

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

West Chester Area (Delaware, PA)

September 2026

West Chester Area (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**6****↑500.0%**from Aug 2026:
1**↑20.0%**from Sep 2025:
5

YTD	2026	2025	+/-
	44	70	-37.1%

5-year Sep average: **7****New Pendings****3****↓-40.0%**from Aug 2026:
5**↓-70.0%**from Sep 2025:
10

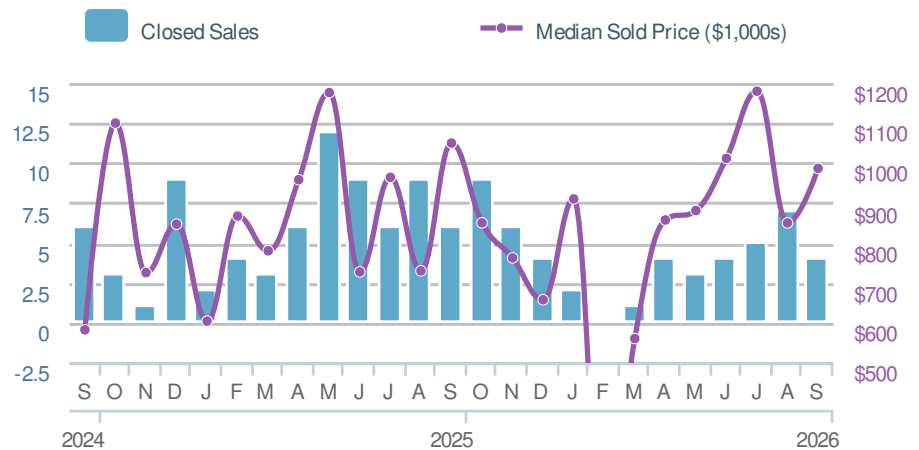
YTD	2026	2025	+/-
	34	60	-43.3%

5-year Sep average: **5****Closed Sales****4****↓-42.9%**from Aug 2026:
7**↓-33.3%**from Sep 2025:
6

YTD	2026	2025	+/-
	30	57	-47.4%

5-year Sep average: **5****Median Sold Price****\$987,500****↑16.2%**from Aug 2026:
\$850,000**↓-6.0%**from Sep 2025:
\$1,050,000

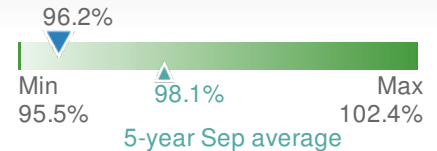
YTD	2026	2025	+/-
	\$940,000	\$852,800	10.2%

5-year Sep average: **\$844,900****Active Listings****9**

Aug 2026	Sep 2025
7	13

Avg DOM**39**

Aug 2026	Sep 2025	YTD
14	16	26

Avg Sold to OLP Ratio**96.2%**

Aug 2026	Sep 2025	YTD
97.2%	102.4%	99.8%

September 2026

West Chester Area (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5** **400.0%**from Aug 2026:
1 **25.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	37	56	-33.9%

5-year Sep average: **5****New Pendings****3** **-40.0%**from Aug 2026:
5 **-57.1%**from Sep 2025:
7

YTD	2026	2025	+/-
	31	47	-34.0%

5-year Sep average: **4****Closed Sales****4** **-33.3%**from Aug 2026:
6 **-33.3%**from Sep 2025:
6

YTD	2026	2025	+/-
	28	46	-39.1%

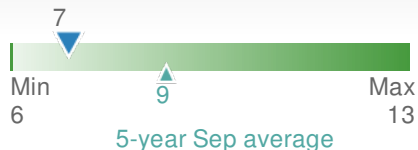
5-year Sep average: **4****Median Sold Price****\$987,500** **4.4%**from Aug 2026:
\$946,000 **-6.0%**from Sep 2025:
\$1,050,000

YTD	2026	2025	+/-
	\$1,002,000	\$964,500	3.9%

5-year Sep average: **\$917,200****Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for September was \$987,500, representing an increase of 4.4% compared to last month and a decrease of 6% from Sep 2025. The average days on market for units sold in September was 39 days, 67% above the 5-year September average of 23 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 6; and a 40% increase in supply to 7 active units.

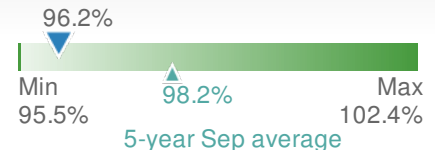
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.40 in August and an increase from 0.54 in September 2025. The Contract Ratio is 30% higher than the 5-year September average of 0.66. A higher Contract Ratio signifies a relative increase in contract activity 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
5	13

Avg DOM**39**

Aug 2026	Sep 2025	YTD
16	16	27

Avg Sold to OLP Ratio**96.2%**

Aug 2026	Sep 2025	YTD
95.3%	102.4%	99.4%

September 2026**West Chester Area (Delaware, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
1

YTD	2026	2025	+/-
	7	14	-50.0%

5-year Sep average: **1****New Pendings****0**

↔ 0.0%

from Aug 2026:
0

↓ -100.0%

from Sep 2025:
3

YTD	2026	2025	+/-
	3	13	-76.9%

5-year Sep average: **1****Closed Sales****0**

↓ -100.0%

from Aug 2026:
1

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	2	11	-81.8%

5-year Sep average: **1****Median Sold Price****\$0**

↓ -100.0%

from Aug 2026:
\$590,000

↔ 0.0%

from Sep 2025:
\$0

YTD	2026	2025	+/-
	\$692,500	\$632,500	9.5%

5-year Sep average: **\$229,000****Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for September was \$0, representing a decrease of 100% compared to last month and no change from Sep 2025. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 8 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 1; and no change in supply with 2 active units.

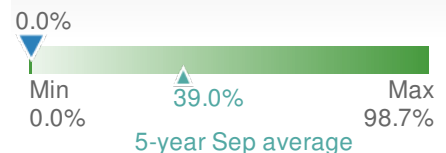
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, no change from August and an increase from 0.00 in September 2025. The Contract Ratio is 29% lower than the 5-year September average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared 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**2**

Aug 2026	Sep 2025
2	0

Avg DOM**0**

Aug 2026	Sep 2025	YTD
5	0	21

Avg Sold to OLP Ratio**0.0%**

Aug 2026	Sep 2025	YTD
108.9%	0.0%	105.7%

September 2026**West Chester Area (Delaware, PA) - Attached/Townhouse**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**1**

↔ 0.0%

from Aug 2026:
0

↔ 0.0%

from Sep 2025:
1

YTD	2026	2025	+/-
	6	14	-57.1%

5-year Sep average: **1****New Pendings****0**

↔ 0.0%

from Aug 2026:
0

↓ -100.0%

from Sep 2025:
3

YTD	2026	2025	+/-
	3	13	-76.9%

5-year Sep average: **1****Closed Sales****0**

↓ -100.0%

from Aug 2026:
1

↔ 0.0%

from Sep 2025:
0

YTD	2026	2025	+/-
	2	11	-81.8%

5-year Sep average: **1****Median Sold Price****\$0**

↓ -100.0%

from Aug 2026:
\$590,000

↔ 0.0%

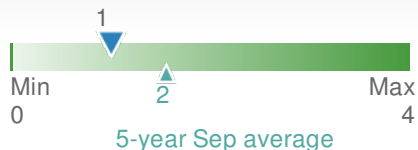
from Sep 2025:
\$0

YTD	2026	2025	+/-
	\$692,500	\$632,500	9.5%

5-year Sep average: **\$229,000****Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$0, representing a decrease of 100% compared to last month and no change from Sep 2025. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 8 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 1; and no change in supply with 1 active units.

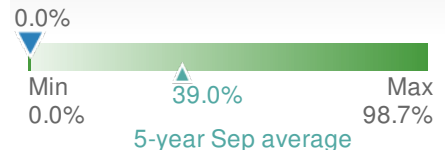
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from August and an increase from 0.00 in September 2025. The Contract Ratio is 25% higher than the 5-year September average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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
1	0

Avg DOM**0**

Aug 2026	Sep 2025	YTD
5	0	21

Avg Sold to OLP Ratio**0.0%**

Aug 2026	Sep 2025	YTD
108.9%	0.0%	105.7%