

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Chester-Upland (Delaware, PA)

September 2026

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**21**

↓ **-38.2%** ↓ **-30.0%**
from Aug 2026: from Sep 2025:
34 **30**

YTD	2026	2025	+/-
	355	310	14.5%

5-year Sep average: **28****New Pendings****18**

↑ **125.0%** ↔ **0.0%**
from Aug 2026: from Sep 2025:
8 **18**

YTD	2026	2025	+/-
	226	217	4.1%

5-year Sep average: **22****Closed Sales****7**

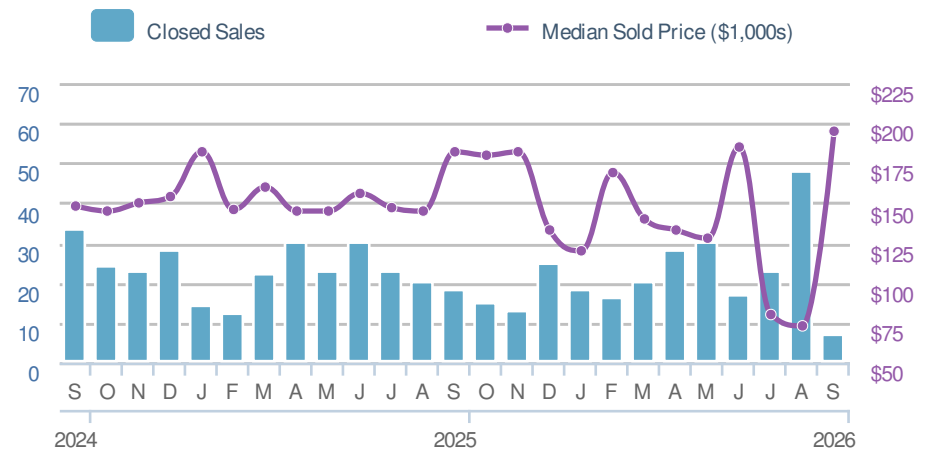
↓ **-85.4%** ↓ **-61.1%**
from Aug 2026: from Sep 2025:
48 **18**

YTD	2026	2025	+/-
	228	206	10.7%

5-year Sep average: **23****Median Sold Price****\$195,000**

↑ **165.2%** ↑ **7.1%**
from Aug 2026: from Sep 2025:
\$73,541 **\$182,000**

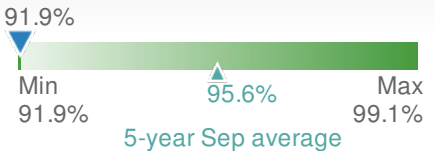
YTD	2026	2025	+/-
	\$137,250	\$150,000	-8.5%

5-year Sep average: **\$153,400****Active Listings****82**

Aug 2026	Sep 2025
91	63

Avg DOM**55**

Aug 2026	Sep 2025	YTD
56	22	38

Avg Sold to OLP Ratio**91.9%**

Aug 2026	Sep 2025	YTD
80.1%	98.6%	91.3%

September 2026

Chester-Upland (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****3** **50.0%**from Aug 2026:
2 **-40.0%**from Sep 2025:
5

YTD	2026	2025	+/-
	32	36	-11.1%

5-year Sep average: **3****New Pendings****1** **0.0%**from Aug 2026:
1 **-75.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	23	24	-4.2%

5-year Sep average: **3****Closed Sales****1** **-66.7%**from Aug 2026:
3 **-66.7%**from Sep 2025:
3

YTD	2026	2025	+/-
	28	24	16.7%

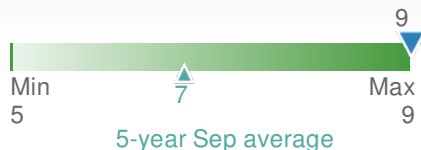
5-year Sep average: **4****Median Sold Price****\$265,000** **0.0%**from Aug 2026:
\$264,990 **8.2%**from Sep 2025:
\$245,000

YTD	2026	2025	+/-
	\$247,495	\$245,000	1.0%

5-year Sep average: **\$196,705****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for September was \$265,000, representing an increase of 0% compared to last month and an increase of 8.2% from Sep 2025. The average days on market for units sold in September was 1 days, 97% below the 5-year September average of 29 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 3; and no change in supply with 9 active units.

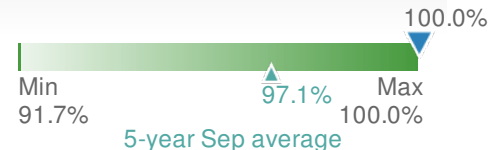
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, no change from August and a decrease from 0.71 in September 2025. The Contract Ratio is 48% lower than the 5-year September average of 0.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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**9**

Aug 2026	Sep 2025
9	7

Avg DOM**1**

Aug 2026	Sep 2025	YTD
18	51	30

Avg Sold to OLP Ratio**100.0%**

Aug 2026	Sep 2025	YTD
96.4%	91.7%	95.4%

September 2026

Chester-Upland (Delaware, PA) - Attached

Tri-County Suburban REALTORS
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 **-43.8%**
 from Aug 2026:
32

 **-28.0%**
 from Sep 2025:
25

YTD	2026	2025	+/-
	323	274	17.9%

5-year Sep average: **24****New Pendings****17**

 **142.9%**
 from Aug 2026:
7

 **21.4%**
 from Sep 2025:
14

YTD	2026	2025	+/-
	203	192	5.7%

5-year Sep average: **19****Closed Sales****6**

 **-86.7%**
 from Aug 2026:
45

 **-60.0%**
 from Sep 2025:
15

YTD	2026	2025	+/-
	200	181	10.5%

5-year Sep average: **19****Median Sold Price****\$166,000**

 **125.7%**
 from Aug 2026:
\$73,541

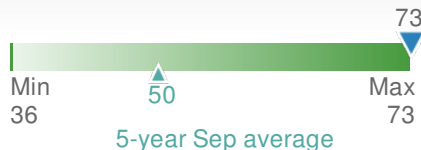
 **-4.6%**
 from Sep 2025:
\$174,000

YTD	2026	2025	+/-
	\$132,500	\$145,000	-8.6%

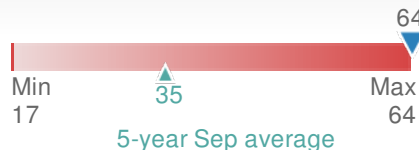
5-year Sep average: **\$144,600****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for September was \$166,000, representing an increase of 125.7% compared to last month and a decrease of 4.6% from Sep 2025. The average days on market for units sold in September was 64 days, 81% above the 5-year September average of 35 days. There was a 142.9% month over month increase in new contract activity with 17 New Pendings; a 56.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 25; and an 11% decrease in supply to 73 active units.

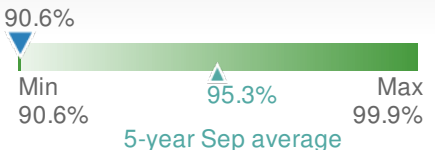
This activity resulted in a Contract Ratio of 0.34 pendings per active listing, up from 0.20 in August and a decrease from 0.43 in September 2025. The Contract Ratio is 52% lower than the 5-year September average of 0.71. A higher Contract Ratio signifies a relative increase in contract activity compared 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
82	56

Avg DOM**64**

Aug 2026	Sep 2025	YTD
59	17	40

Avg Sold to OLP Ratio**90.6%**

Aug 2026	Sep 2025	YTD
78.8%	99.9%	90.7%

September 2026

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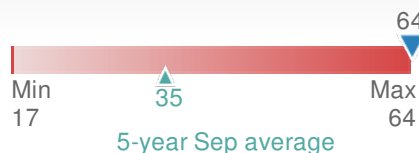
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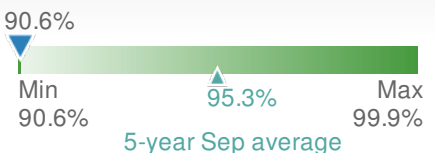
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