

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Spring-Ford Area (Chester, PA)

September 2026

Spring-Ford Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**3**

↔ 0.0%

from Aug 2026:
3

↓ -66.7%

from Sep 2025:
9

YTD	2026	2025	+/-
	43	38	13.2%

5-year Sep average: 5

New Pendings**1**

↓ -80.0%

from Aug 2026:
5

↓ -50.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	31	28	10.7%

5-year Sep average: 2

Closed Sales**4**

↔ 0.0%

from Aug 2026:
4

↑ 33.3%

from Sep 2025:
3

YTD	2026	2025	+/-
	29	26	11.5%

5-year Sep average: 4

Median Sold Price**\$332,450**

↑ 18.5%

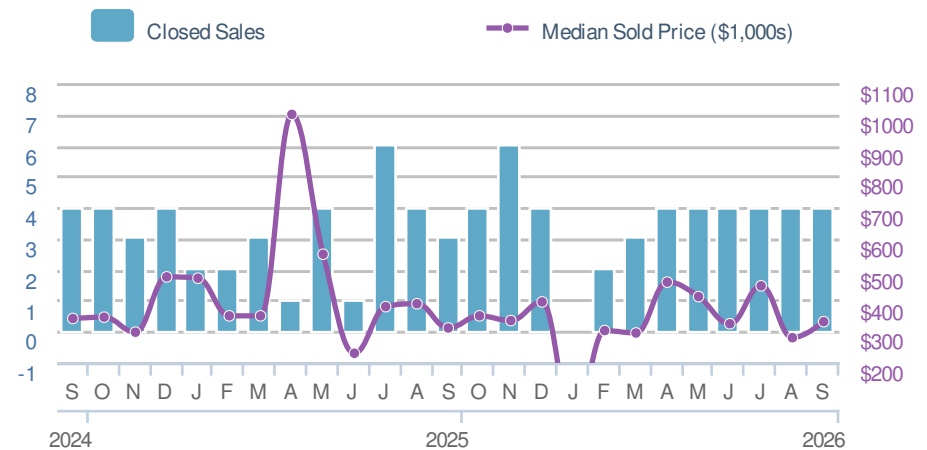
from Aug 2026:
\$280,500

↑ 6.8%

from Sep 2025:
\$311,224

YTD	2026	2025	+/-
	\$357,500	\$380,000	-5.9%

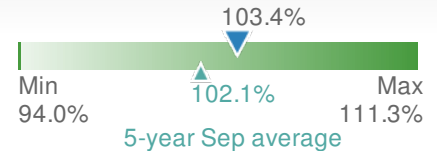
5-year Sep average: \$317,725

**Active Listings****8**

Aug 2026	Sep 2025
7	10

Avg DOM**15**

Aug 2026	Sep 2025	YTD
10	13	21

Avg Sold to OLP Ratio**103.4%**

Aug 2026	Sep 2025	YTD
104.3%	101.7%	101.2%

September 2026

Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**1**

↔ 0.0%

from Aug 2026:

1

↓ -75.0%

from Sep 2025:

4

YTD	2026	2025	+/-
	16	15	6.7%

5-year Sep average: **2****New Pendings****0**

↓ -100.0%

from Aug 2026:

4

↓ -100.0%

from Sep 2025:

1

YTD	2026	2025	+/-
	13	13	0.0%

5-year Sep average: **1****Closed Sales****3**

↑ 200.0%

from Aug 2026:

1

↑ 200.0%

from Sep 2025:

1

YTD	2026	2025	+/-
	12	12	0.0%

5-year Sep average: **3****Median Sold Price****\$360,000**

↓ -13.3%

from Aug 2026:

\$415,000

↓ -64.5%

from Sep 2025:

\$1,013,000

YTD	2026	2025	+/-
	\$423,625	\$725,450	-41.6%

5-year Sep average: **\$480,080****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for September was \$360,000, representing a decrease of 13.3% compared to last month and a decrease of 64.5% from Sep 2025. The average days on market for units sold in September was 13 days, 24% below the 5-year September average of 17 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 1; and a 0% increase in supply to 1 active units.

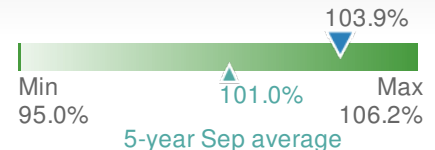
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in August and an increase from 0.75 in September 2025. The Contract Ratio is 64% higher than the 5-year September average of 0.61. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Aug 2026	Sep 2025
0	4

Avg DOM**13**

Aug 2026	Sep 2025	YTD
20	18	10

Avg Sold to OLP Ratio**103.9%**

Aug 2026	Sep 2025	YTD
97.7%	103.9%	102.7%

September 2026

Spring-Ford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**2**

↔ 0.0% ↓ -60.0%

from Aug 2026: from Sep 2025:

2 5

YTD	2026	2025	+/-
	27	23	17.4%

5-year Sep average: **3****New Pendings****1**

↔ 0.0% ↔ 0.0%

from Aug 2026: from Sep 2025:

1 1

YTD	2026	2025	+/-
	18	15	20.0%

5-year Sep average: **1****Closed Sales****1**

↓ -66.7% ↓ -50.0%

from Aug 2026: from Sep 2025:

3 2

YTD	2026	2025	+/-
	17	14	21.4%

5-year Sep average: **2****Median Sold Price****\$304,900**

↑ 21.5% ↑ 17.4%

from Aug 2026: from Sep 2025:

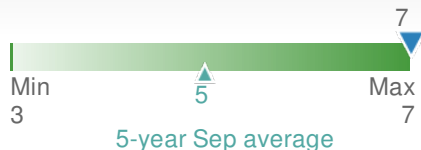
\$251,000 **\$259,612**

YTD	2026	2025	+/-
	\$310,000	\$325,000	-4.6%

5-year Sep average: **\$238,902****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for September was \$304,900, representing an increase of 21.5% compared to last month and an increase of 17.4% from Sep 2025. The average days on market for units sold in September was 20 days, 52% below the 5-year September average of 42 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 1; and no change in supply with 7 active units.

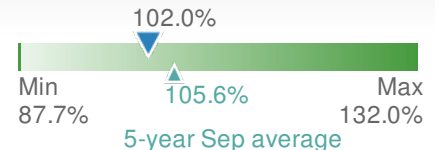
This activity resulted in a Contract Ratio of 0.14 pendings per active listing, no change from August and a decrease from 0.33 in September 2025. The Contract Ratio is 69% lower than the 5-year September average of 0.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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**7**

Aug 2026	Sep 2025
7	6

Avg DOM**20**

Aug 2026	Sep 2025	YTD
7	11	29

Avg Sold to OLP Ratio**102.0%**

Aug 2026	Sep 2025	YTD
106.5%	100.6%	100.2%

September 2026

Spring-Ford Area (Chester, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2**

↔ 0.0% ↓ -60.0%

from Aug 2026: from Sep 2025:

2 5

YTD	2026	2025	+/-
	27	23	17.4%

5-year Sep average: **3****New Pendings****1**

↔ 0.0% ↔ 0.0%

from Aug 2026: from Sep 2025:

1 1

YTD	2026	2025	+/-
	18	15	20.0%

5-year Sep average: **1****Closed Sales****1**

↓ -66.7% ↓ -50.0%

from Aug 2026: from Sep 2025:

3 2

YTD	2026	2025	+/-
	17	14	21.4%

5-year Sep average: **2****Median Sold Price****\$304,900**

↑ 21.5% ↑ 17.4%

from Aug 2026: from Sep 2025:

\$251,000 **\$259,612**

YTD	2026	2025	+/-
	\$310,000	\$325,000	-4.6%

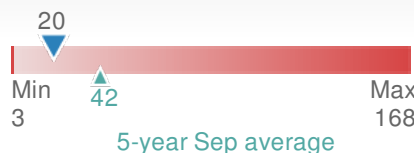
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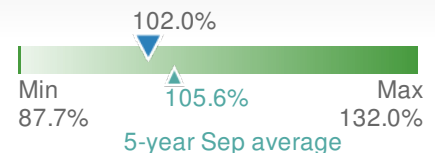
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Active Listings**7**

Aug 2026	Sep 2025
7	6

Avg DOM**20**

Aug 2026	Sep 2025	YTD
7	11	29

Avg Sold to OLP Ratio**102.0%**

Aug 2026	Sep 2025	YTD
106.5%	100.6%	100.2%