

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Tredyffrin-Easttown (Chester, PA)

September 2026

Tredyffrin-Easttown (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**51** **6.3%**from Aug 2026:
48 **10.9%**from Sep 2025:
46

YTD	2026	2025	+/-
	512	499	2.6%

5-year Sep average: **49****New Pendings****46** **-6.1%**from Aug 2026:
49 **35.3%**from Sep 2025:
34

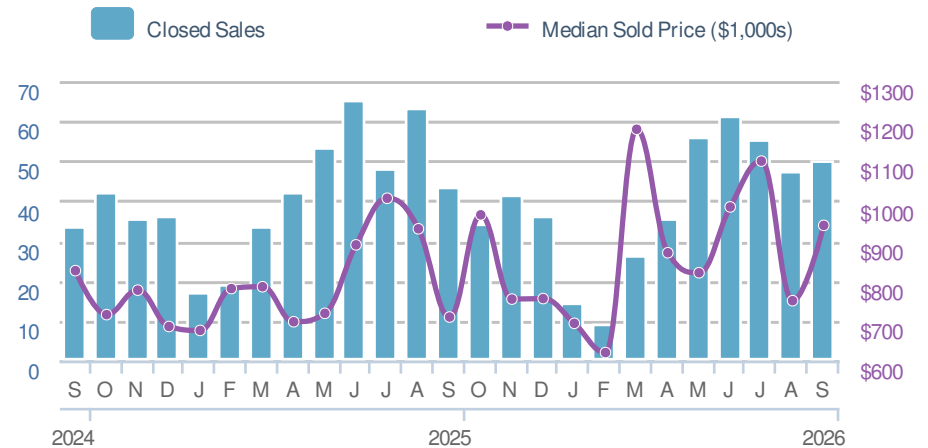
YTD	2026	2025	+/-
	408	412	-1.0%

5-year Sep average: **42****Closed Sales****50** **6.4%**from Aug 2026:
47 **16.3%**from Sep 2025:
43

YTD	2026	2025	+/-
	362	393	-7.9%

5-year Sep average: **43****Median Sold Price****\$939,500** **25.3%**from Aug 2026:
\$750,000 **32.5%**from Sep 2025:
\$709,000

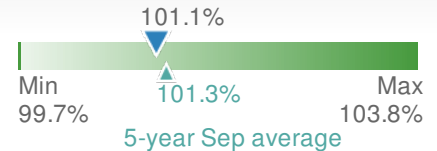
YTD	2026	2025	+/-
	\$902,500	\$816,789	10.5%

5-year Sep average: **\$763,700****Active Listings****68**

Aug 2026	Sep 2025
61	64

Avg DOM**16**

Aug 2026	Sep 2025	YTD
20	20	16

Avg Sold to OLP Ratio**101.1%**

Aug 2026	Sep 2025	YTD
101.6%	99.7%	103.6%

September 2026

Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****30**
 **20.0%**
from Aug 2026:
25
 **25.0%**
from Sep 2025:
24

YTD	2026	2025	+/-
	323	309	4.5%

5-year Sep average: **29****New Pendings****24**
 **-20.0%**
from Aug 2026:
30
 **20.0%**
from Sep 2025:
20

YTD	2026	2025	+/-
	258	249	3.6%

5-year Sep average: **22****Closed Sales****37**
 **37.0%**
from Aug 2026:
27
 **60.9%**
from Sep 2025:
23

YTD	2026	2025	+/-
	230	228	0.9%

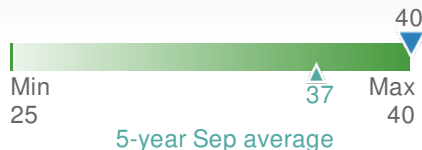
5-year Sep average: **26****Median
Sold Price****\$1,130,000**
 **-5.8%**
from Aug 2026:
\$1,200,000
 **15.3%**
from Sep 2025:
\$980,000

YTD	2026	2025	+/-
	\$1,205,000	\$1,072,500	12.4%

5-year Sep average: **\$1,017,800****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for September was \$1,130,000, representing a decrease of 5.8% compared to last month and an increase of 15.3% from Sep 2025. The average days on market for units sold in September was 17 days, 23% below the 5-year September average of 22 days. There was a 20% month over month decrease in new contract activity with 24 New Pendings; a 21.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 40; and a 25% increase in supply to 40 active units.

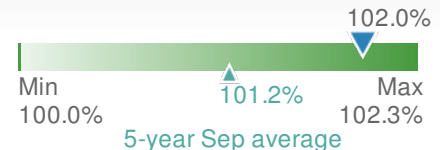
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.59 in August and an increase from 0.80 in September 2025. The Contract Ratio is 2% lower than the 5-year September average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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**40**

Aug 2026	Sep 2025
32	40

Avg DOM**17**

Aug 2026	Sep 2025	YTD
17	26	12

**Avg Sold to
OLP Ratio****102.0%**

Aug 2026	Sep 2025	YTD
104.3%	100.0%	106.0%

September 2026

Tredyffrin-Easttown (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21** **-8.7%**from Aug 2026:
23 **-4.5%**from Sep 2025:
22

YTD	2026	2025	+/-
	189	190	-0.5%

5-year Sep average: **20****New Pending****22** **15.8%**from Aug 2026:
19 **57.1%**from Sep 2025:
14

YTD	2026	2025	+/-
	150	163	-8.0%

5-year Sep average: **19****Closed Sales****13** **-35.0%**from Aug 2026:
20 **-35.0%**from Sep 2025:
20

YTD	2026	2025	+/-
	132	165	-20.0%

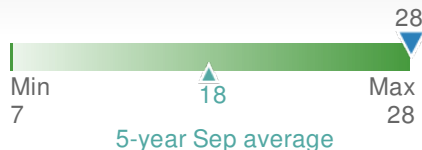
5-year Sep average: **17****Median
Sold Price****\$530,500** **0.1%**from Aug 2026:
\$530,076 **23.7%**from Sep 2025:
\$428,750

YTD	2026	2025	+/-
	\$453,750	\$415,000	9.3%

5-year Sep average: **\$452,050****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for September was \$530,500, representing an increase of 0.1% compared to last month and an increase of 23.7% from Sep 2025. The average days on market for units sold in September was 13 days, the same as the 5-year September average of 13 days. There was a 15.8% month over month increase in new contract activity with 22 New Pending; an 8% MoM increase in All Pending (new contracts + contracts carried over from August) to 27; and a 3.4% decrease in supply to 28 active units.

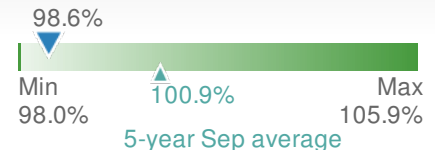
This activity resulted in a Contract Ratio of 0.96 pendencies per active listing, up from 0.86 in August and an increase from 0.58 in September 2025. The Contract Ratio is 45% lower than the 5-year September average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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**28**

Aug 2026	Sep 2025
29	24

Avg DOM**13**

Aug 2026	Sep 2025	YTD
23	13	23

**Avg Sold to
OLP Ratio****98.6%**

Aug 2026	Sep 2025	YTD
98.0%	99.3%	99.2%

September 2026**Tredyffrin-Easttown (Chester, PA) - Attached/Townhouse**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10**

 **-47.4%**
 from Aug 2026:
19

 **-28.6%**
 from Sep 2025:
14

YTD	2026	2025	+/-
	132	114	15.8%

5-year Sep average: **12****New Pendings****17**

 **13.3%**
 from Aug 2026:
15

 **70.0%**
 from Sep 2025:
10

YTD	2026	2025	+/-
	106	101	5.0%

5-year Sep average: **13****Closed Sales****12**

 **-25.0%**
 from Aug 2026:
16

 **0.0%**
 from Sep 2025:
12

YTD	2026	2025	+/-
	89	100	-11.0%

5-year Sep average: **11****Median Sold Price****\$540,250**

 **1.4%**
 from Aug 2026:
\$532,576

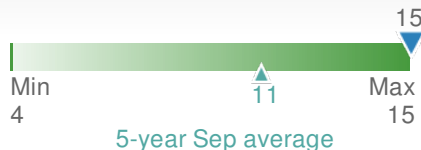
 **1.9%**
 from Sep 2025:
\$530,000

YTD	2026	2025	+/-
	\$540,000	\$518,000	4.2%

5-year Sep average: **\$535,100****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$540,250, representing an increase of 1.4% compared to last month and an increase of 1.9% from Sep 2025. The average days on market for units sold in September was 14 days, the same as the 5-year September average of 14 days. There was a 13.3% month over month increase in new contract activity with 17 New Pendings; a 5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 21; and a 31.8% decrease in supply to 15 active units.

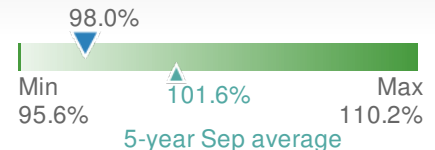
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, up from 0.91 in August and an increase from 0.79 in September 2025. The Contract Ratio is 21% lower than the 5-year September average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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**15**

Aug 2026	Sep 2025
22	14

Avg DOM**14**

Aug 2026	Sep 2025	YTD
23	15	20

Avg Sold to OLP Ratio**98.0%**

Aug 2026	Sep 2025	YTD
97.9%	100.6%	99.7%