

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Kennett Consolidated (Chester, PA)

September 2026

Kennett Consolidated (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**30** **42.9%**
from Aug 2026:
21 **-14.3%**
from Sep 2025:
35

YTD	2026	2025	+/-
	312	290	7.6%

5-year Sep average: **29****New Pendings****21** **-16.0%**
from Aug 2026:
25 **-16.0%**
from Sep 2025:
25

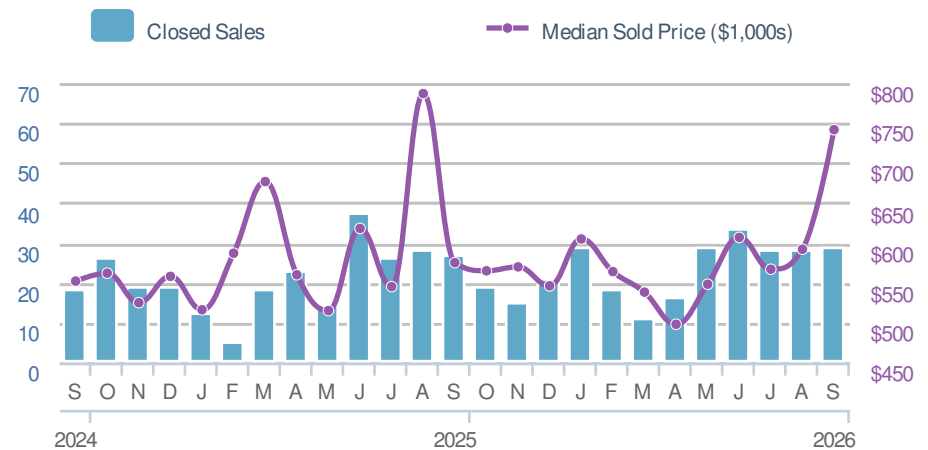
YTD	2026	2025	+/-
	235	219	7.3%

5-year Sep average: **22****Closed Sales****29** **3.6%**
from Aug 2026:
28 **7.4%**
from Sep 2025:
27

YTD	2026	2025	+/-
	224	196	14.3%

5-year Sep average: **24****Median Sold Price****\$742,000** **25.3%**
from Aug 2026:
\$592,046 **29.0%**
from Sep 2025:
\$575,000

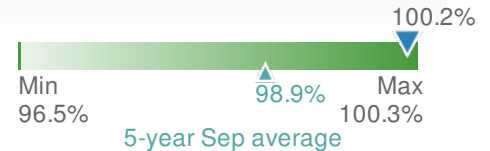
YTD	2026	2025	+/-
	\$559,500	\$592,000	-5.5%

5-year Sep average: **\$585,267****Active Listings****83**

Aug 2026	Sep 2025
66	63

Avg DOM**16**

Aug 2026	Sep 2025	YTD
24	18	23

Avg Sold to OLP Ratio**100.2%**

Aug 2026	Sep 2025	YTD
99.9%	100.3%	100.1%

September 2026

Kennett Consolidated (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19** **35.7%**from Aug 2026:
14 **11.8%**from Sep 2025:
17

YTD	2026	2025	+/-
	199	196	1.5%

5-year Sep average: **17****New Pendings****14** **-17.6%**from Aug 2026:
17 **-22.2%**from Sep 2025:
18

YTD	2026	2025	+/-
	146	151	-3.3%

5-year Sep average: **14****Closed Sales****19** **26.7%**from Aug 2026:
15 **5.6%**from Sep 2025:
18

YTD	2026	2025	+/-
	132	136	-2.9%

5-year Sep average: **15****Median Sold Price****\$828,722** **3.6%**from Aug 2026:
\$800,000 **25.1%**from Sep 2025:
\$662,500

YTD	2026	2025	+/-
	\$700,000	\$660,500	6.0%

5-year Sep average: **\$631,744****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for September was \$828,722, representing an increase of 3.6% compared to last month and an increase of 25.1% from Sep 2025. The average days on market for units sold in September was 19 days, 6% below the 5-year September average of 20 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pendings; a 2.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 37; and a 30.3% increase in supply to 43 active units.

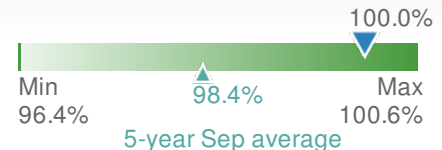
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.15 in August and an increase from 0.62 in September 2025. The Contract Ratio is 4% higher than the 5-year September average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared 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**43**

Aug 2026	Sep 2025
33	37

Avg DOM**19**

Aug 2026	Sep 2025	YTD
19	14	19

Avg Sold to OLP Ratio**100.0%**

Aug 2026	Sep 2025	YTD
99.7%	100.6%	100.3%

September 2026

Kennett Consolidated (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11** **57.1%**from Aug 2026:
7 **-38.9%**from Sep 2025:
18

YTD	2026	2025	+/-
	113	94	20.2%

5-year Sep average: **12****New Pendings****7** **-12.5%**from Aug 2026:
8 **0.0%**from Sep 2025:
7

YTD	2026	2025	+/-
	89	68	30.9%

5-year Sep average: **8****Closed Sales****10** **-23.1%**from Aug 2026:
13 **11.1%**from Sep 2025:
9

YTD	2026	2025	+/-
	92	60	53.3%

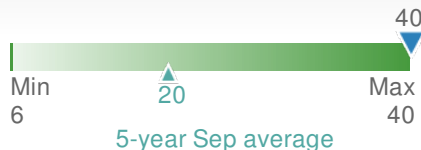
5-year Sep average: **8****Median Sold Price****\$506,030** **-7.2%**from Aug 2026:
\$545,237 **23.4%**from Sep 2025:
\$410,000

YTD	2026	2025	+/-
	\$508,250	\$485,500	4.7%

5-year Sep average: **\$481,233****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for September was \$506,030, representing a decrease of 7.2% compared to last month and an increase of 23.4% from Sep 2025. The average days on market for units sold in September was 10 days, 55% below the 5-year September average of 22 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 21; and a 21.2% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.70 in August and a decrease from 0.58 in September 2025. The Contract Ratio is 66% lower than the 5-year September average of 1.54. 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**40**

Aug 2026	Sep 2025
33	26

Avg DOM**10**

Aug 2026	Sep 2025	YTD
29	27	29

Avg Sold to OLP Ratio**100.6%**

Aug 2026	Sep 2025	YTD
100.2%	99.8%	99.8%

September 2026

Kennett Consolidated (Chester, PA) - Attached/Townhouse

36 County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**11** **57.1%**from Aug 2026:
7 **-35.3%**from Sep 2025:
17

YTD	2026	2025	+/-
	112	92	21.7%

5-year Sep average: **11****New Pendings****7** **-12.5%**from Aug 2026:
8 **0.0%**from Sep 2025:
7

YTD	2026	2025	+/-
	88	65	35.4%

5-year Sep average: **7****Closed Sales****10** **-23.1%**from Aug 2026:
13 **25.0%**from Sep 2025:
8

YTD	2026	2025	+/-
	91	57	59.6%

5-year Sep average: **8****Median
Sold Price****\$506,030** **-7.2%**from Aug 2026:
\$545,237 **13.0%**from Sep 2025:
\$448,000

YTD	2026	2025	+/-
	\$507,500	\$490,000	3.6%

5-year Sep average: **\$495,575****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$506,030, representing a decrease of 7.2% compared to last month and an increase of 13% from Sep 2025. The average days on market for units sold in September was 10 days, 56% below the 5-year September average of 23 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 21; and a 21.2% increase in supply to 40 active units.

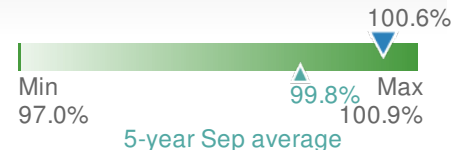
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.70 in August and a decrease from 0.60 in September 2025. The Contract Ratio is 66% lower than the 5-year September average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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**40**

Aug 2026	Sep 2025
33	25

Avg DOM**10**

Aug 2026	Sep 2025	YTD
29	30	29

**Avg Sold to
OLP Ratio****100.6%**

Aug 2026	Sep 2025	YTD
100.2%	100.0%	99.8%