025	+/-
	3,858	3,839	0.5%

5-year Sep average: **381****New Pendings****306** **-5.6%**from Aug 2026:
324 **-10.0%**from Sep 2025:
340

YTD	2026	2025	+/-
	3,019	3,037	-0.6%

5-year Sep average: **309****Closed Sales****337** **-7.4%**from Aug 2026:
364 **3.4%**from Sep 2025:
326

YTD	2026	2025	+/-
	2,888	2,899	-0.4%

5-year Sep average: **318****Median
Sold Price****\$675,000** **2.3%**from Aug 2026:
\$660,000 **7.3%**from Sep 2025:
\$629,000

YTD	2026	2025	+/-
	\$665,590	\$640,000	4.0%

5-year Sep average: **\$594,007****Summary**

In Chester County, PA, the median sold price for Detached properties for September was \$675,000, representing an increase of 2.3% compared to last month and an increase of 7.3% from Sep 2025. The average days on market for units sold in September was 24 days, 19% above the 5-year September average of 20 days. There was a 5.6% month over month decrease in new contract activity with 306 New Pendings; a 9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 513; and a 15.5% increase in supply to 640 active units.

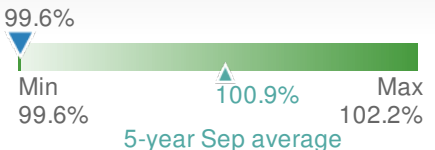
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.02 in August and a decrease from 0.94 in September 2025. The Contract Ratio is 18% lower than the 5-year September average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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**640**

Aug 2026	Sep 2025
554	624

Avg DOM**24**

Aug 2026	Sep 2025	YTD
20	23	21

**Avg Sold to
OLP Ratio****99.6%**

Aug 2026	Sep 2025	YTD
100.5%	100.2%	101.5%

September 2026

Chester County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**224** **14.9%**from Aug 2026:
195 **6.2%**from Sep 2025:
211

YTD	2026	2025	+/-
	2,022	1,890	7.0%

5-year Sep average: **198****New Pendings****150** **-18.5%**from Aug 2026:
184 **3.4%**from Sep 2025:
145

YTD	2026	2025	+/-
	1,583	1,577	0.4%

5-year Sep average: **154****Closed Sales****191** **6.7%**from Aug 2026:
179 **20.9%**from Sep 2025:
158

YTD	2026	2025	+/-
	1,508	1,528	-1.3%

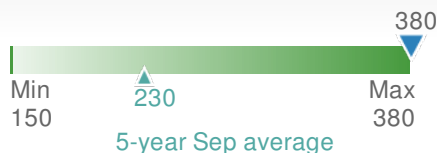
5-year Sep average: **171****Median
Sold Price****\$435,000** **-0.4%**from Aug 2026:
\$436,712 **5.5%**from Sep 2025:
\$412,500

YTD	2026	2025	+/-
	\$446,990	\$435,000	2.8%

5-year Sep average: **\$410,700****Summary**

In Chester County, PA, the median sold price for Attached properties for September was \$435,000, representing a decrease of 0.4% compared to last month and an increase of 5.5% from Sep 2025. The average days on market for units sold in September was 23 days, 31% above the 5-year September average of 18 days. There was an 18.5% month over month decrease in new contract activity with 150 New Pendings; a 17.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 248; and a 22.6% increase in supply to 380 active units.

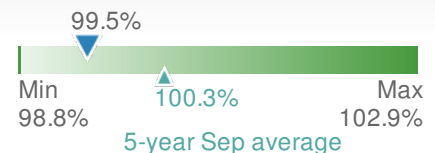
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.97 in August and a decrease from 0.89 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared 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**380**

Aug 2026	Sep 2025
310	274

Avg DOM**23**

Aug 2026	Sep 2025	YTD
22	23	25

**Avg Sold to
OLP Ratio****99.5%**

Aug 2026	Sep 2025	YTD
99.3%	99.6%	99.5%

September 2026

Chester County, PA - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****192** **12.3%**from Aug 2026:
171 **1.1%**from Sep 2025:
190

YTD	2026	2025	+/-
	1,809	1,647	9.8%

5-year Sep average: **175****New Pending****131** **-20.1%**from Aug 2026:
164 **-1.5%**from Sep 2025:
133

YTD	2026	2025	+/-
	1,411	1,374	2.7%

5-year Sep average: **135****Closed Sales****176** **7.3%**from Aug 2026:
164 **31.3%**from Sep 2025:
134

YTD	2026	2025	+/-
	1,341	1,323	1.4%

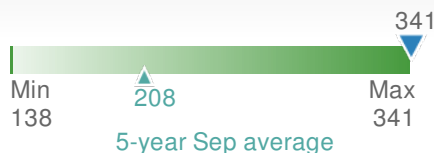
5-year Sep average: **151****Median
Sold Price****\$449,950** **0.5%**from Aug 2026:
\$447,625 **5.7%**from Sep 2025:
\$425,500

YTD	2026	2025	+/-
	\$459,915	\$455,000	1.1%

5-year Sep average: **\$426,380****Summary**

In Chester County, PA, the median sold price for Attached/Townhouse properties for September was \$449,950, representing an increase of 0.5% compared to last month and an increase of 5.7% from Sep 2025. The average days on market for units sold in September was 24 days, 33% above the 5-year September average of 18 days. There was a 20.1% month over month decrease in new contract activity with 131 New Pending; a 19% MoM decrease in All Pending (new contracts + contracts carried over from August) to 221; and a 19.6% increase in supply to 341 active units.

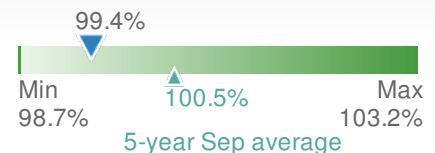
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.96 in August and a decrease from 0.97 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared 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**341**

Aug 2026	Sep 2025
285	237

Avg DOM**24**

Aug 2026	Sep 2025	YTD
22	23	25

**Avg Sold to
OLP Ratio****99.4%**

Aug 2026	Sep 2025	YTD
99.4%	100.2%	99.7%

September 2026

Avon Grove (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**16**

↓ **-38.5%** ↓ **-42.9%**
from Aug 2026: from Sep 2025:
26 **28**

YTD	2026	2025	+/-
	259	224	15.6%

5-year Sep average: **26****New Pendings****24**

↓ **-7.7%** ↓ **-25.0%**
from Aug 2026: from Sep 2025:
26 **32**

YTD	2026	2025	+/-
	226	191	18.3%

5-year Sep average: **26****Closed Sales****26**

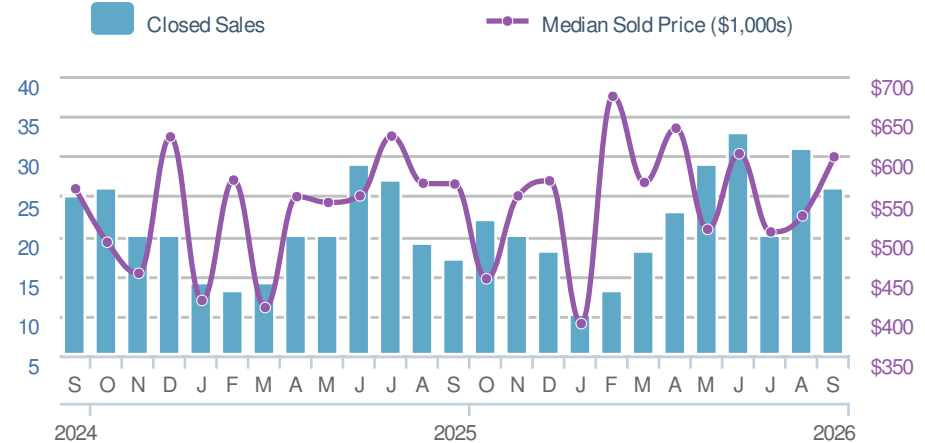
↓ **-16.1%** ↑ **52.9%**
from Aug 2026: from Sep 2025:
31 **17**

YTD	2026	2025	+/-
	209	180	16.1%

5-year Sep average: **24****Median Sold Price****\$599,500**

↑ **14.2%** ↑ **6.1%**
from Aug 2026: from Sep 2025:
\$525,000 **\$565,000**

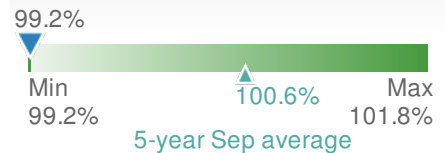
YTD	2026	2025	+/-
	\$570,000	\$547,035	4.2%

5-year Sep average: **\$534,200****Active Listings****33**

Aug 2026	Sep 2025
40	45

Avg DOM**20**

Aug 2026	Sep 2025	YTD
29	21	23

Avg Sold to OLP Ratio**99.2%**

Aug 2026	Sep 2025	YTD
97.5%	100.8%	99.7%

September 2026

Avon Grove (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16**

 **-20.0%**
 from Aug 2026:
20

 **-36.0%**
 from Sep 2025:
25

YTD	2026	2025	+/-
	234	209	12.0%

5-year Sep average: **23****New Pendings****18**

 **-25.0%**
 from Aug 2026:
24

 **-35.7%**
 from Sep 2025:
28

YTD	2026	2025	+/-
	203	177	14.7%

5-year Sep average: **22****Closed Sales****22**

 **-24.1%**
 from Aug 2026:
29

 **37.5%**
 from Sep 2025:
16

YTD	2026	2025	+/-
	189	167	13.2%

5-year Sep average: **22****Median Sold Price****\$607,500**

 **15.7%**
 from Aug 2026:
\$525,000

 **5.7%**
 from Sep 2025:
\$575,000

YTD	2026	2025	+/-
	\$590,000	\$560,000	5.4%

5-year Sep average: **\$555,500****Summary**

In Avon Grove (Chester, PA), the median sold price for Detached properties for September was \$607,500, representing an increase of 15.7% compared to last month and an increase of 5.7% from Sep 2025. The average days on market for units sold in September was 19 days, 22% above the 5-year September average of 16 days. There was a 25% month over month decrease in new contract activity with 18 New Pendings; a 23.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 29; and a 2.9% decrease in supply to 33 active units.

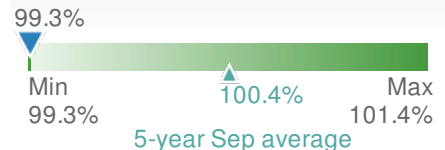
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.12 in August and an increase from 0.77 in September 2025. The Contract Ratio is 20% lower than the 5-year September average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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**33**

Aug 2026	Sep 2025
34	43

Avg DOM**19**

Aug 2026	Sep 2025	YTD
31	21	24

Avg Sold to OLP Ratio**99.3%**

Aug 2026	Sep 2025	YTD
97.1%	100.5%	99.9%

September 2026

Avon Grove (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

-100.0% **-100.0%**
 from Aug 2026: 6 from Sep 2025: 3

YTD	2026	2025	+/-
	24	15	60.0%

5-year Sep average: **3****New Pendings****6**

200.0% **50.0%**
 from Aug 2026: 2 from Sep 2025: 4

YTD	2026	2025	+/-
	22	14	57.1%

5-year Sep average: **4****Closed Sales****3**

50.0% **200.0%**
 from Aug 2026: 2 from Sep 2025: 1

YTD	2026	2025	+/-
	19	13	46.2%

5-year Sep average: **2****Median Sold Price****\$380,000**

-9.4% **-5.9%**
 from Aug 2026: **\$419,250** from Sep 2025: **\$404,000**

YTD	2026	2025	+/-
	\$395,000	\$375,500	5.2%

5-year Sep average: **\$319,029****Summary**

In Avon Grove (Chester, PA), the median sold price for Attached properties for September was \$380,000, representing a decrease of 9.4% compared to last month and a decrease of 5.9% from Sep 2025. The average days on market for units sold in September was 12 days, 88% above the 5-year September average of 6 days. There was a 200% month over month increase in new contract activity with 6 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from August) to 5; and a 100% decrease in supply to 0 active units.

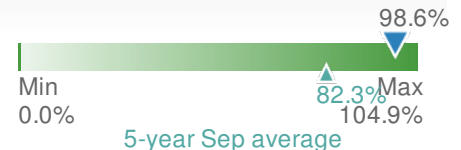
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.33 in August and a decrease from 2.00 in September 2025. The Contract Ratio is 100% lower than the 5-year September average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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**0**

Aug 2026	Sep 2025
6	2

Avg DOM**12**

Aug 2026	Sep 2025	YTD
3	6	15

Avg Sold to OLP Ratio**98.6%**

Aug 2026	Sep 2025	YTD
103.5%	104.9%	98.3%

September 2026

Avon Grove (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

↓ -100.0% ↓ -100.0%
from Aug 2026: from Sep 2025:
5 3

YTD	2026	2025	+/-
	23	13	76.9%

5-year Sep average: **3****New Pendings****5**

↑ 150.0% ↑ 25.0%
from Aug 2026: from Sep 2025:
2 4

YTD	2026	2025	+/-
	21	12	75.0%

5-year Sep average: **4****Closed Sales****3**

↑ 50.0% ↑ 200.0%
from Aug 2026: from Sep 2025:
2 1

YTD	2026	2025	+/-
	19	11	72.7%

5-year Sep average: **2****Median
Sold Price****\$380,000**

↓ -9.4% ↓ -5.9%
from Aug 2026: from Sep 2025:
\$419,250 **\$404,000**

YTD	2026	2025	+/-
	\$395,000	\$385,000	2.6%

5-year Sep average: **\$319,029****Summary**

In Avon Grove (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$380,000, representing a decrease of 9.4% compared to last month and a decrease of 5.9% from Sep 2025. The average days on market for units sold in September was 12 days, 88% above the 5-year September average of 6 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and a 100% decrease in supply to 0 active units.

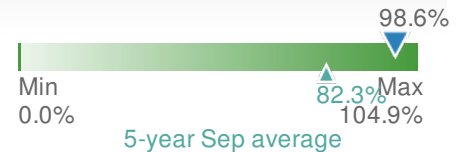
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.40 in August and a decrease from 2.00 in September 2025. The Contract Ratio is 100% lower than the 5-year September average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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**0**

Aug 2026	Sep 2025
5	2

Avg DOM**12**

Aug 2026	Sep 2025	YTD
3	6	15

**Avg Sold to
OLP Ratio****98.6%**

Aug 2026	Sep 2025	YTD
103.5%	104.9%	98.3%

September 2026

Coatesville Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**78****↓ -13.3%**from Aug 2026:
90**↑ 5.4%**from Sep 2025:
74

YTD	2026	2025	+/-
	854	738	15.7%

5-year Sep average: **78****New Pendings****70****↓ -15.7%**from Aug 2026:
83**↓ -7.9%**from Sep 2025:
76

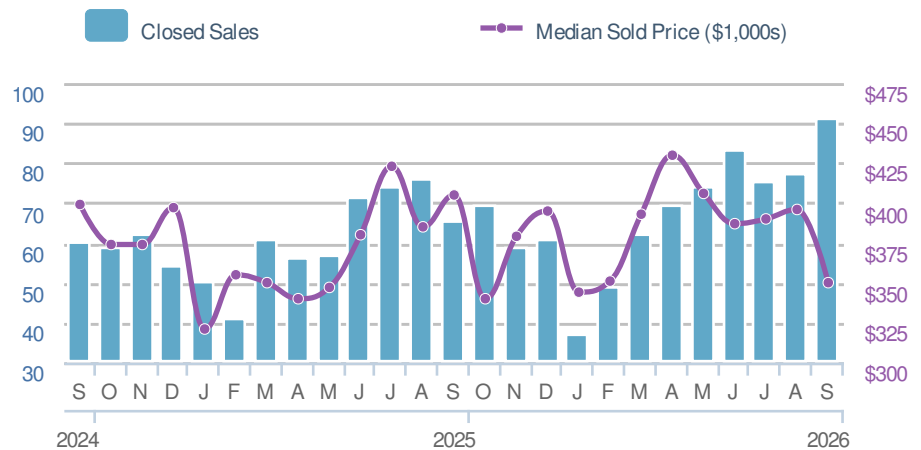
YTD	2026	2025	+/-
	677	626	8.1%

5-year Sep average: **68****Closed Sales****91****↑ 18.2%**from Aug 2026:
77**↑ 40.0%**from Sep 2025:
65

YTD	2026	2025	+/-
	653	583	12.0%

5-year Sep average: **71****Median Sold Price****\$350,000****↓ -11.7%**from Aug 2026:
\$396,455**↓ -13.6%**from Sep 2025:
\$405,000

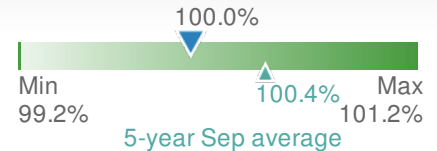
YTD	2026	2025	+/-
	\$388,700	\$355,000	9.5%

5-year Sep average: **\$361,804****Active Listings****140**

Aug 2026	Sep 2025
129	105

Avg DOM**31**

Aug 2026	Sep 2025	YTD
19	29	23

Avg Sold to OLP Ratio**100.0%**

Aug 2026	Sep 2025	YTD
100.0%	99.2%	100.3%

September 2026

Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****55**

-6.8%

from Aug 2026:
59

14.6%

from Sep 2025:
48

YTD	2026	2025	+/-
	540	469	15.1%

5-year Sep average: **52****New Pendings****54**

10.2%

from Aug 2026:
49

-3.6%

from Sep 2025:
56

YTD	2026	2025	+/-
	439	407	7.9%

5-year Sep average: **47****Closed Sales****44**

-12.0%

from Aug 2026:
50

4.8%

from Sep 2025:
42

YTD	2026	2025	+/-
	409	362	13.0%

5-year Sep average: **44****Median Sold Price****\$422,500**

-8.2%

from Aug 2026:
\$460,000

-4.0%

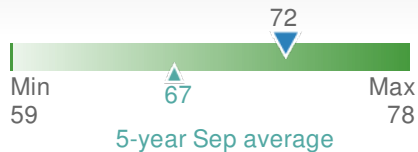
from Sep 2025:
\$440,000

YTD	2026	2025	+/-
	\$442,753	\$421,000	5.2%

5-year Sep average: **\$415,750****Summary**

In Coatesville Area (Chester, PA), the median sold price for Detached properties for September was \$422,500, representing a decrease of 8.2% compared to last month and a decrease of 4% from Sep 2025. The average days on market for units sold in September was 34 days, 57% above the 5-year September average of 22 days. There was a 10.2% month over month increase in new contract activity with 54 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from August) to 75; and a 4.3% increase in supply to 72 active units.

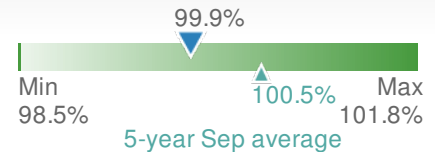
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 1.01 in August and a decrease from 1.25 in September 2025. The Contract Ratio is 2% higher than the 5-year September average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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**72**

Aug 2026	Sep 2025
69	64

Avg DOM**34**

Aug 2026	Sep 2025	YTD
12	28	19

Avg Sold to OLP Ratio**99.9%**

Aug 2026	Sep 2025	YTD
100.9%	98.5%	100.4%

September 2026

Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****23**

 **-25.8%**  **-11.5%**
 from Aug 2026: **31** from Sep 2025: **26**

YTD	2026	2025	+/-
	314	269	16.7%

5-year Sep average: **26****New Pendings****16**

 **-52.9%**  **-20.0%**
 from Aug 2026: **34** from Sep 2025: **20**

YTD	2026	2025	+/-
	238	219	8.7%

5-year Sep average: **20****Closed Sales****47**

 **74.1%**  **104.3%**
 from Aug 2026: **27** from Sep 2025: **23**

YTD	2026	2025	+/-
	244	221	10.4%

5-year Sep average: **27****Median Sold Price****\$325,000**

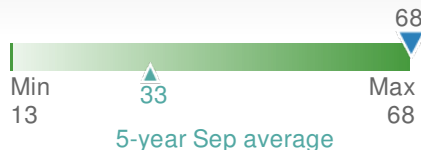
 **1.9%**  **4.8%**
 from Aug 2026: **\$319,000** from Sep 2025: **\$310,000**

YTD	2026	2025	+/-
	\$325,000	\$325,000	0.0%

5-year Sep average: **\$299,082****Summary**

In Coatesville Area (Chester, PA), the median sold price for Attached properties for September was \$325,000, representing an increase of 1.9% compared to last month and an increase of 4.8% from Sep 2025. The average days on market for units sold in September was 28 days, 56% above the 5-year September average of 18 days. There was a 52.9% month over month decrease in new contract activity with 16 New Pendings; a 44.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 41; and a 13.3% increase in supply to 68 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.23 in August and a decrease from 1.32 in September 2025. The Contract Ratio is 70% 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**68**

Aug 2026	Sep 2025
60	41

Avg DOM**28**

Aug 2026	Sep 2025	YTD
32	30	28

Avg Sold to OLP Ratio**100.1%**

Aug 2026	Sep 2025	YTD
98.3%	100.4%	100.1%

September 2026

Coatesville Area (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****23**

 **-23.3%**
 from Aug 2026: **30**

 **-8.0%**
 from Sep 2025: **25**

YTD	2026	2025	+/-
	307	262	17.2%

5-year Sep average: **25****New Pendings****16**

 **-51.5%**
 from Aug 2026: **33**

 **-15.8%**
 from Sep 2025: **19**

YTD	2026	2025	+/-
	232	213	8.9%

5-year Sep average: **19****Closed Sales****46**

 **76.9%**
 from Aug 2026: **26**

 **100.0%**
 from Sep 2025: **23**

YTD	2026	2025	+/-
	237	216	9.7%

5-year Sep average: **26****Median Sold Price****\$324,995**

 **1.9%**
 from Aug 2026: **\$319,000**

 **4.8%**
 from Sep 2025: **\$310,000**

YTD	2026	2025	+/-
	\$325,000	\$327,000	-0.6%

5-year Sep average: **\$304,044****Summary**

In Coatesville Area (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$324,995, representing an increase of 1.9% compared to last month and an increase of 4.8% from Sep 2025. The average days on market for units sold in September was 29 days, 56% above the 5-year September average of 19 days. There was a 51.5% month over month decrease in new contract activity with 16 New Pendings; a 43.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 41; and a 13.3% increase in supply to 68 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.22 in August and a decrease from 1.33 in September 2025. The Contract Ratio is 69% lower than the 5-year September average of 1.94. 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**

Aug 2026	Sep 2025
60	40

Avg DOM**29**

Aug 2026	Sep 2025	YTD
33	30	29

Avg Sold to OLP Ratio**100.1%**

Aug 2026	Sep 2025	YTD
98.3%	100.4%	100.2%

September 2026

Downingtown Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**102**

↑ **29.1%**
from Aug 2026:
79

↑ **30.8%**
from Sep 2025:
78

YTD	2026	2025	+/-
	951	841	13.1%

5-year Sep average: **78****New Pendings****64**

↓ **-5.9%**
from Aug 2026:
68

↑ **3.2%**
from Sep 2025:
62

YTD	2026	2025	+/-
	710	670	6.0%

5-year Sep average: **62****Closed Sales****77**

↑ **13.2%**
from Aug 2026:
68

↑ **32.8%**
from Sep 2025:
58

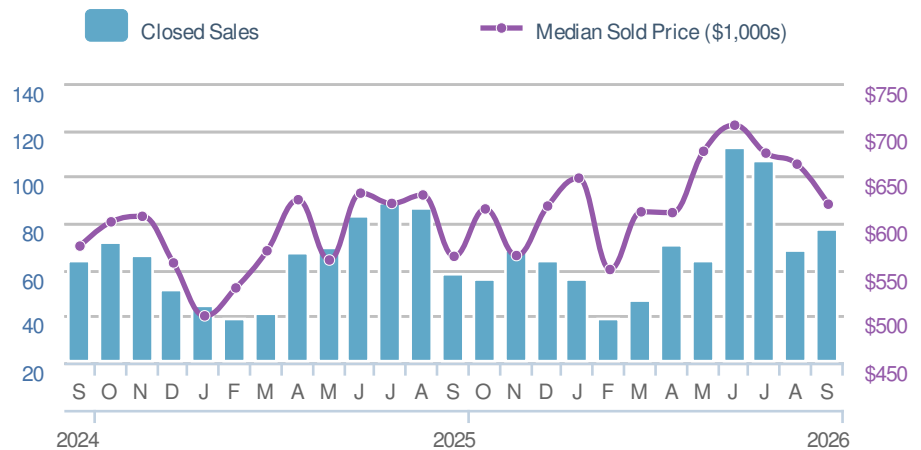
YTD	2026	2025	+/-
	679	628	8.1%

5-year Sep average: **66****Median Sold Price****\$620,000**

↓ **-6.6%**
from Aug 2026:
\$663,500

↑ **9.9%**
from Sep 2025:
\$564,250

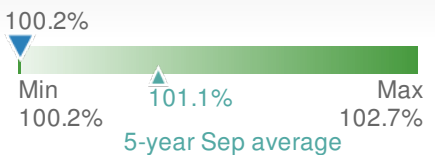
YTD	2026	2025	+/-
	\$640,000	\$592,995	7.9%

5-year Sep average: **\$552,040****Active Listings****158**

Aug 2026	Sep 2025
125	132

Avg DOM**17**

Aug 2026	Sep 2025	YTD
16	25	19

Avg Sold to OLP Ratio**100.2%**

Aug 2026	Sep 2025	YTD
101.0%	100.4%	101.9%

September 2026

Downingtown Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****66** **6.5%**from Aug 2026:
62 **20.0%**from Sep 2025:
55

YTD	2026	2025	+/-
	626	553	13.2%

5-year Sep average: **50****New Pendings****44** **-2.2%**from Aug 2026:
45 **0.0%**from Sep 2025:
44

YTD	2026	2025	+/-
	460	441	4.3%

5-year Sep average: **41****Closed Sales****49** **2.1%**from Aug 2026:
48 **22.5%**from Sep 2025:
40

YTD	2026	2025	+/-
	442	424	4.2%

5-year Sep average: **43****Median
Sold Price****\$750,000** **3.2%**from Aug 2026:
\$726,857 **16.9%**from Sep 2025:
\$641,650

YTD	2026	2025	+/-
	\$775,500	\$686,867	12.9%

5-year Sep average: **\$642,157****Summary**

In Downingtown Area (Chester, PA), the median sold price for Detached properties for September was \$750,000, representing an increase of 3.2% compared to last month and an increase of 16.9% from Sep 2025. The average days on market for units sold in September was 13 days, 19% below the 5-year September average of 16 days. There was a 2.2% month over month decrease in new contract activity with 44 New Pendings; a 4.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 114; and a 21.4% increase in supply to 102 active units.

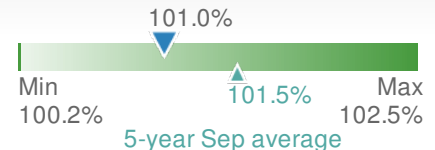
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.42 in August and an increase from 1.00 in September 2025. The Contract Ratio is 2% lower than the 5-year September average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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**102**

Aug 2026	Sep 2025
84	85

Avg DOM**13**

Aug 2026	Sep 2025	YTD
18	26	15

**Avg Sold to
OLP Ratio****101.0%**

Aug 2026	Sep 2025	YTD
101.0%	100.2%	103.3%

September 2026

Downingtown Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****36** **111.8%**from Aug 2026:
17 **56.5%**from Sep 2025:
23

YTD	2026	2025	+/-
	325	288	12.8%

5-year Sep average: **28****New Pendings****20** **-13.0%**from Aug 2026:
23 **11.1%**from Sep 2025:
18

YTD	2026	2025	+/-
	250	229	9.2%

5-year Sep average: **21****Closed Sales****28** **40.0%**from Aug 2026:
20 **55.6%**from Sep 2025:
18

YTD	2026	2025	+/-
	237	204	16.2%

5-year Sep average: **23****Median Sold Price****\$489,950** **4.8%**from Aug 2026:
\$467,500 **16.5%**from Sep 2025:
\$420,500

YTD	2026	2025	+/-
	\$507,000	\$445,000	13.9%

5-year Sep average: **\$443,841****Summary**

In Downingtown Area (Chester, PA), the median sold price for Attached properties for September was \$489,950, representing an increase of 4.8% compared to last month and an increase of 16.5% from Sep 2025. The average days on market for units sold in September was 25 days, 42% above the 5-year September average of 18 days. There was a 13% month over month decrease in new contract activity with 20 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 44; and a 36.6% increase in supply to 56 active units.

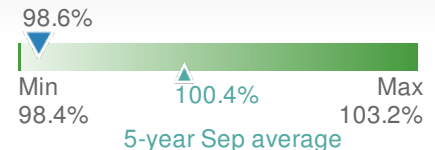
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 1.27 in August and a decrease from 0.98 in September 2025. The Contract Ratio is 55% lower than the 5-year September average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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**56**

Aug 2026	Sep 2025
41	47

Avg DOM**25**

Aug 2026	Sep 2025	YTD
13	23	27

Avg Sold to OLP Ratio**98.6%**

Aug 2026	Sep 2025	YTD
100.9%	100.8%	99.2%

September 2026Downingtown Area (Chester, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

New Listings**33** **94.1%**from Aug 2026:
17 **50.0%**from Sep 2025:
22

YTD	2026	2025	+/-
	306	255	20.0%

5-year Sep average: **26****New Pendings****18** **-21.7%**from Aug 2026:
23 **20.0%**from Sep 2025:
15

YTD	2026	2025	+/-
	240	204	17.6%

5-year Sep average: **19****Closed Sales****28** **40.0%**from Aug 2026:
20 **55.6%**from Sep 2025:
18

YTD	2026	2025	+/-
	227	182	24.7%

5-year Sep average: **23****Median Sold Price****\$489,950** **4.8%**from Aug 2026:
\$467,500 **16.5%**from Sep 2025:
\$420,500

YTD	2026	2025	+/-
	\$512,000	\$465,000	10.1%

5-year Sep average: **\$447,241****Summary**

In Downingtown Area (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$489,950, representing an increase of 4.8% compared to last month and an increase of 16.5% from Sep 2025. The average days on market for units sold in September was 25 days, 40% above the 5-year September average of 18 days. There was a 21.7% month over month decrease in new contract activity with 18 New Pendings; a 19.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 42; and a 36.8% increase in supply to 52 active units.

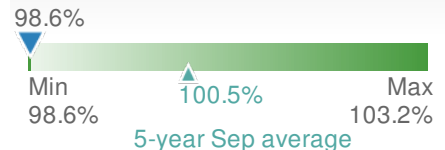
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 1.37 in August and a decrease from 1.05 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
38	41

Avg DOM**25**

Aug 2026	Sep 2025	YTD
13	23	27

Avg Sold to OLP Ratio**98.6%**

Aug 2026	Sep 2025	YTD
100.9%	100.8%	99.1%

September 2026

Great Valley (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**58** **41.5%**
from Aug 2026:
41 **26.1%**
from Sep 2025:
46

YTD	2026	2025	+/-
	456	415	9.9%

5-year Sep average: **47****New Pendings****28** **-34.9%**
from Aug 2026:
43 **21.7%**
from Sep 2025:
23

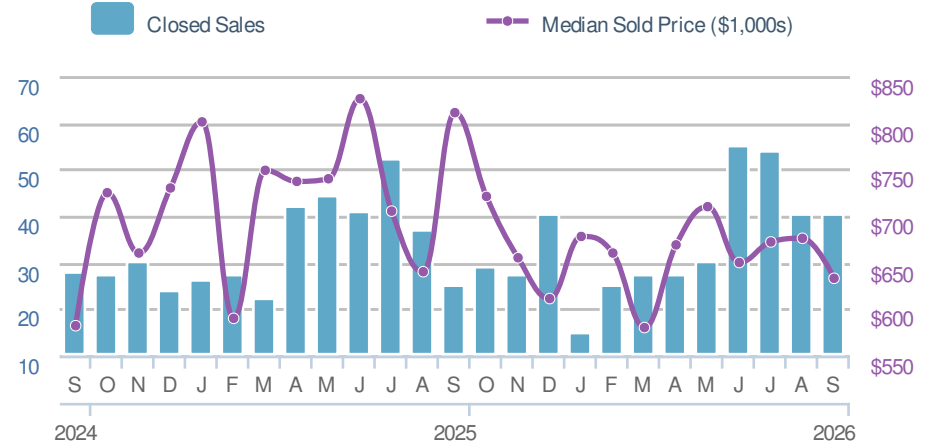
YTD	2026	2025	+/-
	330	319	3.4%

5-year Sep average: **29****Closed Sales****40** **0.0%**
from Aug 2026:
40 **60.0%**
from Sep 2025:
25

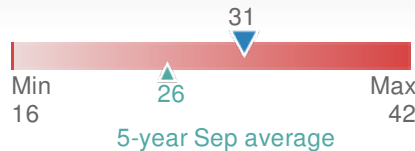
YTD	2026	2025	+/-
	323	325	-0.6%

5-year Sep average: **30****Median Sold Price****\$633,500** **-6.3%**
from Aug 2026:
\$676,000 **-21.9%**
from Sep 2025:
\$811,215

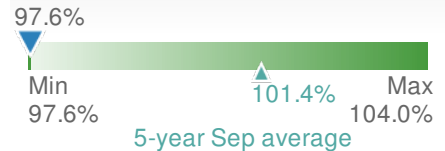
YTD	2026	2025	+/-
	\$668,500	\$725,000	-7.8%

5-year Sep average: **\$625,493****Active Listings****104**

Aug 2026	Sep 2025
75	74

Avg DOM**31**

Aug 2026	Sep 2025	YTD
23	42	27

Avg Sold to OLP Ratio**97.6%**

Aug 2026	Sep 2025	YTD
97.7%	101.2%	99.3%

September 2026

Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****31** **244.4%**from Aug 2026:
9 **10.7%**from Sep 2025:
28

YTD	2026	2025	+/-
	218	224	-2.7%

5-year Sep average: **28****New Pendings****18** **-10.0%**from Aug 2026:
20 **100.0%**from Sep 2025:
9

YTD	2026	2025	+/-
	170	166	2.4%

5-year Sep average: **17****Closed Sales****20** **-9.1%**from Aug 2026:
22 **66.7%**from Sep 2025:
12

YTD	2026	2025	+/-
	168	173	-2.9%

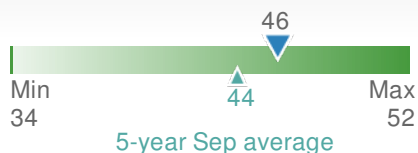
5-year Sep average: **16****Median Sold Price****\$770,000** **-24.9%**from Aug 2026:
\$1,025,000 **-21.2%**from Sep 2025:
\$977,500

YTD	2026	2025	+/-
	\$826,000	\$885,000	-6.7%

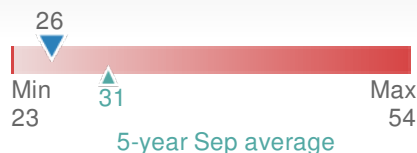
5-year Sep average: **\$789,100****Summary**

In Great Valley (Chester, PA), the median sold price for Detached properties for September was \$770,000, representing a decrease of 24.9% compared to last month and a decrease of 21.2% from Sep 2025. The average days on market for units sold in September was 26 days, 16% below the 5-year September average of 31 days. There was a 10% month over month decrease in new contract activity with 18 New Pendings; a 21.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 18; and a 43.8% increase in supply to 46 active units.

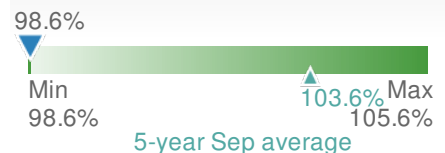
This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.72 in August and a decrease from 0.50 in September 2025. The Contract Ratio is 39% lower than the 5-year September average of 0.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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**46**

Aug 2026	Sep 2025
32	44

Avg DOM**26**

Aug 2026	Sep 2025	YTD
18	54	24

Avg Sold to OLP Ratio**98.6%**

Aug 2026	Sep 2025	YTD
97.5%	105.6%	100.4%

September 2026

Great Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**27** **-15.6%**from Aug 2026:
32 **50.0%**from Sep 2025:
18

YTD	2026	2025	+/-
	238	190	25.3%

5-year Sep average: **19****New Pendings****10** **-56.5%**from Aug 2026:
23 **-28.6%**from Sep 2025:
14

YTD	2026	2025	+/-
	160	152	5.3%

5-year Sep average: **12****Closed Sales****20** **11.1%**from Aug 2026:
18 **66.7%**from Sep 2025:
12

YTD	2026	2025	+/-
	155	151	2.6%

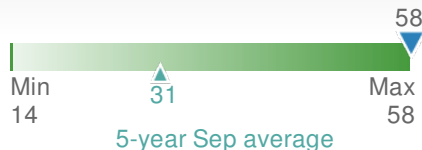
5-year Sep average: **14****Median Sold Price****\$569,000** **2.5%**from Aug 2026:
\$555,000 **-2.6%**from Sep 2025:
\$584,450

YTD	2026	2025	+/-
	\$590,000	\$604,000	-2.3%

5-year Sep average: **\$542,190****Summary**

In Great Valley (Chester, PA), the median sold price for Attached properties for September was \$569,000, representing an increase of 2.5% compared to last month and a decrease of 2.6% from Sep 2025. The average days on market for units sold in September was 35 days, 82% above the 5-year September average of 19 days. There was a 56.5% month over month decrease in new contract activity with 10 New Pendings; a 41.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 17; and a 34.9% increase in supply to 58 active units.

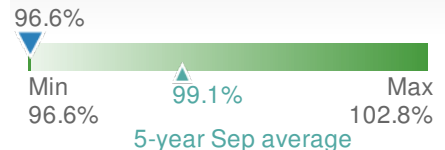
This activity resulted in a Contract Ratio of 0.29 pendings per active listing, down from 0.67 in August and a decrease from 0.53 in September 2025. The Contract Ratio is 61% lower than the 5-year September average of 0.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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**58**

Aug 2026	Sep 2025
43	30

Avg DOM**35**

Aug 2026	Sep 2025	YTD
30	21	30

Avg Sold to OLP Ratio**96.6%**

Aug 2026	Sep 2025	YTD
98.0%	97.8%	98.1%

September 2026

Great Valley (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**26** **-16.1%**from Aug 2026:
31 **52.9%**from Sep 2025:
17

YTD	2026	2025	+/-
	221	171	29.2%

5-year Sep average: **17****New Pendings****10** **-50.0%**from Aug 2026:
20 **-23.1%**from Sep 2025:
13

YTD	2026	2025	+/-
	143	133	7.5%

5-year Sep average: **10****Closed Sales****16** **6.7%**from Aug 2026:
15 **77.8%**from Sep 2025:
9

YTD	2026	2025	+/-
	139	132	5.3%

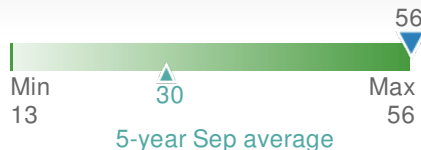
5-year Sep average: **11****Median Sold Price****\$613,500** **8.6%**from Aug 2026:
\$565,000 **-1.0%**from Sep 2025:
\$620,000

YTD	2026	2025	+/-
	\$620,000	\$630,000	-1.6%

5-year Sep average: **\$571,750****Summary**

In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$613,500, representing an increase of 8.6% compared to last month and a decrease of 1% from Sep 2025. The average days on market for units sold in September was 37 days, 78% above the 5-year September average of 21 days. There was a 50% month over month decrease in new contract activity with 10 New Pendings; a 34.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 15; and a 33.3% increase in supply to 56 active units.

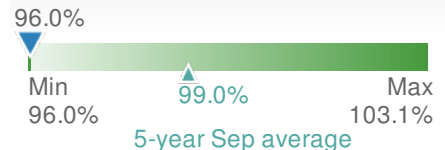
This activity resulted in a Contract Ratio of 0.27 pendings per active listing, down from 0.55 in August and a decrease from 0.52 in September 2025. The Contract Ratio is 61% lower than the 5-year September average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared 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**56**

Aug 2026	Sep 2025
42	29

Avg DOM**37**

Aug 2026	Sep 2025	YTD
32	23	32

Avg Sold to OLP Ratio**96.0%**

Aug 2026	Sep 2025	YTD
97.9%	97.7%	98.0%

September 2026

Kennett Consolidated (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**30** **42.9%**
from Aug 2026:
21 **-14.3%**
from Sep 2025:
35

YTD	2026	2025	+/-
	312	290	7.6%

5-year Sep average: **29****New Pendings****21** **-16.0%**
from Aug 2026:
25 **-16.0%**
from Sep 2025:
25

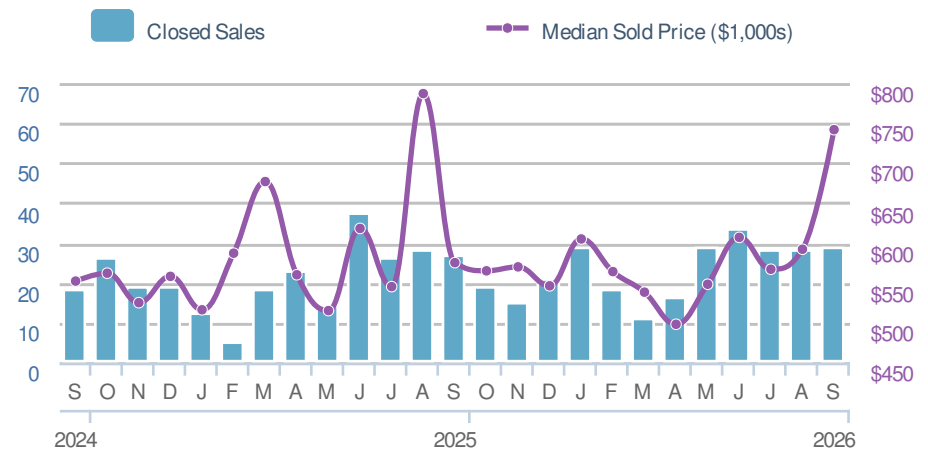
YTD	2026	2025	+/-
	235	219	7.3%

5-year Sep average: **22****Closed Sales****29** **3.6%**
from Aug 2026:
28 **7.4%**
from Sep 2025:
27

YTD	2026	2025	+/-
	224	196	14.3%

5-year Sep average: **24****Median Sold Price****\$742,000** **25.3%**
from Aug 2026:
\$592,046 **29.0%**
from Sep 2025:
\$575,000

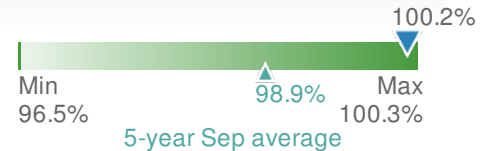
YTD	2026	2025	+/-
	\$559,500	\$592,000	-5.5%

5-year Sep average: **\$585,267****Active Listings****83**

Aug 2026	Sep 2025
66	63

Avg DOM**16**

Aug 2026	Sep 2025	YTD
24	18	23

Avg Sold to OLP Ratio**100.2%**

Aug 2026	Sep 2025	YTD
99.9%	100.3%	100.1%

September 2026**Kennett Consolidated (Chester, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19** **35.7%**from Aug 2026:
14 **11.8%**from Sep 2025:
17

YTD	2026	2025	+/-
	199	196	1.5%

5-year Sep average: **17****New Pendings****14** **-17.6%**from Aug 2026:
17 **-22.2%**from Sep 2025:
18

YTD	2026	2025	+/-
	146	151	-3.3%

5-year Sep average: **14****Closed Sales****19** **26.7%**from Aug 2026:
15 **5.6%**from Sep 2025:
18

YTD	2026	2025	+/-
	132	136	-2.9%

5-year Sep average: **15****Median
Sold Price****\$828,722** **3.6%**from Aug 2026:
\$800,000 **25.1%**from Sep 2025:
\$662,500

YTD	2026	2025	+/-
	\$700,000	\$660,500	6.0%

5-year Sep average: **\$631,744****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for September was \$828,722, representing an increase of 3.6% compared to last month and an increase of 25.1% from Sep 2025. The average days on market for units sold in September was 19 days, 6% below the 5-year September average of 20 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pendings; a 2.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 37; and a 30.3% increase in supply to 43 active units.

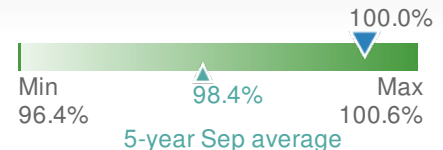
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.15 in August and an increase from 0.62 in September 2025. The Contract Ratio is 4% higher than the 5-year September average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared 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**43**

Aug 2026	Sep 2025
33	37

Avg DOM**19**

Aug 2026	Sep 2025	YTD
19	14	19

**Avg Sold to
OLP Ratio****100.0%**

Aug 2026	Sep 2025	YTD
99.7%	100.6%	100.3%

September 2026

Kennett Consolidated (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11** **57.1%**from Aug 2026:
7 **-38.9%**from Sep 2025:
18

YTD	2026	2025	+/-
	113	94	20.2%

5-year Sep average: **12****New Pendings****7** **-12.5%**from Aug 2026:
8 **0.0%**from Sep 2025:
7

YTD	2026	2025	+/-
	89	68	30.9%

5-year Sep average: **8****Closed Sales****10** **-23.1%**from Aug 2026:
13 **11.1%**from Sep 2025:
9

YTD	2026	2025	+/-
	92	60	53.3%

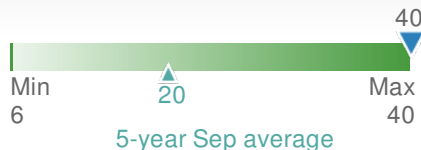
5-year Sep average: **8****Median
Sold Price****\$506,030** **-7.2%**from Aug 2026:
\$545,237 **23.4%**from Sep 2025:
\$410,000

YTD	2026	2025	+/-
	\$508,250	\$485,500	4.7%

5-year Sep average: **\$481,233****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for September was \$506,030, representing a decrease of 7.2% compared to last month and an increase of 23.4% from Sep 2025. The average days on market for units sold in September was 10 days, 55% below the 5-year September average of 22 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 21; and a 21.2% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.70 in August and a decrease from 0.58 in September 2025. The Contract Ratio is 66% lower than the 5-year September average of 1.54. 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 2026	Sep 2025
33	26

Avg DOM**10**

Aug 2026	Sep 2025	YTD
29	27	29

**Avg Sold to
OLP Ratio****100.6%**

Aug 2026	Sep 2025	YTD
100.2%	99.8%	99.8%

September 2026

Kennett Consolidated (Chester, PA) - Attached/Townhouse

36 County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**11**
 **57.1%**
from Aug 2026:
7

 **-35.3%**
from Sep 2025:
17

YTD	2026	2025	+/-
	112	92	21.7%

5-year Sep average: **11****New Pendings****7**
 **-12.5%**
from Aug 2026:
8

 **0.0%**
from Sep 2025:
7

YTD	2026	2025	+/-
	88	65	35.4%

5-year Sep average: **7****Closed Sales****10**
 **-23.1%**
from Aug 2026:
13

 **25.0%**
from Sep 2025:
8

YTD	2026	2025	+/-
	91	57	59.6%

5-year Sep average: **8****Median
Sold Price****\$506,030**
 **-7.2%**
from Aug 2026:
\$545,237

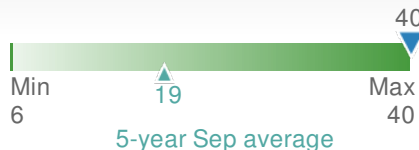
 **13.0%**
from Sep 2025:
\$448,000

YTD	2026	2025	+/-
	\$507,500	\$490,000	3.6%

5-year Sep average: **\$495,575****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$506,030, representing a decrease of 7.2% compared to last month and an increase of 13% from Sep 2025. The average days on market for units sold in September was 10 days, 56% below the 5-year September average of 23 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 21; and a 21.2% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.70 in August and a decrease from 0.60 in September 2025. The Contract Ratio is 66% lower than the 5-year September average of 1.55. 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 2026	Sep 2025
33	25

Avg DOM**10**

Aug 2026	Sep 2025	YTD
29	30	29

**Avg Sold to
OLP Ratio****100.6%**

Aug 2026	Sep 2025	YTD
100.2%	100.0%	99.8%

September 2026

Octorara Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**7**

↔ 0.0%

from Aug 2026:
7

↓ -53.3%

from Sep 2025:
15

YTD	2026	2025	+/-
	101	120	-15.8%

5-year Sep average: **11****New Pendings****11**

↑ 10.0%

from Aug 2026:
10

↑ 10.0%

from Sep 2025:
10

YTD	2026	2025	+/-
	94	87	8.0%

5-year Sep average: **10****Closed Sales****5**

↓ -58.3%

from Aug 2026:
12

↓ -68.8%

from Sep 2025:
16

YTD	2026	2025	+/-
	86	105	-18.1%

5-year Sep average: **12****Median Sold Price****\$415,000**

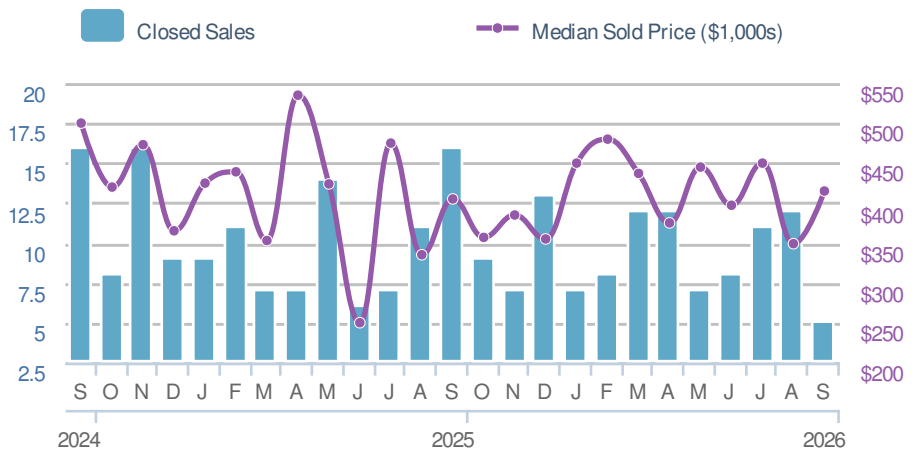
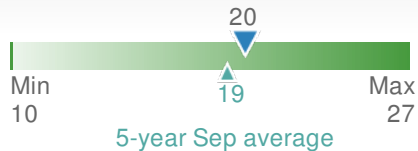
↑ 18.9%

from Aug 2026:
\$349,000

↑ 2.5%

from Sep 2025:
\$405,000

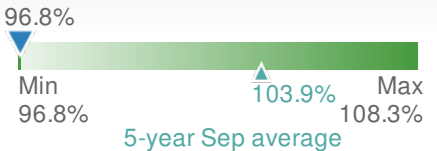
YTD	2026	2025	+/-
	\$419,500	\$438,775	-4.4%

5-year Sep average: **\$401,300****Active Listings****20**

Aug 2026	Sep 2025
23	27

Avg DOM**72**

Aug 2026	Sep 2025	YTD
10	28	47

Avg Sold to OLP Ratio**96.8%**

Aug 2026	Sep 2025	YTD
106.2%	100.9%	100.1%

September 2026**Octorara Area (Chester, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

↔ 0.0%

from Aug 2026:
5

↓ -61.5%

from Sep 2025:
13

YTD	2026	2025	+/-
	84	107	-21.5%

5-year Sep average: **10****New Pendings****9**

↑ 50.0%

from Aug 2026:
6

↑ 12.5%

from Sep 2025:
8

YTD	2026	2025	+/-
	80	76	5.3%

5-year Sep average: **9****Closed Sales****3**

↓ -70.0%

from Aug 2026:
10

↓ -78.6%

from Sep 2025:
14

YTD	2026	2025	+/-
	74	96	-22.9%

5-year Sep average: **10****Median Sold Price****\$455,000**

↑ 18.6%

from Aug 2026:
\$383,500

↑ 12.3%

from Sep 2025:
\$405,000

YTD	2026	2025	+/-
	\$445,000	\$445,587	-0.1%

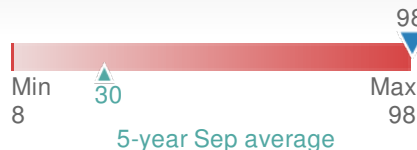
5-year Sep average: **\$433,800****Summary**

In Octorara Area (Chester, PA), the median sold price for Detached properties for September was \$455,000, representing an increase of 18.6% compared to last month and an increase of 12.3% from Sep 2025. The average days on market for units sold in September was 98 days, 225% above the 5-year September average of 30 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 11; and a 9.5% decrease in supply to 19 active units.

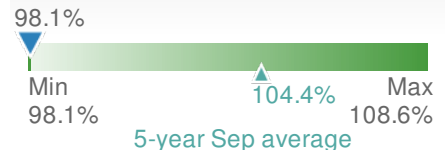
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, up from 0.38 in August and an increase from 0.41 in September 2025. The Contract Ratio is 44% lower than the 5-year September average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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**19**

Aug 2026	Sep 2025
21	27

Avg DOM**98**

Aug 2026	Sep 2025	YTD
8	23	51

Avg Sold to OLP Ratio**98.1%**

Aug 2026	Sep 2025	YTD
107.9%	100.0%	100.6%

September 2026**Octorara Area (Chester, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2**

↔ 0.0%

from Aug 2026:
2

↔ 0.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	17	13	30.8%

5-year Sep average: 2

New Pendings**2**

↓ -50.0%

from Aug 2026:
4

↔ 0.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	14	11	27.3%

5-year Sep average: 2

Closed Sales**2**

↔ 0.0%

from Aug 2026:
2

↔ 0.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	12	9	33.3%

5-year Sep average: 2

Median Sold Price**\$292,500**

↑ 38.0%

from Aug 2026:
\$212,000

↓ -6.4%

from Sep 2025:
\$312,500

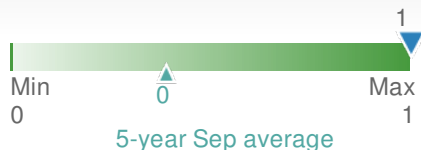
YTD	2026	2025	+/-
	\$248,900	\$250,000	-0.4%

5-year Sep average: \$200,680

Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for September was \$292,500, representing an increase of 38% compared to last month and a decrease of 6.4% from Sep 2025. The average days on market for units sold in September was 34 days, 38% above the 5-year September average of 25 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 4; and a 50% decrease in supply to 1 active units.

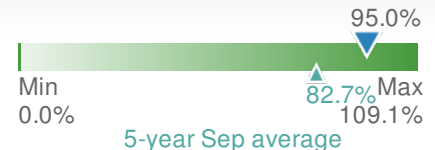
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.00 in August and an increase from 0.00 in September 2025. The Contract Ratio is 400% higher than the 5-year September average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Aug 2026	Sep 2025
2	0

Avg DOM**34**

Aug 2026	Sep 2025	YTD
20	69	25

Avg Sold to OLP Ratio**95.0%**

Aug 2026	Sep 2025	YTD
97.3%	107.0%	97.4%

September 2026**Octorara Area (Chester, PA) - Attached/Townhouse**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**2**

↔ 0.0%

from Aug 2026:
2

↔ 0.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	17	13	30.8%

5-year Sep average: 2

New Pendings**2**

↓ -50.0%

from Aug 2026:
4

↔ 0.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	14	11	27.3%

5-year Sep average: 2

Closed Sales**2**

↔ 0.0%

from Aug 2026:
2

↔ 0.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	12	9	33.3%

5-year Sep average: 2

Median Sold Price**\$292,500**

↑ 38.0%

from Aug 2026:
\$212,000

↓ -6.4%

from Sep 2025:
\$312,500

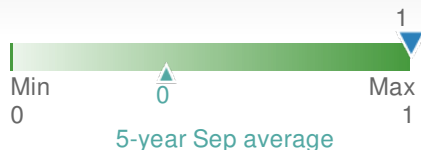
YTD	2026	2025	+/-
	\$248,900	\$250,000	-0.4%

5-year Sep average: \$200,680

Summary

In Octorara Area (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$292,500, representing an increase of 38% compared to last month and a decrease of 6.4% from Sep 2025. The average days on market for units sold in September was 34 days, 38% above the 5-year September average of 25 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 4; and a 50% decrease in supply to 1 active units.

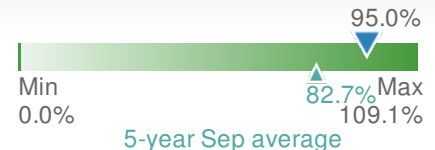
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.00 in August and an increase from 0.00 in September 2025. The Contract Ratio is 400% higher than the 5-year September average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Aug 2026	Sep 2025
2	0

Avg DOM**34**

Aug 2026	Sep 2025	YTD
20	69	25

Avg Sold to OLP Ratio**95.0%**

Aug 2026	Sep 2025	YTD
97.3%	107.0%	97.4%

September 2026

Owen J Roberts (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**47**

↑ **88.0%**
from Aug 2026:
25

↑ **42.4%**
from Sep 2025:
33

YTD	2026	2025	+/-
	417	344	21.2%

5-year Sep average: **40****New Pendings****35**

↑ **29.6%**
from Aug 2026:
27

↑ **6.1%**
from Sep 2025:
33

YTD	2026	2025	+/-
	314	284	10.6%

5-year Sep average: **31****Closed Sales****25**

↓ **-44.4%**
from Aug 2026:
45

↓ **-16.7%**
from Sep 2025:
30

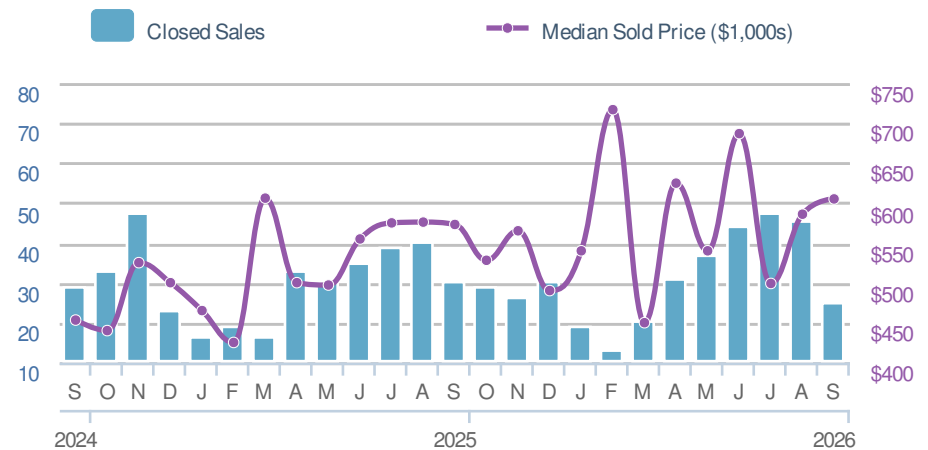
YTD	2026	2025	+/-
	287	262	9.5%

5-year Sep average: **30****Median Sold Price****\$605,000**

↑ **3.2%**
from Aug 2026:
\$586,000

↑ **5.5%**
from Sep 2025:
\$573,500

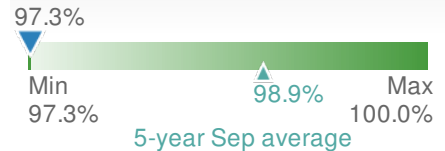
YTD	2026	2025	+/-
	\$570,000	\$540,000	5.6%

5-year Sep average: **\$528,800****Active Listings****68**

Aug 2026	Sep 2025
56	50

Avg DOM**26**

Aug 2026	Sep 2025	YTD
29	15	25

Avg Sold to OLP Ratio**97.3%**

Aug 2026	Sep 2025	YTD
98.2%	100.0%	98.6%

September 2026

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****42** **90.9%**from Aug 2026:
22 **44.8%**from Sep 2025:
29

YTD	2026	2025	+/-
	369	291	26.8%

5-year Sep average: **35****New Pendings****33** **37.5%**from Aug 2026:
24 **10.0%**from Sep 2025:
30

YTD	2026	2025	+/-
	274	234	17.1%

5-year Sep average: **27****Closed Sales****22** **-46.3%**from Aug 2026:
41 **-12.0%**from Sep 2025:
25

YTD	2026	2025	+/-
	249	210	18.6%

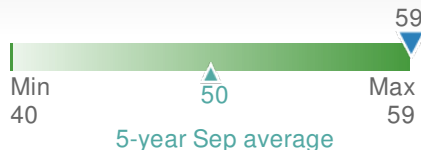
5-year Sep average: **24****Median Sold Price****\$612,412** **-4.3%**from Aug 2026:
\$640,000 **2.9%**from Sep 2025:
\$595,000

YTD	2026	2025	+/-
	\$620,000	\$600,000	3.3%

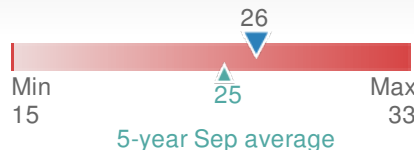
5-year Sep average: **\$597,182****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for September was \$612,412, representing a decrease of 4.3% compared to last month and an increase of 2.9% from Sep 2025. The average days on market for units sold in September was 26 days, 5% above the 5-year September average of 25 days. There was a 37.5% month over month increase in new contract activity with 33 New Pendings; a 19.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 49; and a 15.7% increase in supply to 59 active units.

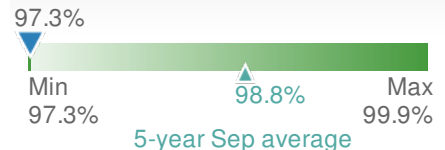
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.80 in August and a decrease from 0.96 in September 2025. The Contract Ratio is 3% higher than the 5-year September average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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**59**

Aug 2026	Sep 2025
51	45

Avg DOM**26**

Aug 2026	Sep 2025	YTD
29	15	26

Avg Sold to OLP Ratio**97.3%**

Aug 2026	Sep 2025	YTD
98.1%	99.9%	98.3%

September 2026

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**5** **66.7%**from Aug 2026:
3 **25.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	48	53	-9.4%

5-year Sep average: **5****New Pendings****2** **-33.3%**from Aug 2026:
3 **-33.3%**from Sep 2025:
3

YTD	2026	2025	+/-
	40	50	-20.0%

5-year Sep average: **4****Closed Sales****3** **-25.0%**from Aug 2026:
4 **-40.0%**from Sep 2025:
5

YTD	2026	2025	+/-
	38	52	-26.9%

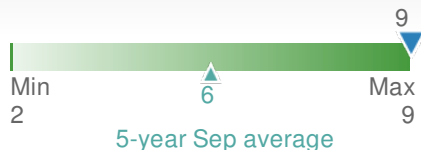
5-year Sep average: **6****Median Sold Price****\$540,000** **10.1%**from Aug 2026:
\$490,450 **39.9%**from Sep 2025:
\$386,000

YTD	2026	2025	+/-
	\$430,500	\$402,500	7.0%

5-year Sep average: **\$441,200****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for September was \$540,000, representing an increase of 10.1% compared to last month and an increase of 39.9% from Sep 2025. The average days on market for units sold in September was 25 days, 33% above the 5-year September average of 19 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 4; and an 80% increase in supply to 9 active units.

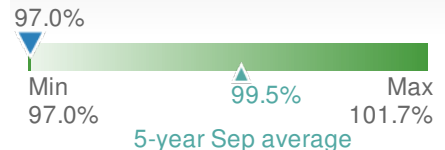
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.80 in August and a decrease from 0.60 in September 2025. The Contract Ratio is 56% lower than the 5-year September average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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**9**

Aug 2026	Sep 2025
5	5

Avg DOM**25**

Aug 2026	Sep 2025	YTD
27	16	16

Avg Sold to OLP Ratio**97.0%**

Aug 2026	Sep 2025	YTD
99.9%	100.5%	100.2%

September 2026

Owen J Roberts (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**5** **66.7%**from Aug 2026:
3 **66.7%**from Sep 2025:
3

YTD	2026	2025	+/-
	47	52	-9.6%

5-year Sep average: **4****New Pendings****2** **-33.3%**from Aug 2026:
3 **-33.3%**from Sep 2025:
3

YTD	2026	2025	+/-
	38	50	-24.0%

5-year Sep average: **3****Closed Sales****3** **-25.0%**from Aug 2026:
4 **-40.0%**from Sep 2025:
5

YTD	2026	2025	+/-
	36	51	-29.4%

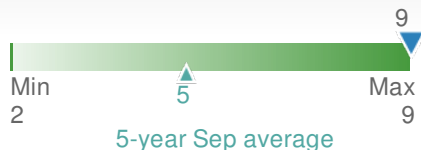
5-year Sep average: **6****Median
Sold Price****\$540,000** **10.1%**from Aug 2026:
\$490,450 **39.9%**from Sep 2025:
\$386,000

YTD	2026	2025	+/-
	\$433,000	\$405,000	6.9%

5-year Sep average: **\$441,200****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$540,000, representing an increase of 10.1% compared to last month and an increase of 39.9% from Sep 2025. The average days on market for units sold in September was 25 days, 33% above the 5-year September average of 19 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 4; and an 80% increase in supply to 9 active units.

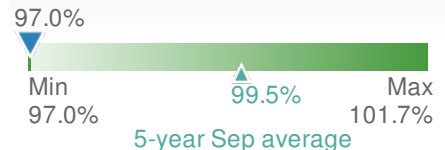
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.80 in August and a decrease from 0.75 in September 2025. The Contract Ratio is 56% lower than the 5-year September average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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**9**

Aug 2026	Sep 2025
5	4

Avg DOM**25**

Aug 2026	Sep 2025	YTD
27	16	15

**Avg Sold to
OLP Ratio****97.0%**

Aug 2026	Sep 2025	YTD
99.9%	100.5%	100.4%

September 2026

Oxford Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**28****↑ 3.7%**from Aug 2026:
27**↓ -22.2%**from Sep 2025:
36

YTD	2026	2025	+/-
	211	239	-11.7%

5-year Sep average: **26****New Pendings****22****↑ 22.2%**from Aug 2026:
18**↑ 15.8%**from Sep 2025:
19

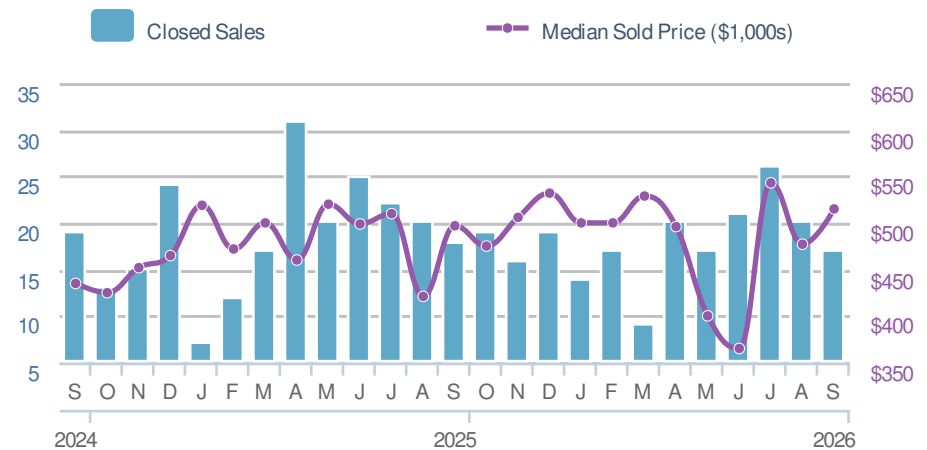
YTD	2026	2025	+/-
	168	172	-2.3%

5-year Sep average: **19****Closed Sales****17****↓ -15.0%**from Aug 2026:
20**↓ -5.6%**from Sep 2025:
18

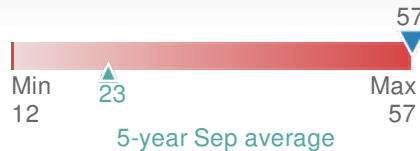
YTD	2026	2025	+/-
	164	177	-7.3%

5-year Sep average: **19****Median Sold Price****\$515,000****↑ 7.9%**from Aug 2026:
\$477,500**↑ 3.5%**from Sep 2025:
\$497,500

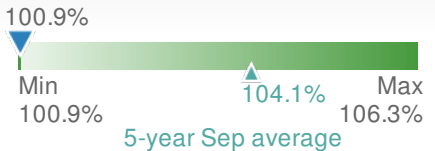
YTD	2026	2025	+/-
	\$485,000	\$499,220	-2.8%

5-year Sep average: **\$459,000****Active Listings****73**

Aug 2026	Sep 2025
78	70

Avg DOM**57**

Aug 2026	Sep 2025	YTD
18	15	33

Avg Sold to OLP Ratio**100.9%**

Aug 2026	Sep 2025	YTD
107.4%	106.0%	103.8%

September 2026**Oxford Area (Chester, PA) - Detached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**28** **3.7%**from Aug 2026:
27 **-17.6%**from Sep 2025:
34

YTD	2026	2025	+/-
	206	230	-10.4%

5-year Sep average: **25****New Pendings****22** **29.4%**from Aug 2026:
17 **22.2%**from Sep 2025:
18

YTD	2026	2025	+/-
	162	164	-1.2%

5-year Sep average: **18****Closed Sales****17** **-15.0%**from Aug 2026:
20 **-5.6%**from Sep 2025:
18

YTD	2026	2025	+/-
	159	170	-6.5%

5-year Sep average: **19****Median
Sold Price****\$515,000** **7.9%**from Aug 2026:
\$477,500 **3.5%**from Sep 2025:
\$497,500

YTD	2026	2025	+/-
	\$488,985	\$503,550	-2.9%

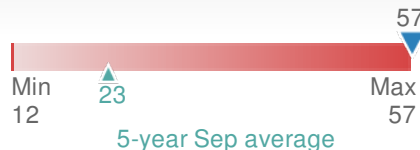
5-year Sep average: **\$460,245****Summary**

In Oxford Area (Chester, PA), the median sold price for Detached properties for September was \$515,000, representing an increase of 7.9% compared to last month and an increase of 3.5% from Sep 2025. The average days on market for units sold in September was 57 days, 144% above the 5-year September average of 23 days. There was a 29.4% month over month increase in new contract activity with 22 New Pendings; a 13.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 34; and a 5.2% decrease in supply to 73 active units.

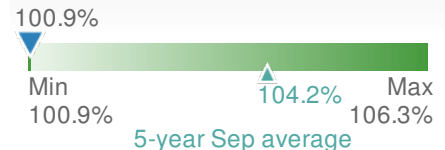
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, up from 0.39 in August and a decrease from 0.54 in September 2025. The Contract Ratio is 25% lower than the 5-year September average of 0.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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**73**

Aug 2026	Sep 2025
77	69

Avg DOM**57**

Aug 2026	Sep 2025	YTD
18	15	32

**Avg Sold to
OLP Ratio****100.9%**

Aug 2026	Sep 2025	YTD
107.4%	106.0%	104.1%

September 2026

Oxford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0%

from Aug 2026:
0

↓ -100.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	5	9	-44.4%

5-year Sep average: **1****New Pendings****0**

↓ -100.0%

from Aug 2026:
1

↓ -100.0%

from Sep 2025:
1

YTD	2026	2025	+/-
	6	8	-25.0%

5-year Sep average: **1****Closed Sales****0**

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	5	7	-28.6%

5-year Sep average: **0****Median Sold Price****\$0**

↔ 0.0%

from Aug 2026:
\$0

↔ 0.0%

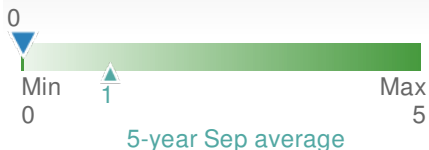
from Sep 2025:
\$0

YTD	2026	2025	+/-
	\$318,000	\$250,000	27.2%

5-year Sep average: **\$57,000****Summary**

In Oxford Area (Chester, PA), the median sold price for Attached properties for September was \$0, representing no change compared to last month and no change from Sep 2025. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 5 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 1; and a 100% decrease in supply to 0 active units.

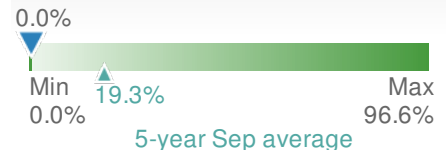
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 100% lower than the 5-year September average of 0.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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**0**

Aug 2026	Sep 2025
1	1

Avg DOM**0**

Aug 2026	Sep 2025	YTD
0	0	52

Avg Sold to OLP Ratio**0.0%**

Aug 2026	Sep 2025	YTD
0.0%	0.0%	95.6%

September 2026

Oxford Area (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0%

from Aug 2026:
0

↓ -100.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	5	9	-44.4%

5-year Sep average: **1****New Pendings****0**

↓ -100.0%

from Aug 2026:
1

↓ -100.0%

from Sep 2025:
1

YTD	2026	2025	+/-
	6	8	-25.0%

5-year Sep average: **1****Closed Sales****0**

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	5	7	-28.6%

5-year Sep average: **0****Median Sold Price****\$0**

↔ 0.0%

from Aug 2026:
\$0

↔ 0.0%

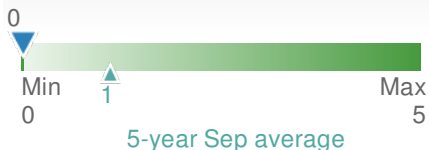
from Sep 2025:
\$0

YTD	2026	2025	+/-
	\$318,000	\$250,000	27.2%

5-year Sep average: **\$57,000****Summary**

In Oxford Area (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$0, representing no change compared to last month and no change from Sep 2025. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 5 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 1; and a 100% decrease in supply to 0 active units.

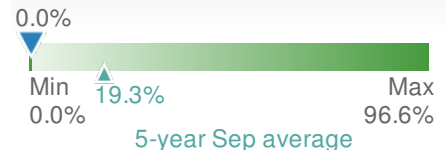
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in August and a decrease from 1.00 in September 2025. The Contract Ratio is 100% lower than the 5-year September average of 0.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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**0**

Aug 2026	Sep 2025
1	1

Avg DOM**0**

Aug 2026	Sep 2025	YTD
0	0	52

Avg Sold to OLP Ratio**0.0%**

Aug 2026	Sep 2025	YTD
0.0%	0.0%	95.6%

September 2026

Phoenixville Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**48**

↑ **23.1%**
from Aug 2026:
39

↑ **4.3%**
from Sep 2025:
46

YTD	2026	2025	+/-
	431	409	5.4%

5-year Sep average: **41****New Pendings****32**

↓ **-15.8%**
from Aug 2026:
38

↓ **-5.9%**
from Sep 2025:
34

YTD	2026	2025	+/-
	359	348	3.2%

5-year Sep average: **33****Closed Sales****33**

↓ **-32.7%**
from Aug 2026:
49

↓ **-23.3%**
from Sep 2025:
43

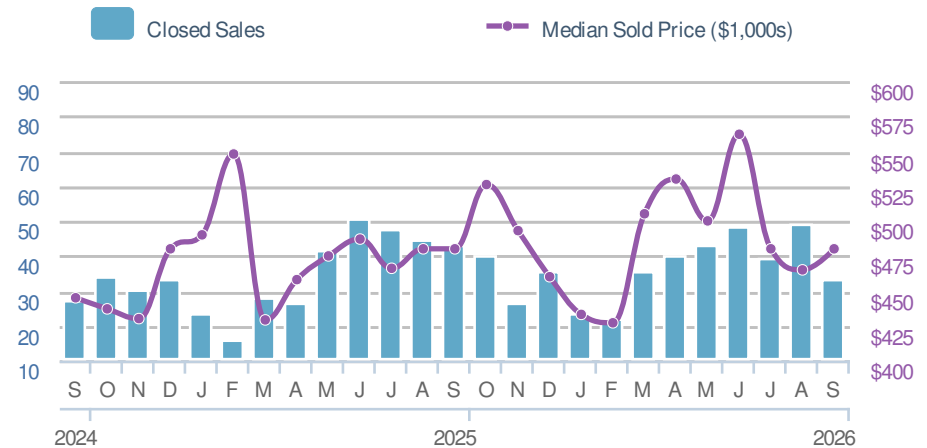
YTD	2026	2025	+/-
	342	330	3.6%

5-year Sep average: **35****Median Sold Price****\$480,000**

↑ **3.2%**
from Aug 2026:
\$465,000

↔ **0.0%**
from Sep 2025:
\$480,000

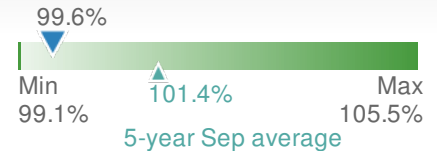
YTD	2026	2025	+/-
	\$480,000	\$470,000	2.1%

5-year Sep average: **\$432,500****Active Listings****56**

Aug 2026	Sep 2025
44	56

Avg DOM**32**

Aug 2026	Sep 2025	YTD
20	26	25

Avg Sold to OLP Ratio**99.6%**

Aug 2026	Sep 2025	YTD
99.9%	99.5%	100.8%

September 2026

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17** **13.3%**from Aug 2026:
15 **-19.0%**from Sep 2025:
21

YTD	2026	2025	+/-
	193	186	3.8%

5-year Sep average: **20****New Pendings****15** **-25.0%**from Aug 2026:
20 **-25.0%**from Sep 2025:
20

YTD	2026	2025	+/-
	173	155	11.6%

5-year Sep average: **17****Closed Sales****18** **-5.3%**from Aug 2026:
19 **-14.3%**from Sep 2025:
21

YTD	2026	2025	+/-
	163	145	12.4%

5-year Sep average: **17****Median Sold Price****\$685,000** **-1.4%**from Aug 2026:
\$695,000 **14.2%**from Sep 2025:
\$600,000

YTD	2026	2025	+/-
	\$665,000	\$579,000	14.9%

5-year Sep average: **\$549,377****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for September was \$685,000, representing a decrease of 1.4% compared to last month and an increase of 14.2% from Sep 2025. The average days on market for units sold in September was 22 days, 53% above the 5-year September average of 14 days. There was a 25% month over month decrease in new contract activity with 15 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 26; and a 5.3% decrease in supply to 18 active units.

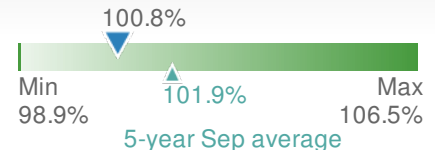
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 1.47 in August and an increase from 1.13 in September 2025. The Contract Ratio is 26% higher than the 5-year September average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity 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**18**

Aug 2026	Sep 2025
19	24

Avg DOM**22**

Aug 2026	Sep 2025	YTD
17	18	20

Avg Sold to OLP Ratio**100.8%**

Aug 2026	Sep 2025	YTD
102.2%	98.9%	102.2%

September 2026

Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****31** **29.2%**from Aug 2026:
24 **24.0%**from Sep 2025:
25

YTD	2026	2025	+/-
	238	223	6.7%

5-year Sep average: **21****New Pendings****17** **-5.6%**from Aug 2026:
18 **21.4%**from Sep 2025:
14

YTD	2026	2025	+/-
	186	193	-3.6%

5-year Sep average: **15****Closed Sales****15** **-50.0%**from Aug 2026:
30 **-31.8%**from Sep 2025:
22

YTD	2026	2025	+/-
	179	185	-3.2%

5-year Sep average: **18****Median
Sold Price****\$435,000** **8.1%**from Aug 2026:
\$402,500 **7.9%**from Sep 2025:
\$403,000

YTD	2026	2025	+/-
	\$441,500	\$415,750	6.2%

5-year Sep average: **\$395,525****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for September was \$435,000, representing an increase of 8.1% compared to last month and an increase of 7.9% from Sep 2025. The average days on market for units sold in September was 43 days, 90% above the 5-year September average of 23 days. There was a 5.6% month over month decrease in new contract activity with 17 New Pendings; a 4.2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 25; and a 52% increase in supply to 38 active units.

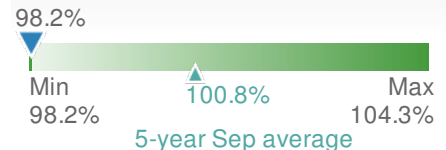
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.96 in August and a decrease from 0.75 in September 2025. The Contract Ratio is 45% lower than the 5-year September average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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**38**

Aug 2026	Sep 2025
25	32

Avg DOM**43**

Aug 2026	Sep 2025	YTD
22	32	29

**Avg Sold to
OLP Ratio****98.2%**

Aug 2026	Sep 2025	YTD
98.5%	100.0%	99.6%

September 2026

Phoenixville Area (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****26**
30.0%
from Aug 2026:
20
30.0%
from Sep 2025:
20

YTD	2026	2025	+/-
	210	196	7.1%

5-year Sep average: **18****New Pendings****15**
7.1%
from Aug 2026:
14
25.0%
from Sep 2025:
12

YTD	2026	2025	+/-
	169	175	-3.4%

5-year Sep average: **14****Closed Sales****14**
-51.7%
from Aug 2026:
29
-22.2%
from Sep 2025:
18

YTD	2026	2025	+/-
	162	168	-3.6%

5-year Sep average: **16****Median Sold Price****\$442,450**
6.6%
from Aug 2026:
\$415,000
7.3%
from Sep 2025:
\$412,500

YTD	2026	2025	+/-
	\$448,000	\$429,000	4.4%

5-year Sep average: **\$400,115****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$442,450, representing an increase of 6.6% compared to last month and an increase of 7.3% from Sep 2025. The average days on market for units sold in September was 43 days, 96% above the 5-year September average of 22 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from August) to 19; and a 45.5% increase in supply to 32 active units.

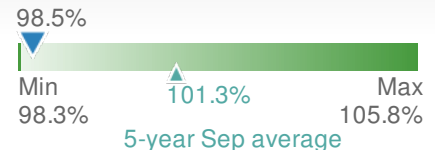
This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 0.82 in August and a decrease from 0.95 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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**32**

Aug 2026	Sep 2025
22	22

Avg DOM**43**

Aug 2026	Sep 2025	YTD
22	31	28

Avg Sold to OLP Ratio**98.5%**

Aug 2026	Sep 2025	YTD
98.4%	100.7%	99.8%

September 2026

Spring-Ford Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**3**

↔ 0.0%

from Aug 2026:
3

↓ -66.7%

from Sep 2025:
9

YTD	2026	2025	+/-
	43	38	13.2%

5-year Sep average: 5

New Pendings**1**

↓ -80.0%

from Aug 2026:
5

↓ -50.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	31	28	10.7%

5-year Sep average: 2

Closed Sales**4**

↔ 0.0%

from Aug 2026:
4

↑ 33.3%

from Sep 2025:
3

YTD	2026	2025	+/-
	29	26	11.5%

5-year Sep average: 4

Median Sold Price**\$332,450**

↑ 18.5%

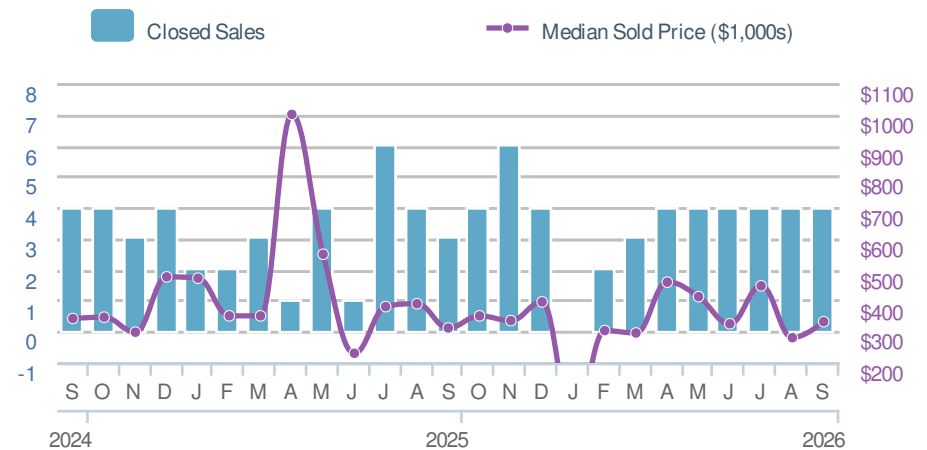
from Aug 2026:
\$280,500

↑ 6.8%

from Sep 2025:
\$311,224

YTD	2026	2025	+/-
	\$357,500	\$380,000	-5.9%

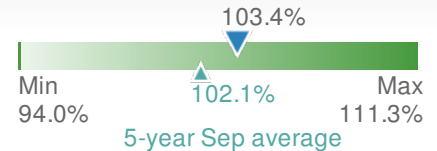
5-year Sep average: \$317,725

**Active Listings****8**

Aug 2026	Sep 2025
7	10

Avg DOM**15**

Aug 2026	Sep 2025	YTD
10	13	21

Avg Sold to OLP Ratio**103.4%**

Aug 2026	Sep 2025	YTD
104.3%	101.7%	101.2%

September 2026

Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**1**

↔ 0.0%

from Aug 2026:

1

↓ -75.0%

from Sep 2025:

4

YTD	2026	2025	+/-
	16	15	6.7%

5-year Sep average: **2****New Pendings****0**

↓ -100.0%

from Aug 2026:

4

↓ -100.0%

from Sep 2025:

1

YTD	2026	2025	+/-
	13	13	0.0%

5-year Sep average: **1****Closed Sales****3**

↑ 200.0%

from Aug 2026:

1

↑ 200.0%

from Sep 2025:

1

YTD	2026	2025	+/-
	12	12	0.0%

5-year Sep average: **3****Median Sold Price****\$360,000**

↓ -13.3%

from Aug 2026:

\$415,000

↓ -64.5%

from Sep 2025:

\$1,013,000

YTD	2026	2025	+/-
	\$423,625	\$725,450	-41.6%

5-year Sep average: **\$480,080****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for September was \$360,000, representing a decrease of 13.3% compared to last month and a decrease of 64.5% from Sep 2025. The average days on market for units sold in September was 13 days, 24% below the 5-year September average of 17 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 1; and a 0% increase in supply to 1 active units.

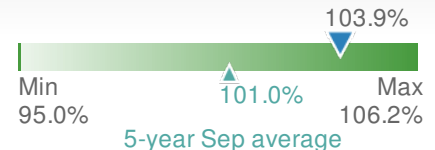
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in August and an increase from 0.75 in September 2025. The Contract Ratio is 64% higher than the 5-year September average of 0.61. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Aug 2026	Sep 2025
0	4

Avg DOM**13**

Aug 2026	Sep 2025	YTD
20	18	10

Avg Sold to OLP Ratio**103.9%**

Aug 2026	Sep 2025	YTD
97.7%	103.9%	102.7%

September 2026

Spring-Ford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**2**

↔ 0.0% ↓ -60.0%

from Aug 2026: from Sep 2025:

2 5

YTD	2026	2025	+/-
	27	23	17.4%

5-year Sep average: **3****New Pendings****1**

↔ 0.0% ↔ 0.0%

from Aug 2026: from Sep 2025:

1 1

YTD	2026	2025	+/-
	18	15	20.0%

5-year Sep average: **1****Closed Sales****1**

↓ -66.7% ↓ -50.0%

from Aug 2026: from Sep 2025:

3 2

YTD	2026	2025	+/-
	17	14	21.4%

5-year Sep average: **2****Median Sold Price****\$304,900**

↑ 21.5% ↑ 17.4%

from Aug 2026: from Sep 2025:

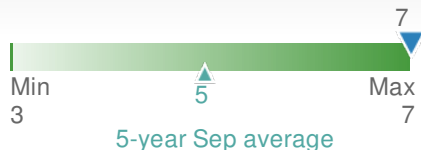
\$251,000 **\$259,612**

YTD	2026	2025	+/-
	\$310,000	\$325,000	-4.6%

5-year Sep average: **\$238,902****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for September was \$304,900, representing an increase of 21.5% compared to last month and an increase of 17.4% from Sep 2025. The average days on market for units sold in September was 20 days, 52% below the 5-year September average of 42 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 1; and no change in supply with 7 active units.

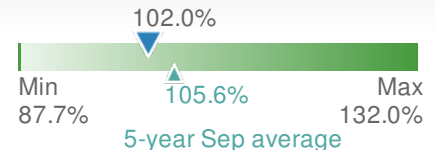
This activity resulted in a Contract Ratio of 0.14 pendings per active listing, no change from August and a decrease from 0.33 in September 2025. The Contract Ratio is 69% lower than the 5-year September average of 0.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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**7**

Aug 2026	Sep 2025
7	6

Avg DOM**20**

Aug 2026	Sep 2025	YTD
7	11	29

Avg Sold to OLP Ratio**102.0%**

Aug 2026	Sep 2025	YTD
106.5%	100.6%	100.2%

September 2026

Spring-Ford Area (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2**

↔ 0.0% ↘ -60.0%

from Aug 2026: from Sep 2025:

2 5

YTD	2026	2025	+/-
	27	23	17.4%

5-year Sep average: **3****New Pendings****1**

↔ 0.0% ↔ 0.0%

from Aug 2026: from Sep 2025:

1 1

YTD	2026	2025	+/-
	18	15	20.0%

5-year Sep average: **1****Closed Sales****1**

↘ -66.7% ↘ -50.0%

from Aug 2026: from Sep 2025:

3 2

YTD	2026	2025	+/-
	17	14	21.4%

5-year Sep average: **2****Median Sold Price****\$304,900**

↑ 21.5% ↑ 17.4%

from Aug 2026: from Sep 2025:

\$251,000 **\$259,612**

YTD	2026	2025	+/-
	\$310,000	\$325,000	-4.6%

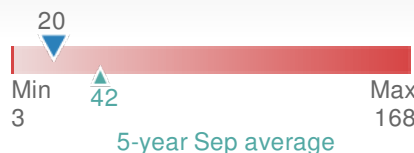
5-year Sep average: **\$238,902****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$304,900, representing an increase of 21.5% compared to last month and an increase of 17.4% from Sep 2025. The average days on market for units sold in September was 20 days, 52% below the 5-year September average of 42 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 1; and no change in supply with 7 active units.

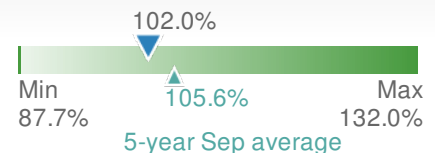
This activity resulted in a Contract Ratio of 0.14 pendings per active listing, no change from August and a decrease from 0.33 in September 2025. The Contract Ratio is 69% lower than the 5-year September average of 0.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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**7**

Aug 2026	Sep 2025
7	6

Avg DOM**20**

Aug 2026	Sep 2025	YTD
7	11	29

Avg Sold to OLP Ratio**102.0%**

Aug 2026	Sep 2025	YTD
106.5%	100.6%	100.2%

September 2026

Tredyffrin-Easttown (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**51** **6.3%**from Aug 2026:
48 **10.9%**from Sep 2025:
46

YTD	2026	2025	+/-
	512	499	2.6%

5-year Sep average: **49****New Pendings****46** **-6.1%**from Aug 2026:
49 **35.3%**from Sep 2025:
34

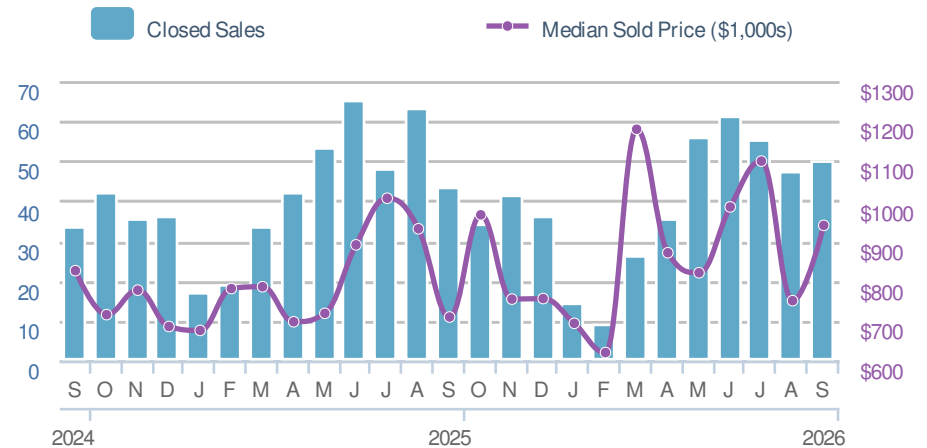
YTD	2026	2025	+/-
	408	412	-1.0%

5-year Sep average: **42****Closed Sales****50** **6.4%**from Aug 2026:
47 **16.3%**from Sep 2025:
43

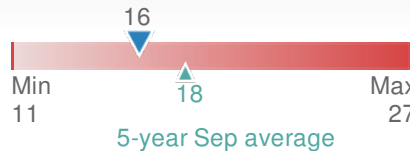
YTD	2026	2025	+/-
	362	393	-7.9%

5-year Sep average: **43****Median Sold Price****\$939,500** **25.3%**from Aug 2026:
\$750,000 **32.5%**from Sep 2025:
\$709,000

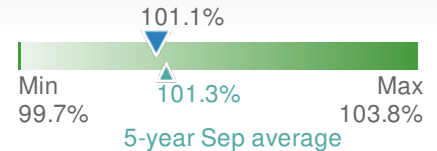
YTD	2026	2025	+/-
	\$902,500	\$816,789	10.5%

5-year Sep average: **\$763,700****Active Listings****68**

Aug 2026	Sep 2025
61	64

Avg DOM**16**

Aug 2026	Sep 2025	YTD
20	20	16

Avg Sold to OLP Ratio**101.1%**

Aug 2026	Sep 2025	YTD
101.6%	99.7%	103.6%

September 2026

Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****30**
 **20.0%**
from Aug 2026:
25
 **25.0%**
from Sep 2025:
24

YTD	2026	2025	+/-
	323	309	4.5%

5-year Sep average: **29****New Pending****24**
 **-20.0%**
from Aug 2026:
30
 **20.0%**
from Sep 2025:
20

YTD	2026	2025	+/-
	258	249	3.6%

5-year Sep average: **22****Closed Sales****37**
 **37.0%**
from Aug 2026:
27
 **60.9%**
from Sep 2025:
23

YTD	2026	2025	+/-
	230	228	0.9%

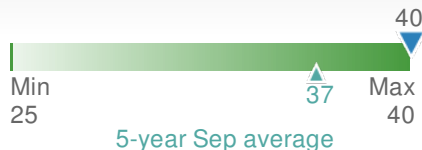
5-year Sep average: **26****Median
Sold Price****\$1,130,000**
 **-5.8%**
from Aug 2026:
\$1,200,000
 **15.3%**
from Sep 2025:
\$980,000

YTD	2026	2025	+/-
	\$1,205,000	\$1,072,500	12.4%

5-year Sep average: **\$1,017,800****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for September was \$1,130,000, representing a decrease of 5.8% compared to last month and an increase of 15.3% from Sep 2025. The average days on market for units sold in September was 17 days, 23% below the 5-year September average of 22 days. There was a 20% month over month decrease in new contract activity with 24 New Pending; a 21.6% MoM decrease in All Pending (new contracts + contracts carried over from August) to 40; and a 25% increase in supply to 40 active units.

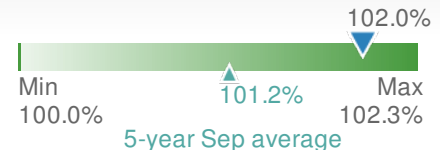
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.59 in August and an increase from 0.80 in September 2025. The Contract Ratio is 2% lower than the 5-year September average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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 2026	Sep 2025
32	40

Avg DOM**17**

Aug 2026	Sep 2025	YTD
17	26	12

**Avg Sold to
OLP Ratio****102.0%**

Aug 2026	Sep 2025	YTD
104.3%	100.0%	106.0%

September 2026

Tredyffrin-Easttown (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21** **-8.7%**from Aug 2026:
23 **-4.5%**from Sep 2025:
22

YTD	2026	2025	+/-
	189	190	-0.5%

5-year Sep average: **20****New Pending****22** **15.8%**from Aug 2026:
19 **57.1%**from Sep 2025:
14

YTD	2026	2025	+/-
	150	163	-8.0%

5-year Sep average: **19****Closed Sales****13** **-35.0%**from Aug 2026:
20 **-35.0%**from Sep 2025:
20

YTD	2026	2025	+/-
	132	165	-20.0%

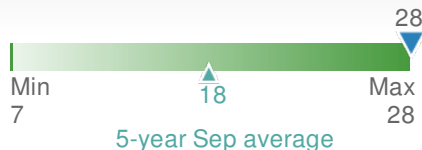
5-year Sep average: **17****Median
Sold Price****\$530,500** **0.1%**from Aug 2026:
\$530,076 **23.7%**from Sep 2025:
\$428,750

YTD	2026	2025	+/-
	\$453,750	\$415,000	9.3%

5-year Sep average: **\$452,050****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for September was \$530,500, representing an increase of 0.1% compared to last month and an increase of 23.7% from Sep 2025. The average days on market for units sold in September was 13 days, the same as the 5-year September average of 13 days. There was a 15.8% month over month increase in new contract activity with 22 New Pending; an 8% MoM increase in All Pending (new contracts + contracts carried over from August) to 27; and a 3.4% decrease in supply to 28 active units.

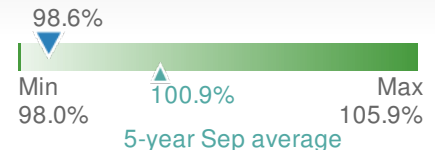
This activity resulted in a Contract Ratio of 0.96 pending per active listing, up from 0.86 in August and an increase from 0.58 in September 2025. The Contract Ratio is 45% lower than the 5-year September average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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**28**

Aug 2026	Sep 2025
29	24

Avg DOM**13**

Aug 2026	Sep 2025	YTD
23	13	23

**Avg Sold to
OLP Ratio****98.6%**

Aug 2026	Sep 2025	YTD
98.0%	99.3%	99.2%

September 2026**Tredyffrin-Easttown (Chester, PA) - Attached/Townhouse**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10** **-47.4%**from Aug 2026:
19 **-28.6%**from Sep 2025:
14

YTD	2026	2025	+/-
	132	114	15.8%

5-year Sep average: **12****New Pendings****17** **13.3%**from Aug 2026:
15 **70.0%**from Sep 2025:
10

YTD	2026	2025	+/-
	106	101	5.0%

5-year Sep average: **13****Closed Sales****12** **-25.0%**from Aug 2026:
16 **0.0%**from Sep 2025:
12

YTD	2026	2025	+/-
	89	100	-11.0%

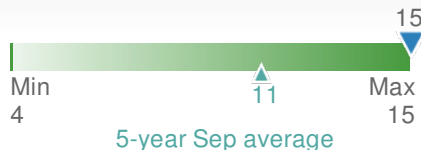
5-year Sep average: **11****Median
Sold Price****\$540,250** **1.4%**from Aug 2026:
\$532,576 **1.9%**from Sep 2025:
\$530,000

YTD	2026	2025	+/-
	\$540,000	\$518,000	4.2%

5-year Sep average: **\$535,100****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$540,250, representing an increase of 1.4% compared to last month and an increase of 1.9% from Sep 2025. The average days on market for units sold in September was 14 days, the same as the 5-year September average of 14 days. There was a 13.3% month over month increase in new contract activity with 17 New Pendings; a 5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 21; and a 31.8% decrease in supply to 15 active units.

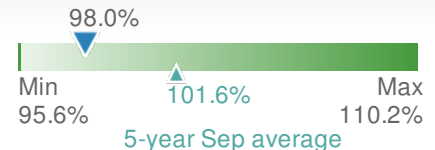
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, up from 0.91 in August and an increase from 0.79 in September 2025. The Contract Ratio is 21% lower than the 5-year September average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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**15**

Aug 2026	Sep 2025
22	14

Avg DOM**14**

Aug 2026	Sep 2025	YTD
23	15	20

**Avg Sold to
OLP Ratio****98.0%**

Aug 2026	Sep 2025	YTD
97.9%	100.6%	99.7%

September 2026

Twin Valley (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**18** **5.9%**from Aug 2026:
17 **38.5%**from Sep 2025:
13

YTD	2026	2025	+/-
	126	139	-9.4%

5-year Sep average: **15****New Pendings****9** **-40.0%**from Aug 2026:
15 **-30.8%**from Sep 2025:
13

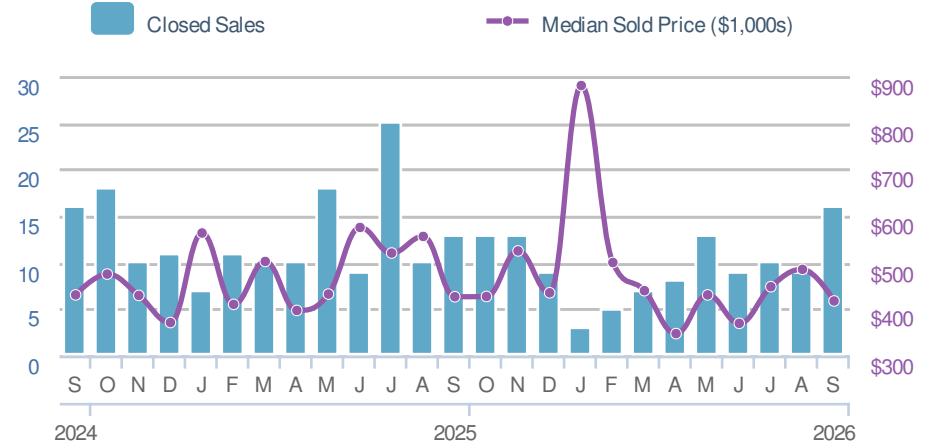
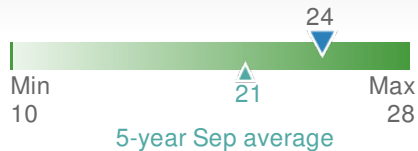
YTD	2026	2025	+/-
	92	120	-23.3%

5-year Sep average: **13****Closed Sales****16** **77.8%**from Aug 2026:
9 **23.1%**from Sep 2025:
13

YTD	2026	2025	+/-
	84	133	-36.8%

5-year Sep average: **13****Median Sold Price****\$417,625** **-13.9%**from Aug 2026:
\$485,000 **-2.0%**from Sep 2025:
\$426,000

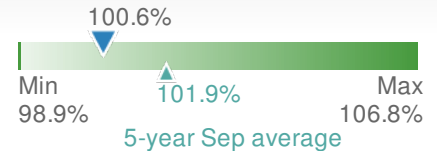
YTD	2026	2025	+/-
	\$430,000	\$510,000	-15.7%

5-year Sep average: **\$391,725****Active Listings****24**

Aug 2026	Sep 2025
17	19

Avg DOM**16**

Aug 2026	Sep 2025	YTD
25	21	25

Avg Sold to OLP Ratio**100.6%**

Aug 2026	Sep 2025	YTD
98.0%	103.1%	99.6%

September 2026

Twin Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**13** **-7.1%**from Aug 2026:
14 **85.7%**from Sep 2025:
7

YTD	2026	2025	+/-
	89	113	-21.2%

5-year Sep average: **11****New Pendings****6** **-33.3%**from Aug 2026:
9 **-40.0%**from Sep 2025:
10

YTD	2026	2025	+/-
	64	95	-32.6%

5-year Sep average: **10****Closed Sales****10** **25.0%**from Aug 2026:
8 **0.0%**from Sep 2025:
10

YTD	2026	2025	+/-
	61	111	-45.0%

5-year Sep average: **10****Median Sold Price****\$397,500** **-23.6%**from Aug 2026:
\$520,500 **-1.5%**from Sep 2025:
\$403,550

YTD	2026	2025	+/-
	\$450,000	\$560,000	-19.6%

5-year Sep average: **\$389,510****Summary**

In Twin Valley (Chester, PA), the median sold price for Detached properties for September was \$397,500, representing a decrease of 23.6% compared to last month and a decrease of 1.5% from Sep 2025. The average days on market for units sold in September was 10 days, 54% below the 5-year September average of 22 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 35.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 9; and a 23.1% increase in supply to 16 active units.

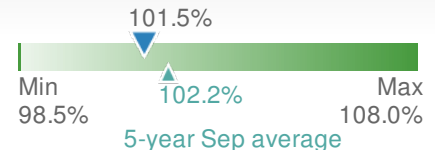
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 1.08 in August and a decrease from 1.14 in September 2025. The Contract Ratio is 48% lower than the 5-year September average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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**16**

Aug 2026	Sep 2025
13	14

Avg DOM**10**

Aug 2026	Sep 2025	YTD
28	26	27

Avg Sold to OLP Ratio**101.5%**

Aug 2026	Sep 2025	YTD
97.8%	103.2%	99.5%

September 2026

Twin Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5** **66.7%**from Aug 2026:
3 **-16.7%**from Sep 2025:
6

YTD	2026	2025	+/-
	37	26	42.3%

5-year Sep average: **4****New Pendings****3** **-50.0%**from Aug 2026:
6 **0.0%**from Sep 2025:
3

YTD	2026	2025	+/-
	28	25	12.0%

5-year Sep average: **3****Closed Sales****6** **500.0%**from Aug 2026:
1 **100.0%**from Sep 2025:
3

YTD	2026	2025	+/-
	23	22	4.5%

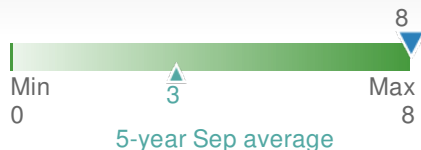
5-year Sep average: **3****Median Sold Price****\$427,625** **-0.1%**from Aug 2026:
\$428,000 **0.4%**from Sep 2025:
\$426,000

YTD	2026	2025	+/-
	\$425,250	\$424,500	0.2%

5-year Sep average: **\$375,015****Summary**

In Twin Valley (Chester, PA), the median sold price for Attached properties for September was \$427,625, representing a decrease of 0.1% compared to last month and an increase of 0.4% from Sep 2025. The average days on market for units sold in September was 28 days, 175% above the 5-year September average of 10 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 5; and a 100% increase in supply to 8 active units.

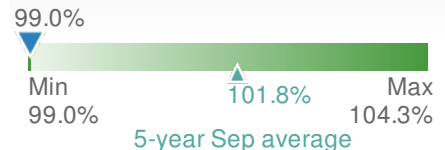
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 1.75 in August and a decrease from 0.80 in September 2025. The Contract Ratio is 18% higher than the 5-year September average of 0.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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**8**

Aug 2026	Sep 2025
4	5

Avg DOM**28**

Aug 2026	Sep 2025	YTD
0	3	19

Avg Sold to OLP Ratio**99.0%**

Aug 2026	Sep 2025	YTD
100.0%	102.8%	99.9%

September 2026

Twin Valley (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5** **66.7%**from Aug 2026:
3 **-16.7%**from Sep 2025:
6

YTD	2026	2025	+/-
	37	26	42.3%

5-year Sep average: **4****New Pendings****3** **-50.0%**from Aug 2026:
6 **0.0%**from Sep 2025:
3

YTD	2026	2025	+/-
	28	25	12.0%

5-year Sep average: **3****Closed Sales****6** **500.0%**from Aug 2026:
1 **100.0%**from Sep 2025:
3

YTD	2026	2025	+/-
	23	22	4.5%

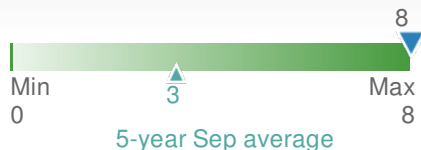
5-year Sep average: **3****Median
Sold Price****\$427,625** **-0.1%**from Aug 2026:
\$428,000 **0.4%**from Sep 2025:
\$426,000

YTD	2026	2025	+/-
	\$425,250	\$424,500	0.2%

5-year Sep average: **\$375,015****Summary**

In Twin Valley (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$427,625, representing a decrease of 0.1% compared to last month and an increase of 0.4% from Sep 2025. The average days on market for units sold in September was 28 days, 175% above the 5-year September average of 10 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 5; and a 100% increase in supply to 8 active units.

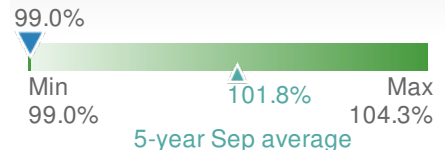
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 1.75 in August and a decrease from 0.80 in September 2025. The Contract Ratio is 18% higher than the 5-year September average of 0.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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**8**

Aug 2026	Sep 2025
4	5

Avg DOM**28**

Aug 2026	Sep 2025	YTD
0	3	19

**Avg Sold to
OLP Ratio****99.0%**

Aug 2026	Sep 2025	YTD
100.0%	102.8%	99.9%

September 2026

Unionville-Chadds Ford (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**28** **75.0%**
from Aug 2026:
16 **12.0%**
from Sep 2025:
25

YTD	2026	2025	+/-
	239	221	8.1%

5-year Sep average: **21****New Pendings****17** **21.4%**
from Aug 2026:
14 **-15.0%**
from Sep 2025:
20

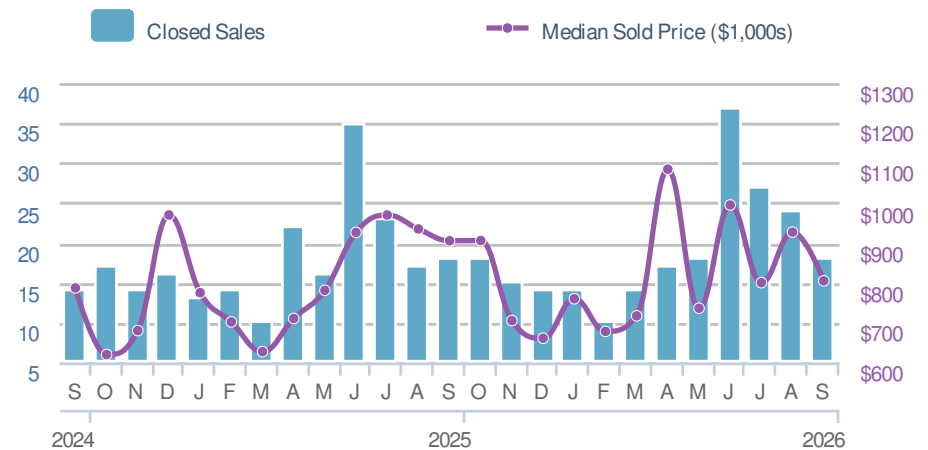
YTD	2026	2025	+/-
	187	183	2.2%

5-year Sep average: **16****Closed Sales****18** **-25.0%**
from Aug 2026:
24 **0.0%**
from Sep 2025:
18

YTD	2026	2025	+/-
	179	170	5.3%

5-year Sep average: **18****Median Sold Price****\$805,750** **-13.1%**
from Aug 2026:
\$927,500 **-11.0%**
from Sep 2025:
\$905,000

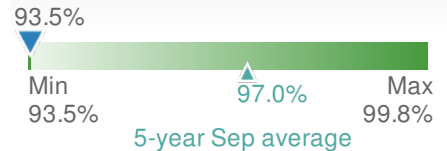
YTD	2026	2025	+/-
	\$840,000	\$852,500	-1.5%

5-year Sep average: **\$786,650****Active Listings****48**

Aug 2026	Sep 2025
33	40

Avg DOM**29**

Aug 2026	Sep 2025	YTD
25	55	30

Avg Sold to OLP Ratio**93.5%**

Aug 2026	Sep 2025	YTD
96.9%	97.6%	98.6%

September 2026

Unionville-Chadds Ford (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****26**

116.7%
 from Aug 2026:
12

23.8%
 from Sep 2025:
21

YTD	2026	2025	+/-
	210	201	4.5%

5-year Sep average: **18****New Pendings****15**

66.7%
 from Aug 2026:
9

-11.8%
 from Sep 2025:
17

YTD	2026	2025	+/-
	163	162	0.6%

5-year Sep average: **13****Closed Sales****15**

-31.8%
 from Aug 2026:
22

-11.8%
 from Sep 2025:
17

YTD	2026	2025	+/-
	159	150	6.0%

5-year Sep average: **15****Median Sold Price****\$850,000**

-11.4%
 from Aug 2026:
\$959,000

-6.6%
 from Sep 2025:
\$910,000

YTD	2026	2025	+/-
	\$875,000	\$897,500	-2.5%

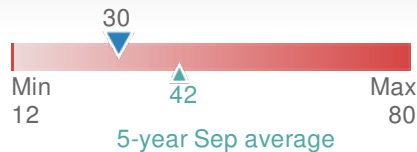
5-year Sep average: **\$864,400****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for September was \$850,000, representing a decrease of 11.4% compared to last month and a decrease of 6.6% from Sep 2025. The average days on market for units sold in September was 30 days, 28% below the 5-year September average of 42 days. There was a 66.7% month over month increase in new contract activity with 15 New Pendings; a 4.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 21; and a 51.6% increase in supply to 47 active units.

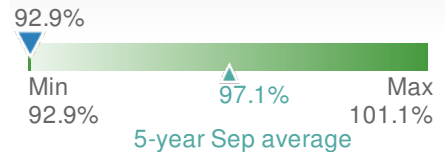
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.71 in August and a decrease from 0.74 in September 2025. The Contract Ratio is 31% lower than the 5-year September average of 0.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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**47**

Aug 2026	Sep 2025
31	38

Avg DOM**30**

Aug 2026	Sep 2025	YTD
27	58	30

Avg Sold to OLP Ratio**92.9%**

Aug 2026	Sep 2025	YTD
96.8%	97.2%	98.6%

September 2026

Unionville-Chadds Ford (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2**

 **-50.0%**
 from Aug 2026: **4**

 **-50.0%**
 from Sep 2025: **4**

YTD	2026	2025	+/-
	29	20	45.0%

5-year Sep average: **3****New Pendings****2**

 **-60.0%**
 from Aug 2026: **5**

 **-33.3%**
 from Sep 2025: **3**

YTD	2026	2025	+/-
	24	21	14.3%

5-year Sep average: **3****Closed Sales****3**

 **50.0%**
 from Aug 2026: **2**

 **200.0%**
 from Sep 2025: **1**

YTD	2026	2025	+/-
	20	20	0.0%

5-year Sep average: **3****Median Sold Price****\$715,000**

 **50.5%**
 from Aug 2026: **\$475,000**

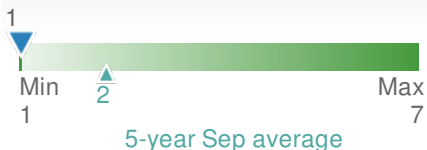
 **45.2%**
 from Sep 2025: **\$492,500**

YTD	2026	2025	+/-
	\$627,500	\$580,750	8.0%

5-year Sep average: **\$469,500****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for September was \$715,000, representing an increase of 50.5% compared to last month and an increase of 45.2% from Sep 2025. The average days on market for units sold in September was 22 days, 69% above the 5-year September average of 13 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 4; and a 50% decrease in supply to 1 active units.

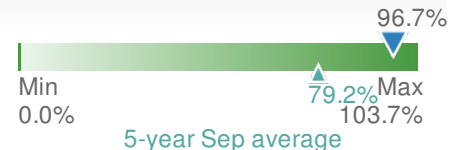
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.50 in August and an increase from 2.00 in September 2025. The Contract Ratio is 61% higher than the 5-year September average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Aug 2026	Sep 2025
2	2

Avg DOM**22**

Aug 2026	Sep 2025	YTD
6	0	26

Avg Sold to OLP Ratio**96.7%**

Aug 2026	Sep 2025	YTD
97.3%	103.7%	98.7%

September 2026

Unionville-Chadds Ford (Chester, PA) - Attached/Townhouse

Delaware County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**2**

 **-50.0%**
 from Aug 2026: **4**

 **-50.0%**
 from Sep 2025: **4**

YTD	2026	2025	+/-
	29	20	45.0%

5-year Sep average: **3****New Pendings****2**

 **-60.0%**
 from Aug 2026: **5**

 **-33.3%**
 from Sep 2025: **3**

YTD	2026	2025	+/-
	23	21	9.5%

5-year Sep average: **3****Closed Sales****3**

 **50.0%**
 from Aug 2026: **2**

 **200.0%**
 from Sep 2025: **1**

YTD	2026	2025	+/-
	19	20	-5.0%

5-year Sep average: **3****Median Sold Price****\$715,000**

 **50.5%**
 from Aug 2026: **\$475,000**

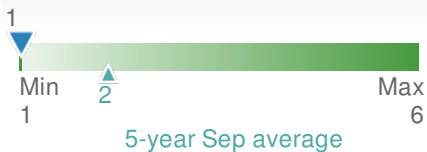
 **45.2%**
 from Sep 2025: **\$492,500**

YTD	2026	2025	+/-
	\$630,000	\$580,750	8.5%

5-year Sep average: **\$469,500****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$715,000, representing an increase of 50.5% compared to last month and an increase of 45.2% from Sep 2025. The average days on market for units sold in September was 22 days, 69% above the 5-year September average of 13 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 4; and a 50% decrease in supply to 1 active units.

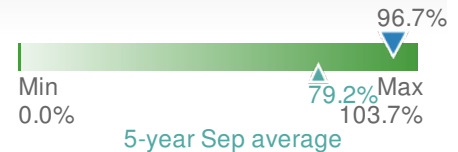
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.50 in August and an increase from 2.00 in September 2025. The Contract Ratio is 60% higher than the 5-year September average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Aug 2026	Sep 2025
2	2

Avg DOM**22**

Aug 2026	Sep 2025	YTD
6	0	18

Avg Sold to OLP Ratio**96.7%**

Aug 2026	Sep 2025	YTD
97.3%	103.7%	99.5%

September 2026

West Chester Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**106** **24.7%**
from Aug 2026:
85 **-23.7%**
from Sep 2025:
139

YTD	2026	2025	+/-
	962	1,201	-19.9%

5-year Sep average: **112****New Pendings****75** **-13.8%**
from Aug 2026:
87 **-25.7%**
from Sep 2025:
101

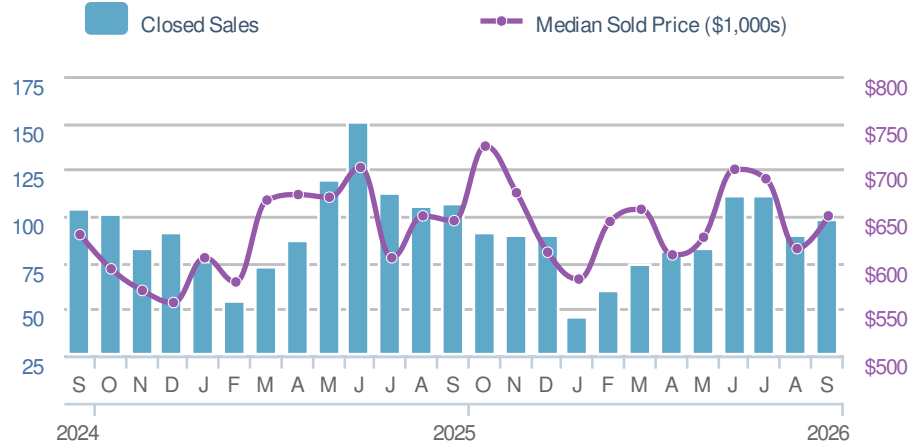
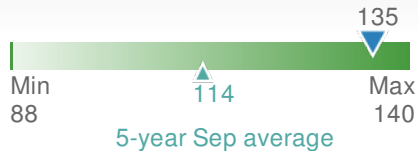
YTD	2026	2025	+/-
	767	951	-19.3%

5-year Sep average: **90****Closed Sales****98** **10.1%**
from Aug 2026:
89 **-8.4%**
from Sep 2025:
107

YTD	2026	2025	+/-
	772	917	-15.8%

5-year Sep average: **100****Median Sold Price****\$650,155** **5.7%**
from Aug 2026:
\$615,000 **0.8%**
from Sep 2025:
\$645,000

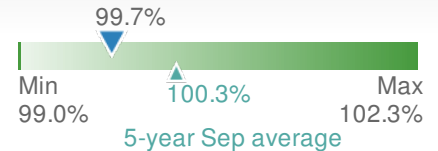
YTD	2026	2025	+/-
	\$645,000	\$655,000	-1.5%

5-year Sep average: **\$596,031****Active Listings****135**

Aug 2026	Sep 2025
108	140

Avg DOM**16**

Aug 2026	Sep 2025	YTD
19	15	17

Avg Sold to OLP Ratio**99.7%**

Aug 2026	Sep 2025	YTD
100.5%	99.0%	101.0%

September 2026**West Chester Area (Chester, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****47** **6.8%**from Aug 2026:
44 **-45.3%**from Sep 2025:
86

YTD	2026	2025	+/-
	544	726	-25.1%

5-year Sep average: **61****New Pendings****33** **-34.0%**from Aug 2026:
50 **-45.0%**from Sep 2025:
60

YTD	2026	2025	+/-
	409	543	-24.7%

5-year Sep average: **49****Closed Sales****58** **11.5%**from Aug 2026:
52 **-14.7%**from Sep 2025:
68

YTD	2026	2025	+/-
	437	513	-14.8%

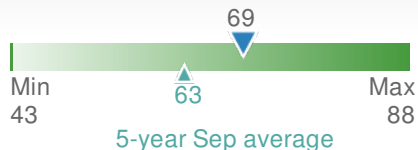
5-year Sep average: **53****Median
Sold Price****\$762,750** **-0.3%**from Aug 2026:
\$765,000 **0.3%**from Sep 2025:
\$760,500

YTD	2026	2025	+/-
	\$814,980	\$817,000	-0.2%

5-year Sep average: **\$750,650****Summary**

In West Chester Area (Chester, PA), the median sold price for Detached properties for September was \$762,750, representing a decrease of 0.3% compared to last month and an increase of 0.3% from Sep 2025. The average days on market for units sold in September was 20 days, 56% above the 5-year September average of 13 days. There was a 34% month over month decrease in new contract activity with 33 New Pendings; a 38.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 48; and a 23.2% increase in supply to 69 active units.

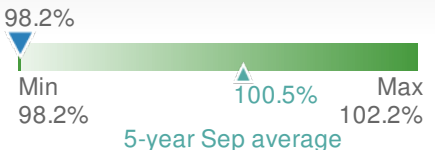
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 1.39 in August and a decrease from 1.67 in September 2025. The Contract Ratio is 57% lower than the 5-year September average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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**69**

Aug 2026	Sep 2025
56	88

Avg DOM**20**

Aug 2026	Sep 2025	YTD
20	11	16

**Avg Sold to
OLP Ratio****98.2%**

Aug 2026	Sep 2025	YTD
100.7%	99.6%	101.7%

September 2026**West Chester Area (Chester, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****59**
 **43.9%**
from Aug 2026:
41
 **11.3%**
from Sep 2025:
53

YTD	2026	2025	+/-
	418	475	-12.0%

5-year Sep average: **51****New Pending****42**
 **13.5%**
from Aug 2026:
37
 **2.4%**
from Sep 2025:
41

YTD	2026	2025	+/-
	358	408	-12.3%

5-year Sep average: **41****Closed Sales****40**
 **8.1%**
from Aug 2026:
37
 **2.6%**
from Sep 2025:
39

YTD	2026	2025	+/-
	335	404	-17.1%

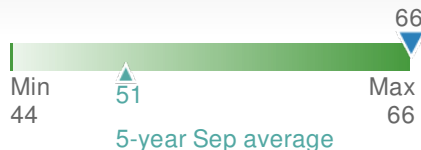
5-year Sep average: **47****Median
Sold Price****\$485,000**
 **-4.9%**
from Aug 2026:
\$510,000
 **4.3%**
from Sep 2025:
\$465,000

YTD	2026	2025	+/-
	\$485,000	\$498,500	-2.7%

5-year Sep average: **\$461,000****Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for September was \$485,000, representing a decrease of 4.9% compared to last month and an increase of 4.3% from Sep 2025. The average days on market for units sold in September was 9 days, 36% below the 5-year September average of 14 days. There was a 13.5% month over month increase in new contract activity with 42 New Pending; no MoM change in All Pending (new contracts + contracts carried over from August) with 49; and a 26.9% increase in supply to 66 active units.

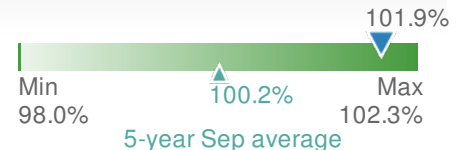
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 0.94 in August and a decrease from 1.02 in September 2025. The Contract Ratio is 47% lower than the 5-year September average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared 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**66**

Aug 2026	Sep 2025
52	52

Avg DOM**9**

Aug 2026	Sep 2025	YTD
18	21	19

**Avg Sold to
OLP Ratio****101.9%**

Aug 2026	Sep 2025	YTD
100.1%	98.0%	100.1%

September 2026**West Chester Area (Chester, PA) - Attached/Townhouse** Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**47** **67.9%**from Aug 2026:
28 **-6.0%**from Sep 2025:
50

YTD	2026	2025	+/-
	336	399	-15.8%

5-year Sep average: **44****New Pending****33** **13.8%**from Aug 2026:
29 **-17.5%**from Sep 2025:
40

YTD	2026	2025	+/-
	285	340	-16.2%

5-year Sep average: **36****Closed Sales****32** **3.2%**from Aug 2026:
31 **3.2%**from Sep 2025:
31

YTD	2026	2025	+/-
	265	333	-20.4%

5-year Sep average: **38****Median
Sold Price****\$524,500** **-2.0%**from Aug 2026:
\$535,000 **2.3%**from Sep 2025:
\$512,500

YTD	2026	2025	+/-
	\$525,000	\$525,000	0.0%

5-year Sep average: **\$490,120****Summary**

In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$524,500, representing a decrease of 2% compared to last month and an increase of 2.3% from Sep 2025. The average days on market for units sold in September was 9 days, 34% below the 5-year September average of 14 days. There was a 13.8% month over month increase in new contract activity with 33 New Pending; a 2.5% MoM decrease in All Pending (new contracts + contracts carried over from August) to 39; and a 23.8% increase in supply to 52 active units.

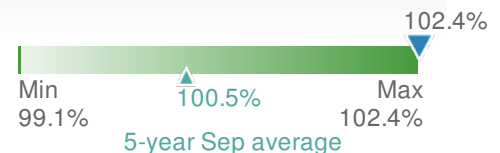
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.95 in August and a decrease from 1.11 in September 2025. The Contract Ratio is 48% lower than the 5-year September average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
42	45

Avg DOM**9**

Aug 2026	Sep 2025	YTD
16	17	17

**Avg Sold to
OLP Ratio****102.4%**

Aug 2026	Sep 2025	YTD
100.5%	99.1%	100.6%