Chester-Upland - Delaware, PA

Market Trends Report | October 2026 · All Home Types

TRI-COUNTY SUBURBAN REALTORS®

At a glance

SALES ACTIVITY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Closed Sales	**13**	14	▼ 7.1%	**222**	212	▲ 4.7%
New Purchase Contracts	**23**	21	▲ 9.5%	**252**	276	▼ 8.7%
Showings	**198**	243	▼ 18.5%	**2,259**	3,138	▼ 28.0%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$207,000**	$180,000	▲ 15.0%	**$137,250**	$155,000	▼ 11.5%
Avg. Sale to Orig. List Price Ratio	**99.3%**	96.7%	▲ 2.6 pp	**91.6%**	95.5%	▼ 3.9 pp
Median Days on Market	**19 days**	12 days	▲ 7 days	**21 days**	15 days	▲ 6 days

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**37**	25	▲ 48.0%	**361**	331	▲ 9.1%
Active Listings	**87**	63	▲ 38.1%	**87**	63	▲ 38.1%
Months of Supply	**4.0**	2.9	▲ 1.1 mos	**4.0**	2.9	▲ 1.1 mos

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Sales Activity

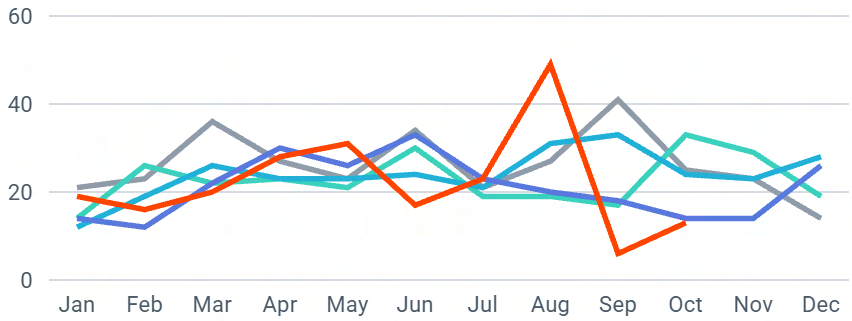
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

13
homes sold

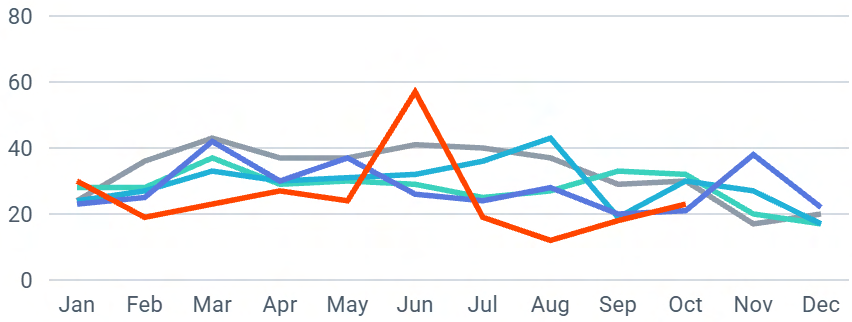
▼ **7.1%** vs. Oct 2025
▲ **117%** vs. Sep 2026
▲ **4.7%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

23
homes went under contract

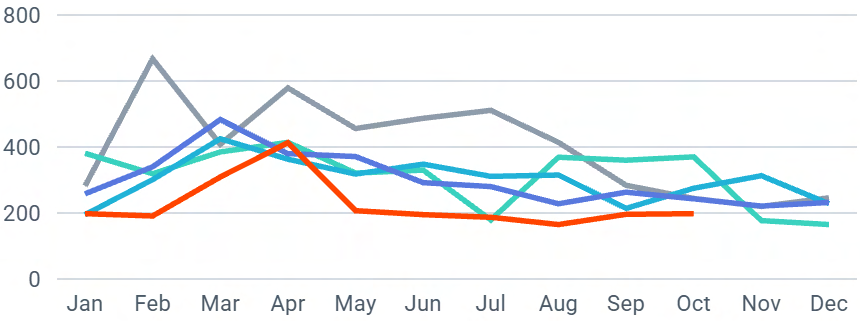
▲ **9.5%** vs. Oct 2025
▲ **27.8%** vs. Sep 2026
▼ **8.7%** 2026 YTD vs. 2025 YTD



Showings

198
home showings

▼ **18.5%** vs. Oct 2025
▲ **1.0%** vs. Sep 2026
▼ **28.0%** 2026 YTD vs. 2025 YTD



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Price and Pace

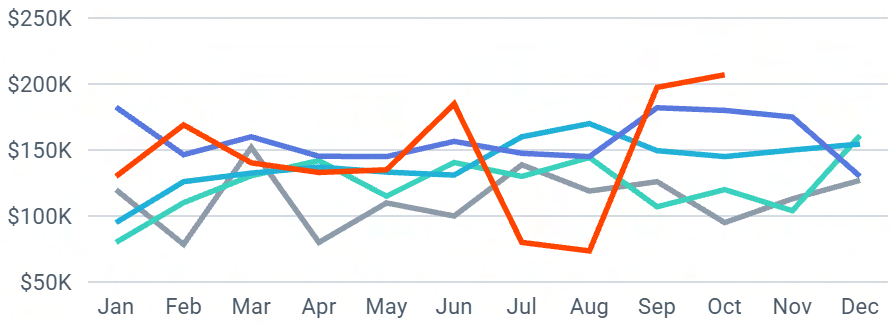
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$207,000
median sale price

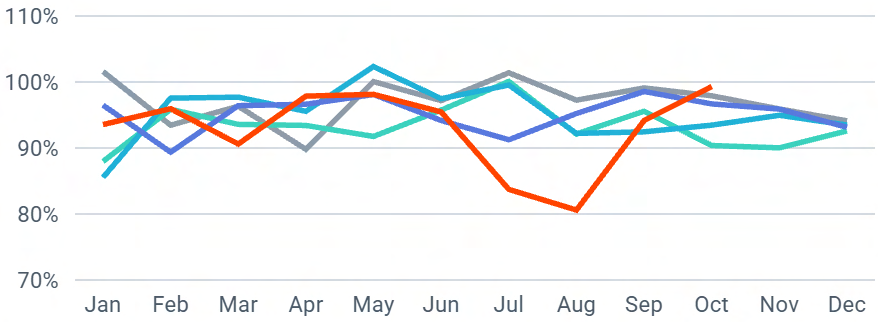
▲ **15.0%** vs. Oct 2025
▲ **4.8%** vs. Sep 2026
▼ **11.5%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

99.3%
of original list price, on average

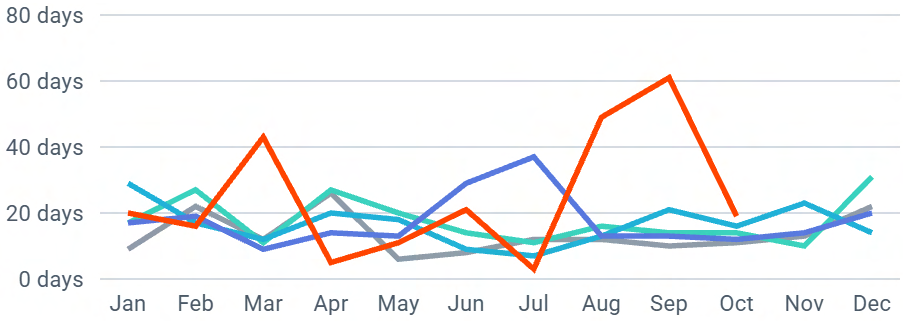
▲ **2.6 pp** vs. Oct 2025
▲ **5.2 pp** vs. Sep 2026
▼ **3.9 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

19 days
median days on market

▲ **7 days** vs. Oct 2025
▼ **42 days** vs. Sep 2026
▲ **6 days** 2026 YTD vs. 2025 YTD



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Inventory

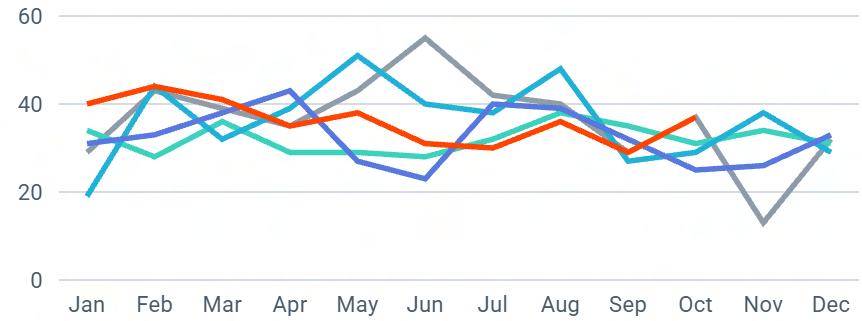
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

37
homes newly listed

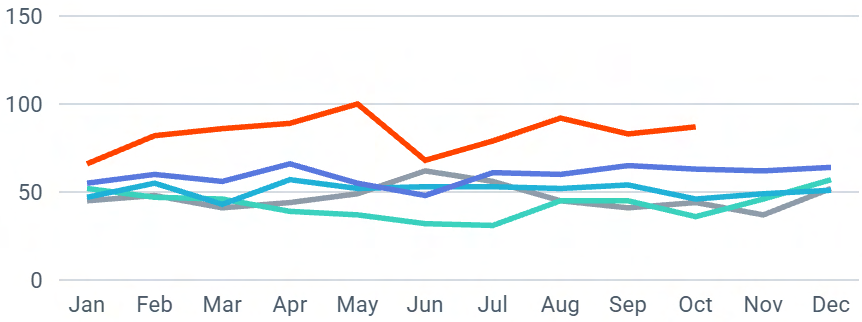
▲ **48.0%** vs. Oct 2025
▲ **27.6%** vs. Sep 2026
▲ **9.1%** 2026 YTD vs. 2025 YTD



Active Listings

87
homes for sale at month end

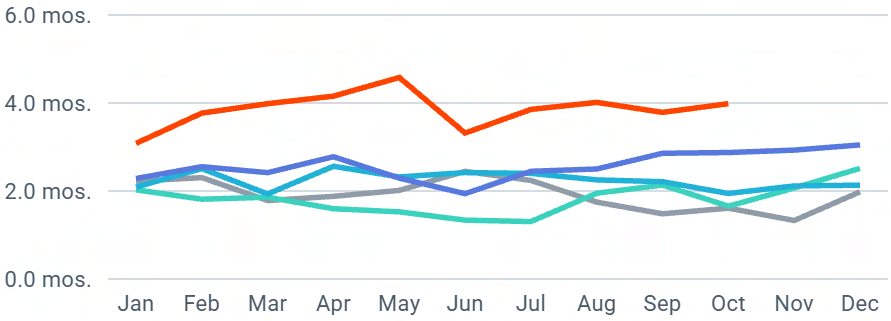
▲ **38.1%** vs. Oct 2025
▲ **4.8%** vs. Sep 2026
▲ **38.1%** 2026 YTD vs. 2025 YTD



Months of Supply

4.0
months of supply at the current sales pace

▲ **1.1 mos** vs. Oct 2025
▲ **0.2 mos** vs. Sep 2026
▲ **1.1 mos** 2026 YTD vs. 2025 YTD



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