Kennett Consolidated - Chester, 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	**33**	22	▲ 50.0%	**263**	220	▲ 19.5%
New Purchase Contracts	**21**	17	▲ 23.5%	**277**	269	▲ 3.0%
Showings	**275**	276	▼ 0.4%	**2,743**	3,167	▼ 13.4%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$559,303**	$540,637	▲ 3.5%	**$559,992**	$598,553	▼ 6.4%
Avg. Sale to Orig. List Price Ratio	**99.1%**	98.1%	▲ 1.0 pp	**99.9%**	99.5%	▲ 0.4 pp
Median Days on Market	**6 days**	12 days	▼ 6 days	**7 days**	8 days	▼ 1 day

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**20**	35	▼ 42.9%	**325**	324	▲ 0.3%
Active Listings	**81**	80	▲ 1.3%	**81**	80	▲ 1.3%
Months of Supply	**3.2**	3.7	▼ 0.5 mos	**3.2**	3.7	▼ 0.5 mos

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Sales Activity

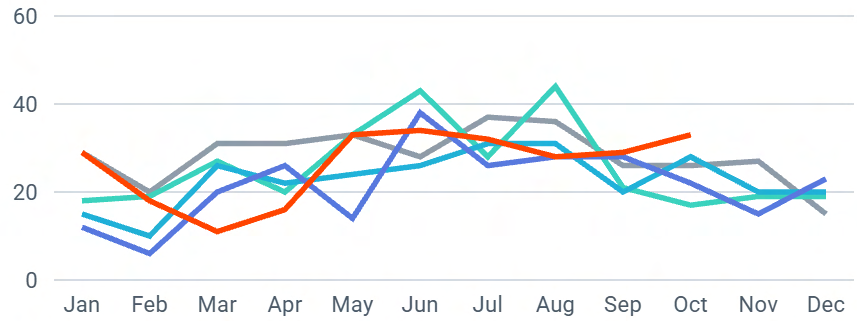
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

33
homes sold

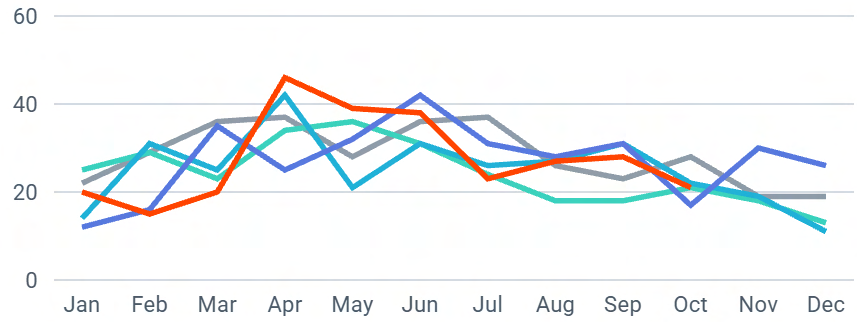
▲ **50.0%** vs. Oct 2025
▲ **13.8%** vs. Sep 2026
▲ **19.5%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

21
homes went under contract

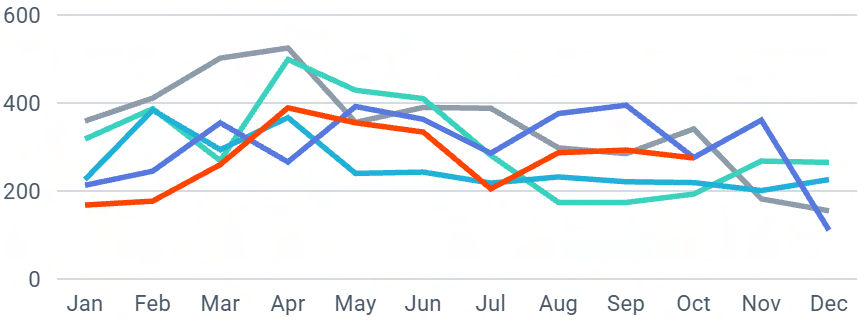
▲ **23.5%** vs. Oct 2025
▼ **25.0%** vs. Sep 2026
▲ **3.0%** 2026 YTD vs. 2025 YTD



Showings

275
home showings

▼ **0.4%** vs. Oct 2025
▼ **6.1%** vs. Sep 2026
▼ **13.4%** 2026 YTD vs. 2025 YTD



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Price and Pace

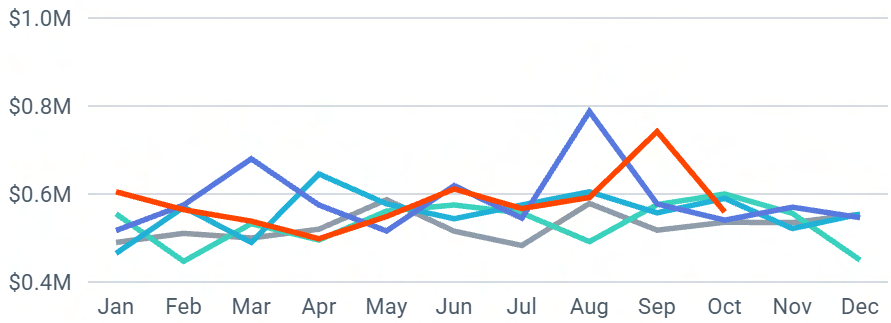
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$559,303
median sale price

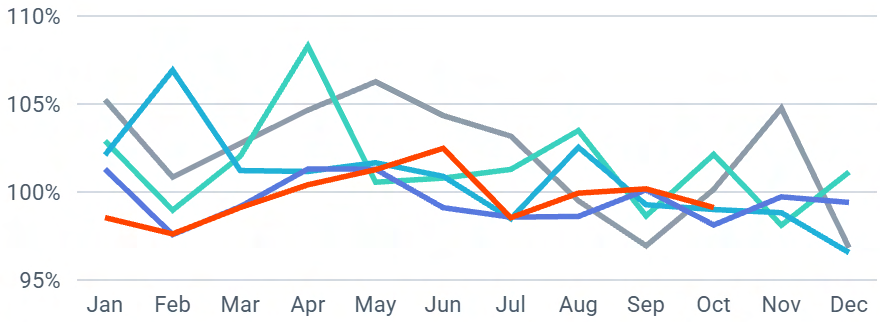
▲ **3.5%** vs. Oct 2025
▼ **24.6%** vs. Sep 2026
▼ **6.4%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

99.1%
of original list price, on average

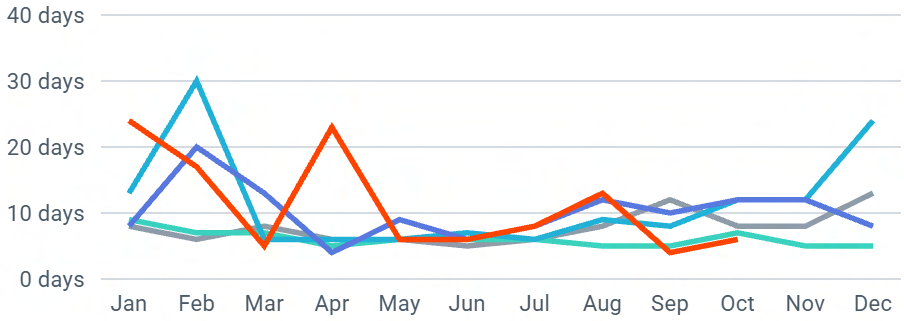
▲ **1.0 pp** vs. Oct 2025
▼ **1.1 pp** vs. Sep 2026
▲ **0.4 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

6 days
median days on market

▼ **6 days** vs. Oct 2025
▲ **2 days** vs. Sep 2026
▼ **1 day** 2026 YTD vs. 2025 YTD



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Inventory

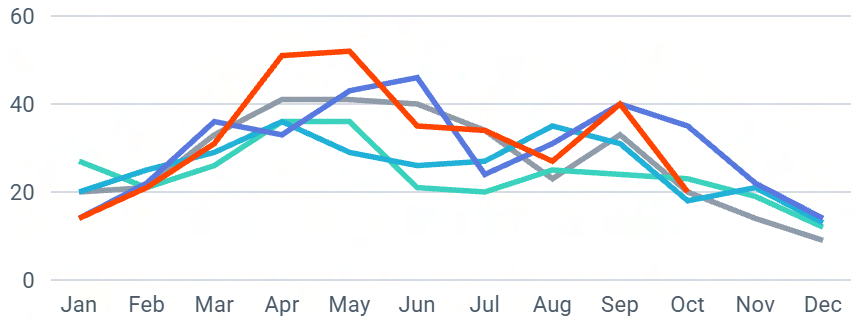
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

20
homes newly listed

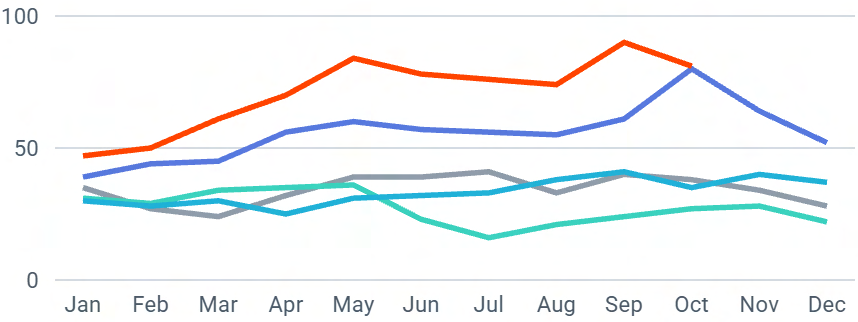
▼ **42.9%** vs. Oct 2025
▼ **50.0%** vs. Sep 2026
▲ **0.3%** 2026 YTD vs. 2025 YTD



Active Listings

81
homes for sale at month end

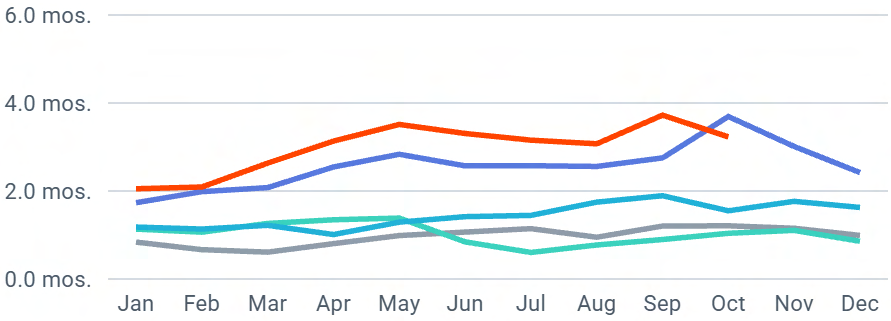
▲ **1.3%** vs. Oct 2025
▼ **10.0%** vs. Sep 2026
▲ **1.3%** 2026 YTD vs. 2025 YTD



Months of Supply

3.2
months of supply at the current sales pace

▼ **0.5 mos** vs. Oct 2025
▼ **0.5 mos** vs. Sep 2026
▼ **0.5 mos** 2026 YTD vs. 2025 YTD



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