

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

West Chester Area (Chester, PA)

September 2026

West Chester Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**106** **24.7%**
from Aug 2026:
85 **-23.7%**
from Sep 2025:
139

YTD	2026	2025	+/-
	962	1,201	-19.9%

5-year Sep average: **112****New Pendings****75** **-13.8%**
from Aug 2026:
87 **-25.7%**
from Sep 2025:
101

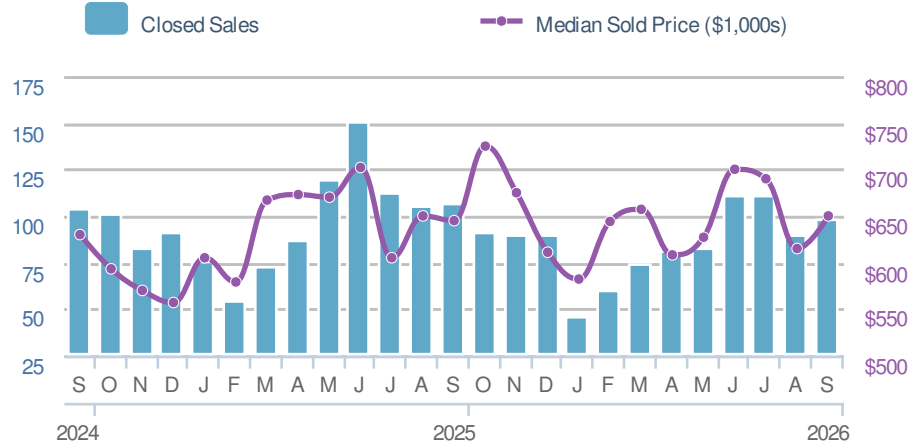
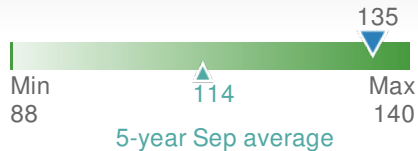
YTD	2026	2025	+/-
	767	951	-19.3%

5-year Sep average: **90****Closed Sales****98** **10.1%**
from Aug 2026:
89 **-8.4%**
from Sep 2025:
107

YTD	2026	2025	+/-
	772	917	-15.8%

5-year Sep average: **100****Median Sold Price****\$650,155** **5.7%**
from Aug 2026:
\$615,000 **0.8%**
from Sep 2025:
\$645,000

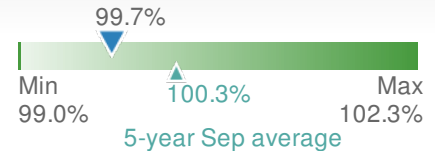
YTD	2026	2025	+/-
	\$645,000	\$655,000	-1.5%

5-year Sep average: **\$596,031****Active Listings****135**

Aug 2026	Sep 2025
108	140

Avg DOM**16**

Aug 2026	Sep 2025	YTD
19	15	17

Avg Sold to OLP Ratio**99.7%**

Aug 2026	Sep 2025	YTD
100.5%	99.0%	101.0%

September 2026

West Chester Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****47** **6.8%**from Aug 2026:
44 **-45.3%**from Sep 2025:
86

YTD	2026	2025	+/-
	544	726	-25.1%

5-year Sep average: **61****New Pendings****33** **-34.0%**from Aug 2026:
50 **-45.0%**from Sep 2025:
60

YTD	2026	2025	+/-
	409	543	-24.7%

5-year Sep average: **49****Closed Sales****58** **11.5%**from Aug 2026:
52 **-14.7%**from Sep 2025:
68

YTD	2026	2025	+/-
	437	513	-14.8%

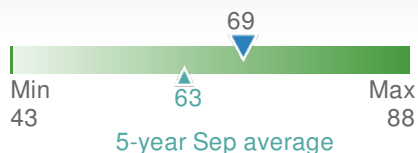
5-year Sep average: **53****Median
Sold Price****\$762,750** **-0.3%**from Aug 2026:
\$765,000 **0.3%**from Sep 2025:
\$760,500

YTD	2026	2025	+/-
	\$814,980	\$817,000	-0.2%

5-year Sep average: **\$750,650****Summary**

In West Chester Area (Chester, PA), the median sold price for Detached properties for September was \$762,750, representing a decrease of 0.3% compared to last month and an increase of 0.3% from Sep 2025. The average days on market for units sold in September was 20 days, 56% above the 5-year September average of 13 days. There was a 34% month over month decrease in new contract activity with 33 New Pendings; a 38.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 48; and a 23.2% increase in supply to 69 active units.

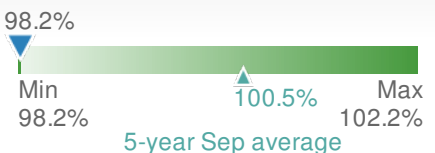
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 1.39 in August and a decrease from 1.67 in September 2025. The Contract Ratio is 57% lower than the 5-year September average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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**69**

Aug 2026	Sep 2025
56	88

Avg DOM**20**

Aug 2026	Sep 2025	YTD
20	11	16

**Avg Sold to
OLP Ratio****98.2%**

Aug 2026	Sep 2025	YTD
100.7%	99.6%	101.7%

September 2026**West Chester Area (Chester, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****59**
 **43.9%**
from Aug 2026:
41
 **11.3%**
from Sep 2025:
53

YTD	2026	2025	+/-
	418	475	-12.0%

5-year Sep average: **51****New Pendings****42**
 **13.5%**
from Aug 2026:
37
 **2.4%**
from Sep 2025:
41

YTD	2026	2025	+/-
	358	408	-12.3%

5-year Sep average: **41****Closed Sales****40**
 **8.1%**
from Aug 2026:
37
 **2.6%**
from Sep 2025:
39

YTD	2026	2025	+/-
	335	404	-17.1%

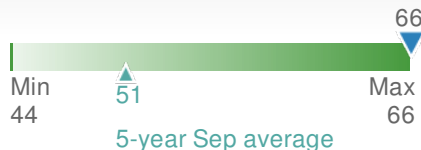
5-year Sep average: **47****Median
Sold Price****\$485,000**
 **-4.9%**
from Aug 2026:
\$510,000
 **4.3%**
from Sep 2025:
\$465,000

YTD	2026	2025	+/-
	\$485,000	\$498,500	-2.7%

5-year Sep average: **\$461,000****Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for September was \$485,000, representing a decrease of 4.9% compared to last month and an increase of 4.3% from Sep 2025. The average days on market for units sold in September was 9 days, 36% below the 5-year September average of 14 days. There was a 13.5% month over month increase in new contract activity with 42 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 49; and a 26.9% increase in supply to 66 active units.

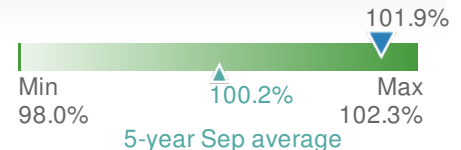
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 0.94 in August and a decrease from 1.02 in September 2025. The Contract Ratio is 47% lower than the 5-year September average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared 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**66**

Aug 2026	Sep 2025
52	52

Avg DOM**9**

Aug 2026	Sep 2025	YTD
18	21	19

**Avg Sold to
OLP Ratio****101.9%**

Aug 2026	Sep 2025	YTD
100.1%	98.0%	100.1%

September 2026**West Chester Area (Chester, PA) - Attached/Townhouse** Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**47** **67.9%**from Aug 2026:
28 **-6.0%**from Sep 2025:
50

YTD	2026	2025	+/-
	336	399	-15.8%

5-year Sep average: **44****New Pendings****33** **13.8%**from Aug 2026:
29 **-17.5%**from Sep 2025:
40

YTD	2026	2025	+/-
	285	340	-16.2%

5-year Sep average: **36****Closed Sales****32** **3.2%**from Aug 2026:
31 **3.2%**from Sep 2025:
31

YTD	2026	2025	+/-
	265	333	-20.4%

5-year Sep average: **38****Median Sold Price****\$524,500** **-2.0%**from Aug 2026:
\$535,000 **2.3%**from Sep 2025:
\$512,500

YTD	2026	2025	+/-
	\$525,000	\$525,000	0.0%

5-year Sep average: **\$490,120****Summary**

In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$524,500, representing a decrease of 2% compared to last month and an increase of 2.3% from Sep 2025. The average days on market for units sold in September was 9 days, 34% below the 5-year September average of 14 days. There was a 13.8% month over month increase in new contract activity with 33 New Pendings; a 2.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 39; and a 23.8% increase in supply to 52 active units.

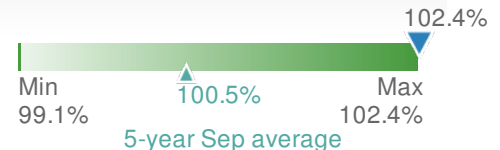
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.95 in August and a decrease from 1.11 in September 2025. The Contract Ratio is 48% lower than the 5-year September average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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**52**

Aug 2026	Sep 2025
42	45

Avg DOM**9**

Aug 2026	Sep 2025	YTD
16	17	17

Avg Sold to OLP Ratio**102.4%**

Aug 2026	Sep 2025	YTD
100.5%	99.1%	100.6%