

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

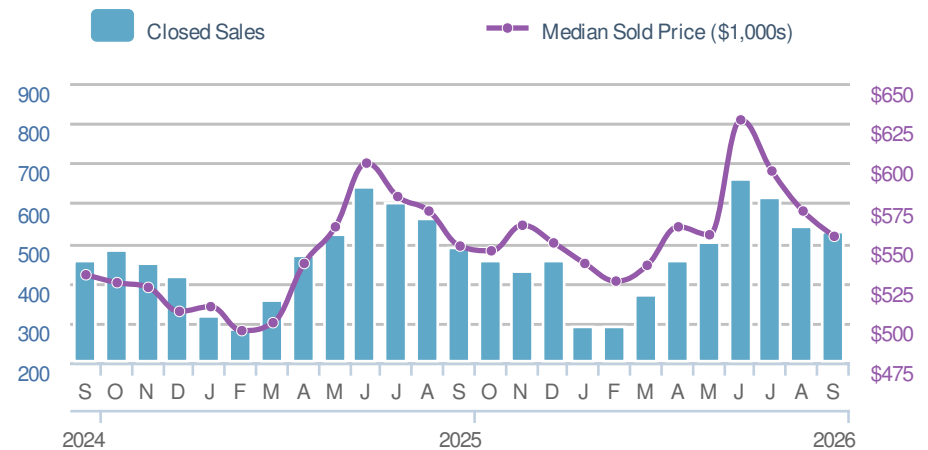
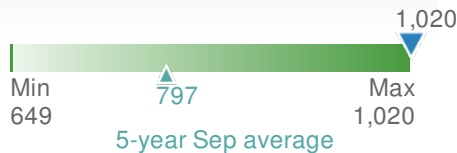
YTD	2026	2025	+/-
	4,603	4,615	-0.3%

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

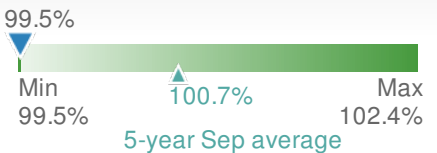
YTD	2026	2025	+/-
	\$570,000	\$555,500	2.6%

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

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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%

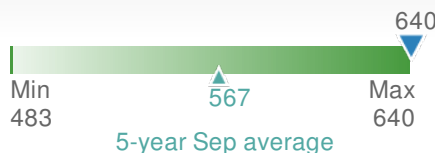
5-year Sep average: **318****Median Sold Price****\$675,000** **2.3%**from Aug 2026:
\$660,000 **7.3%**from Sep 2025:
\$629,000

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.

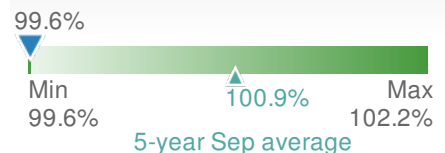
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.02 in August and a decrease from 0.94 in September 2025. The Contract Ratio is 18% lower than the 5-year September average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared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

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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.

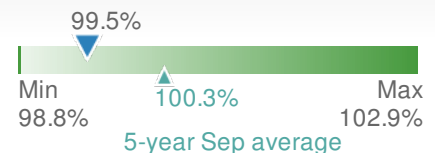
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.97 in August and a decrease from 0.89 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared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

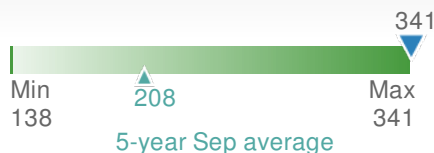
5-year Sep average: **151****Median
Sold Price****\$449,950** **0.5%**from Aug 2026:
\$447,625 **5.7%**from Sep 2025:
\$425,500

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 Pendings; a 19% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 221; and a 19.6% increase in supply to 341 active units.

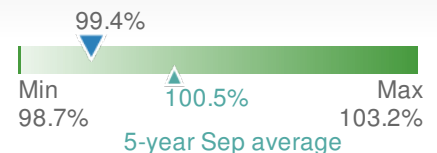
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.96 in August and a decrease from 0.97 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared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