

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Avon Grove (Chester, PA)

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**

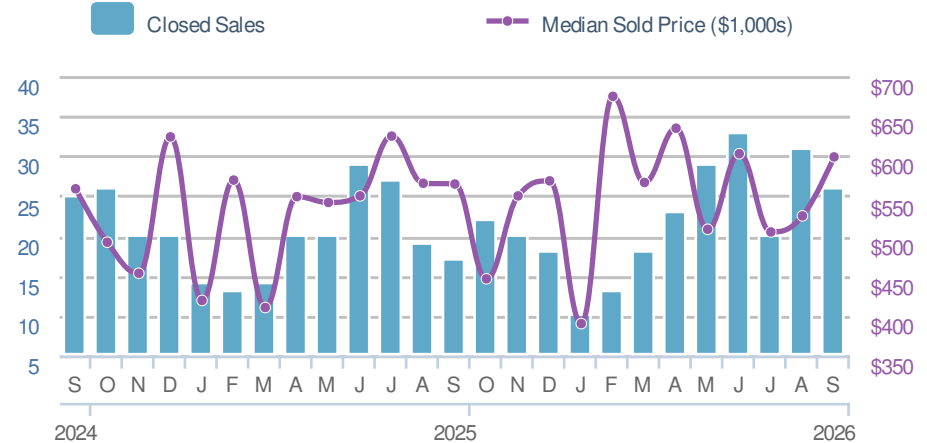
↓ **-16.1%** ↑ **52.9%**
from Aug 2026: from Sep 2025:
31 **17**

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**

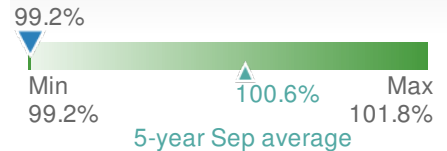
YTD	2026	2025	+/-
	\$570,000	\$547,035	4.2%

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.

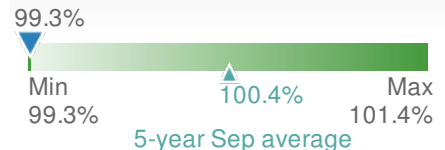
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.12 in August and an increase from 0.77 in September 2025. The Contract Ratio is 20% lower than the 5-year September average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared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

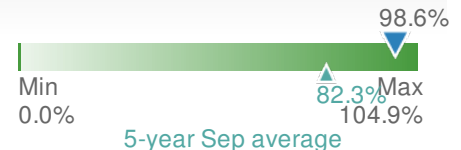
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.33 in August and a decrease from 2.00 in September 2025. The Contract Ratio is 100% lower than the 5-year September average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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: 5 from Sep 2025: 3

YTD	2026	2025	+/-
	23	13	76.9%

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

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

YTD	2026	2025	+/-
	21	12	75.0%

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

50.0% **200.0%**
 from Aug 2026: 2 from Sep 2025: 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: **\$419,250** from Sep 2025: **\$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.

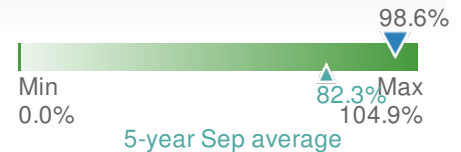
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.40 in August and a decrease from 2.00 in September 2025. The Contract Ratio is 100% lower than the 5-year September average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared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