

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Coatesville Area (Chester, PA)

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

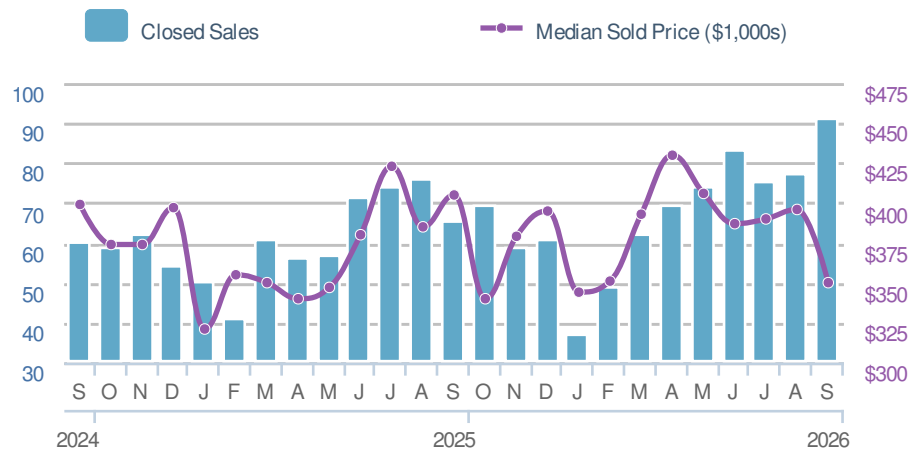
YTD	2026	2025	+/-
	677	626	8.1%

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

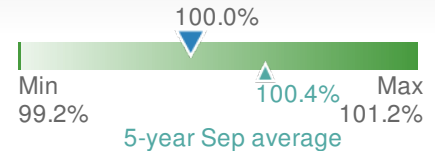
YTD	2026	2025	+/-
	\$388,700	\$355,000	9.5%

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%

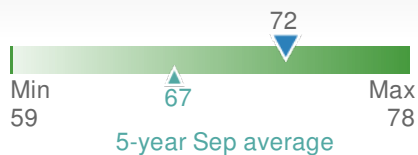
5-year Sep average: **44****Median
Sold Price****\$422,500** **-8.2%**from Aug 2026:
\$460,000 **-4.0%**from Sep 2025:
\$440,000

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.

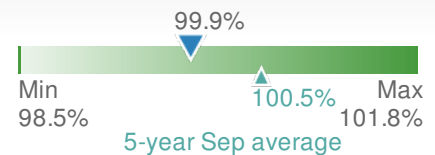
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 1.01 in August and a decrease from 1.25 in September 2025. The Contract Ratio is 2% higher than the 5-year September average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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%**
 from Aug 2026: **31**

 **-11.5%**
 from Sep 2025: **26**

YTD	2026	2025	+/-
	314	269	16.7%

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

 **-52.9%**
 from Aug 2026: **34**

 **-20.0%**
 from Sep 2025: **20**

YTD	2026	2025	+/-
	238	219	8.7%

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

 **74.1%**
 from Aug 2026: **27**

 **104.3%**
 from Sep 2025: **23**

YTD	2026	2025	+/-
	244	221	10.4%

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

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

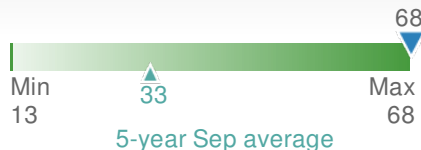
 **4.8%**
 from Sep 2025: **\$310,000**

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%