

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Twin Valley (Chester, PA)

September 2026

Twin Valley (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**18** **5.9%**from Aug 2026:
17 **38.5%**from Sep 2025:
13

YTD	2026	2025	+/-
	126	139	-9.4%

5-year Sep average: **15****New Pendings****9** **-40.0%**from Aug 2026:
15 **-30.8%**from Sep 2025:
13

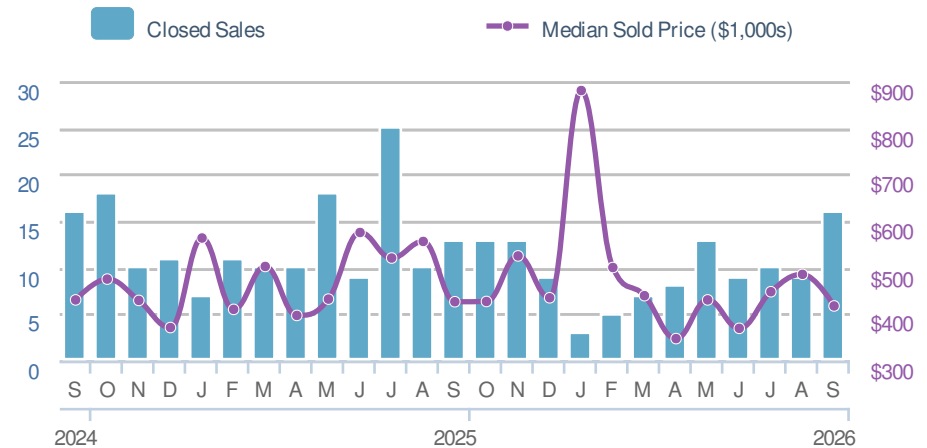
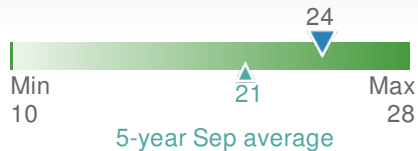
YTD	2026	2025	+/-
	92	120	-23.3%

5-year Sep average: **13****Closed Sales****16** **77.8%**from Aug 2026:
9 **23.1%**from Sep 2025:
13

YTD	2026	2025	+/-
	84	133	-36.8%

5-year Sep average: **13****Median Sold Price****\$417,625** **-13.9%**from Aug 2026:
\$485,000 **-2.0%**from Sep 2025:
\$426,000

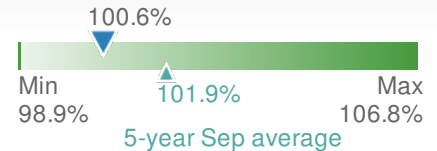
YTD	2026	2025	+/-
	\$430,000	\$510,000	-15.7%

5-year Sep average: **\$391,725****Active Listings****24**

Aug 2026	Sep 2025
17	19

Avg DOM**16**

Aug 2026	Sep 2025	YTD
25	21	25

Avg Sold to OLP Ratio**100.6%**

Aug 2026	Sep 2025	YTD
98.0%	103.1%	99.6%

September 2026

Twin Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**13** **-7.1%**from Aug 2026:
14 **85.7%**from Sep 2025:
7

YTD	2026	2025	+/-
	89	113	-21.2%

5-year Sep average: **11****New Pendings****6** **-33.3%**from Aug 2026:
9 **-40.0%**from Sep 2025:
10

YTD	2026	2025	+/-
	64	95	-32.6%

5-year Sep average: **10****Closed Sales****10** **25.0%**from Aug 2026:
8 **0.0%**from Sep 2025:
10

YTD	2026	2025	+/-
	61	111	-45.0%

5-year Sep average: **10****Median Sold Price****\$397,500** **-23.6%**from Aug 2026:
\$520,500 **-1.5%**from Sep 2025:
\$403,550

YTD	2026	2025	+/-
	\$450,000	\$560,000	-19.6%

5-year Sep average: **\$389,510****Summary**

In Twin Valley (Chester, PA), the median sold price for Detached properties for September was \$397,500, representing a decrease of 23.6% compared to last month and a decrease of 1.5% from Sep 2025. The average days on market for units sold in September was 10 days, 54% below the 5-year September average of 22 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 35.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 9; and a 23.1% increase in supply to 16 active units.

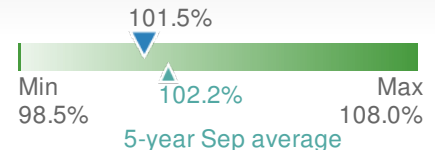
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 1.08 in August and a decrease from 1.14 in September 2025. The Contract Ratio is 48% lower than the 5-year September average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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**16**

Aug 2026	Sep 2025
13	14

Avg DOM**10**

Aug 2026	Sep 2025	YTD
28	26	27

Avg Sold to OLP Ratio**101.5%**

Aug 2026	Sep 2025	YTD
97.8%	103.2%	99.5%

September 2026

Twin Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5** **66.7%**from Aug 2026:
3 **-16.7%**from Sep 2025:
6

YTD	2026	2025	+/-
	37	26	42.3%

5-year Sep average: **4****New Pendings****3** **-50.0%**from Aug 2026:
6 **0.0%**from Sep 2025:
3

YTD	2026	2025	+/-
	28	25	12.0%

5-year Sep average: **3****Closed Sales****6** **500.0%**from Aug 2026:
1 **100.0%**from Sep 2025:
3

YTD	2026	2025	+/-
	23	22	4.5%

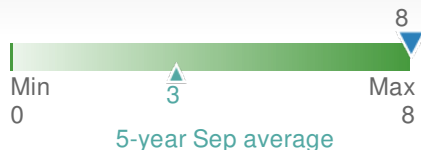
5-year Sep average: **3****Median
Sold Price****\$427,625** **-0.1%**from Aug 2026:
\$428,000 **0.4%**from Sep 2025:
\$426,000

YTD	2026	2025	+/-
	\$425,250	\$424,500	0.2%

5-year Sep average: **\$375,015****Summary**

In Twin Valley (Chester, PA), the median sold price for Attached properties for September was \$427,625, representing a decrease of 0.1% compared to last month and an increase of 0.4% from Sep 2025. The average days on market for units sold in September was 28 days, 175% above the 5-year September average of 10 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 5; and a 100% increase in supply to 8 active units.

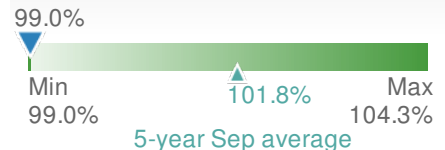
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 1.75 in August and a decrease from 0.80 in September 2025. The Contract Ratio is 18% higher than the 5-year September average of 0.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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**8**

Aug 2026	Sep 2025
4	5

Avg DOM**28**

Aug 2026	Sep 2025	YTD
0	3	19

**Avg Sold to
OLP Ratio****99.0%**

Aug 2026	Sep 2025	YTD
100.0%	102.8%	99.9%

September 2026

Twin Valley (Chester, PA) - Attached/Townhouse

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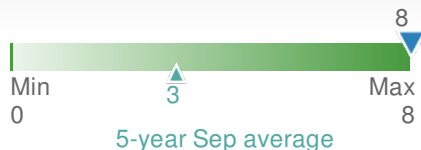
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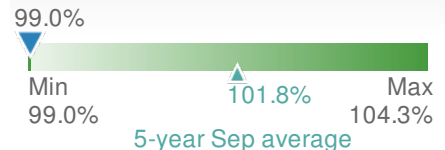
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**Avg Sold to
OLP Ratio****99.0%**

Aug 2026	Sep 2025	YTD
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