

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Phoenixville Area (Chester, PA)

September 2026

Phoenixville Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**48**

↑ **23.1%**
from Aug 2026:
39

↑ **4.3%**
from Sep 2025:
46

YTD	2026	2025	+/-
	431	409	5.4%

5-year Sep average: **41****New Pendings****32**

↓ **-15.8%**
from Aug 2026:
38

↓ **-5.9%**
from Sep 2025:
34

YTD	2026	2025	+/-
	359	348	3.2%

5-year Sep average: **33****Closed Sales****33**

↓ **-32.7%**
from Aug 2026:
49

↓ **-23.3%**
from Sep 2025:
43

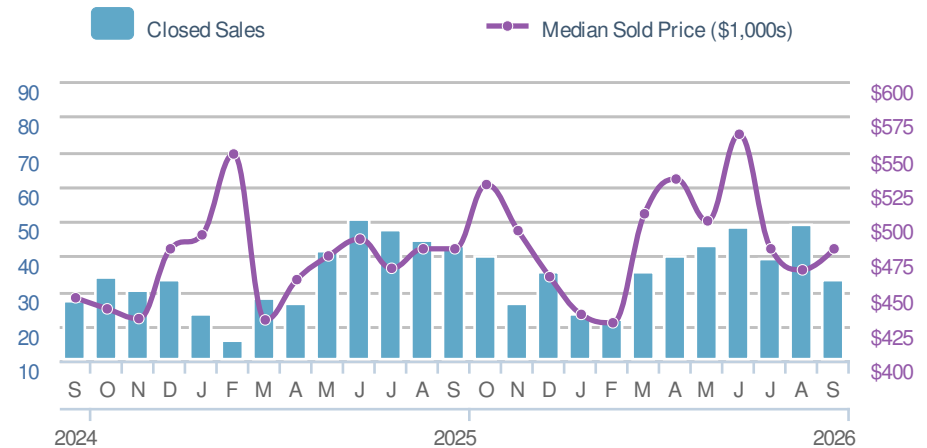
YTD	2026	2025	+/-
	342	330	3.6%

5-year Sep average: **35****Median Sold Price****\$480,000**

↑ **3.2%**
from Aug 2026:
\$465,000

↔ **0.0%**
from Sep 2025:
\$480,000

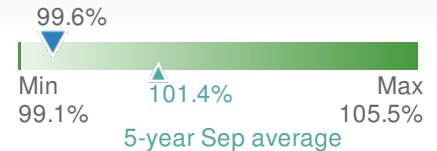
YTD	2026	2025	+/-
	\$480,000	\$470,000	2.1%

5-year Sep average: **\$432,500****Active Listings****56**

Aug 2026	Sep 2025
44	56

Avg DOM**32**

Aug 2026	Sep 2025	YTD
20	26	25

Avg Sold to OLP Ratio**99.6%**

Aug 2026	Sep 2025	YTD
99.9%	99.5%	100.8%

September 2026

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17** **13.3%**from Aug 2026:
15 **-19.0%**from Sep 2025:
21

YTD	2026	2025	+/-
	193	186	3.8%

5-year Sep average: **20****New Pendings****15** **-25.0%**from Aug 2026:
20 **-25.0%**from Sep 2025:
20

YTD	2026	2025	+/-
	173	155	11.6%

5-year Sep average: **17****Closed Sales****18** **-5.3%**from Aug 2026:
19 **-14.3%**from Sep 2025:
21

YTD	2026	2025	+/-
	163	145	12.4%

5-year Sep average: **17****Median Sold Price****\$685,000** **-1.4%**from Aug 2026:
\$695,000 **14.2%**from Sep 2025:
\$600,000

YTD	2026	2025	+/-
	\$665,000	\$579,000	14.9%

5-year Sep average: **\$549,377****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for September was \$685,000, representing a decrease of 1.4% compared to last month and an increase of 14.2% from Sep 2025. The average days on market for units sold in September was 22 days, 53% above the 5-year September average of 14 days. There was a 25% month over month decrease in new contract activity with 15 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 26; and a 5.3% decrease in supply to 18 active units.

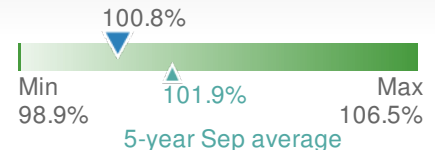
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 1.47 in August and an increase from 1.13 in September 2025. The Contract Ratio is 26% higher than the 5-year September average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity 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**18**

Aug 2026	Sep 2025
19	24

Avg DOM**22**

Aug 2026	Sep 2025	YTD
17	18	20

Avg Sold to OLP Ratio**100.8%**

Aug 2026	Sep 2025	YTD
102.2%	98.9%	102.2%

September 2026

Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****31** **29.2%**from Aug 2026:
24 **24.0%**from Sep 2025:
25

YTD	2026	2025	+/-
	238	223	6.7%

5-year Sep average: **21****New Pendings****17** **-5.6%**from Aug 2026:
18 **21.4%**from Sep 2025:
14

YTD	2026	2025	+/-
	186	193	-3.6%

5-year Sep average: **15****Closed Sales****15** **-50.0%**from Aug 2026:
30 **-31.8%**from Sep 2025:
22

YTD	2026	2025	+/-
	179	185	-3.2%

5-year Sep average: **18****Median Sold Price****\$435,000** **8.1%**from Aug 2026:
\$402,500 **7.9%**from Sep 2025:
\$403,000

YTD	2026	2025	+/-
	\$441,500	\$415,750	6.2%

5-year Sep average: **\$395,525****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for September was \$435,000, representing an increase of 8.1% compared to last month and an increase of 7.9% from Sep 2025. The average days on market for units sold in September was 43 days, 90% above the 5-year September average of 23 days. There was a 5.6% month over month decrease in new contract activity with 17 New Pendings; a 4.2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 25; and a 52% increase in supply to 38 active units.

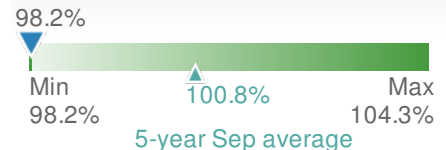
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.96 in August and a decrease from 0.75 in September 2025. The Contract Ratio is 45% lower than the 5-year September average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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**38**

Aug 2026	Sep 2025
25	32

Avg DOM**43**

Aug 2026	Sep 2025	YTD
22	32	29

Avg Sold to OLP Ratio**98.2%**

Aug 2026	Sep 2025	YTD
98.5%	100.0%	99.6%

September 2026

Phoenixville Area (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****26**
30.0%
from Aug 2026:
20
30.0%
from Sep 2025:
20

YTD	2026	2025	+/-
	210	196	7.1%

5-year Sep average: **18****New Pendings****15**
7.1%
from Aug 2026:
14
25.0%
from Sep 2025:
12

YTD	2026	2025	+/-
	169	175	-3.4%

5-year Sep average: **14****Closed Sales****14**
-51.7%
from Aug 2026:
29
-22.2%
from Sep 2025:
18

YTD	2026	2025	+/-
	162	168	-3.6%

5-year Sep average: **16****Median Sold Price****\$442,450**
6.6%
from Aug 2026:
\$415,000
7.3%
from Sep 2025:
\$412,500

YTD	2026	2025	+/-
	\$448,000	\$429,000	4.4%

5-year Sep average: **\$400,115****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$442,450, representing an increase of 6.6% compared to last month and an increase of 7.3% from Sep 2025. The average days on market for units sold in September was 43 days, 96% above the 5-year September average of 22 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from August) to 19; and a 45.5% increase in supply to 32 active units.

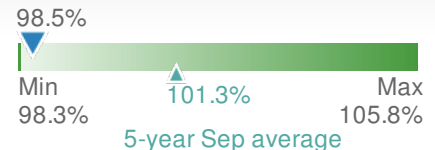
This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 0.82 in August and a decrease from 0.95 in September 2025. The Contract Ratio is 54% lower than the 5-year September average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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**32**

Aug 2026	Sep 2025
22	22

Avg DOM**43**

Aug 2026	Sep 2025	YTD
22	31	28

Avg Sold to OLP Ratio**98.5%**

Aug 2026	Sep 2025	YTD
98.4%	100.7%	99.8%