

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Downingtown Area (Chester, PA)

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

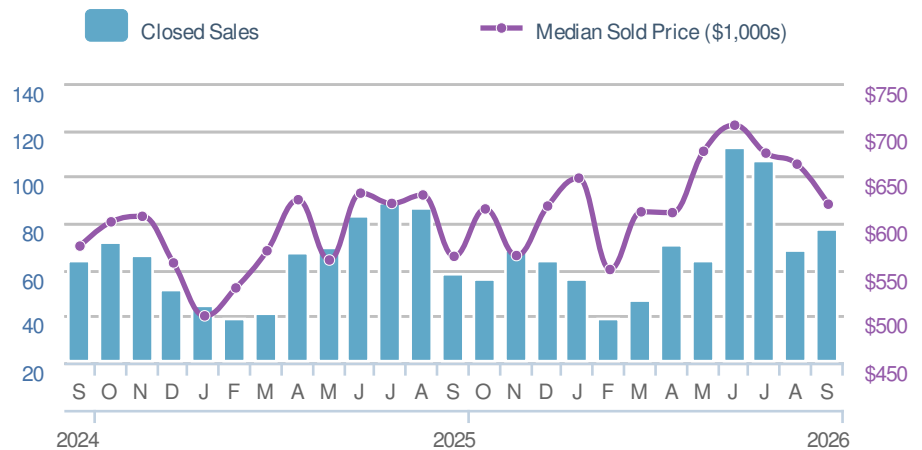
YTD	2026	2025	+/-
	679	628	8.1%

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

↓ **-6.6%**
from Aug 2026:
\$663,500

↑ **9.9%**
from Sep 2025:
\$564,250

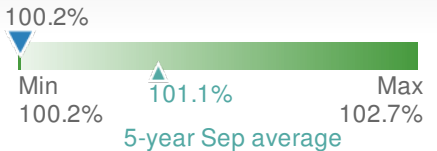
YTD	2026	2025	+/-
	\$640,000	\$592,995	7.9%

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%

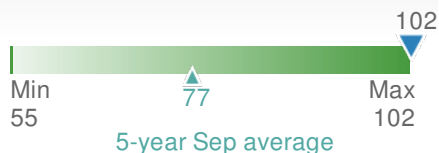
5-year Sep average: **43****Median Sold Price****\$750,000** **3.2%**from Aug 2026:
\$726,857 **16.9%**from Sep 2025:
\$641,650

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

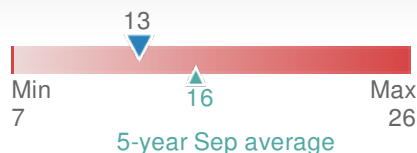
5-year Sep average: **\$642,157****Summary**

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.

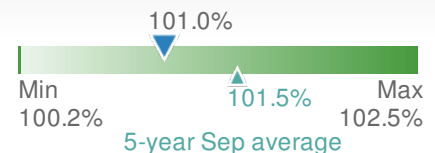
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.42 in August and an increase from 1.00 in September 2025. The Contract Ratio is 2% lower than the 5-year September average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared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

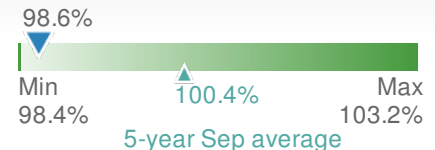
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 1.27 in August and a decrease from 0.98 in September 2025. The Contract Ratio is 55% lower than the 5-year September average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared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

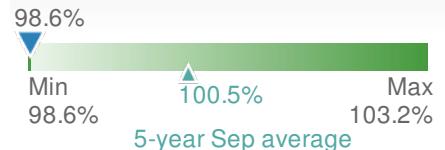
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 1.37 in August and a decrease from 1.05 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared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