Owen J Roberts - 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	**35**	30	▲ 16.7%	**317**	295	▲ 7.5%
New Purchase Contracts	**37**	34	▲ 8.8%	**373**	344	▲ 8.4%
Showings	**421**	379	▲ 11.1%	**4,509**	3,958	▲ 13.9%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$597,500**	$525,000	▲ 13.8%	**$570,000**	$535,000	▲ 6.5%
Avg. Sale to Orig. List Price Ratio	**97.1%**	97.4%	▼ 0.3 pp	**98.6%**	99.3%	▼ 0.7 pp
Median Days on Market	**10 days**	13 days	▼ 3 days	**9 days**	8 days	▲ 1 day

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**40**	41	▼ 2.4%	**444**	380	▲ 16.8%
Active Listings	**73**	56	▲ 30.4%	**73**	56	▲ 30.4%
Months of Supply	**2.3**	1.8	▲ 0.5 mos	**2.3**	1.8	▲ 0.5 mos

© Copyright 2026 Bright MLS – Information deemed reliable but not guaranteed.

Sales Activity

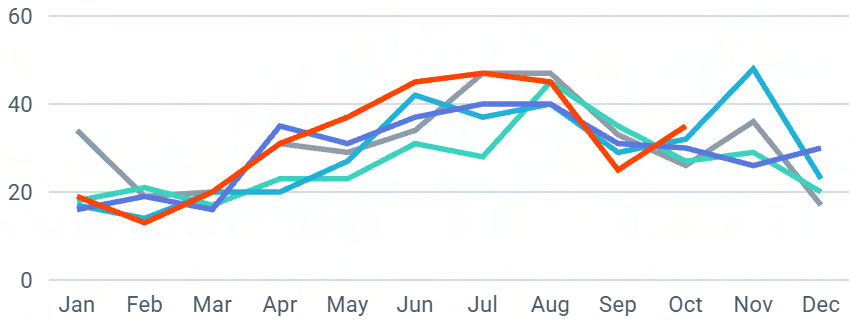
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

35
homes sold

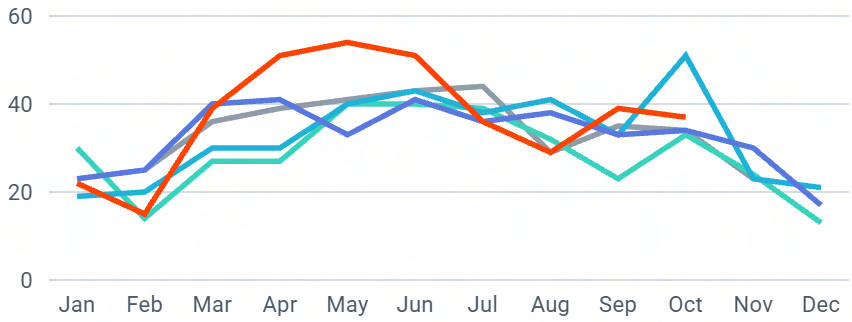
▲ **16.7%** vs. Oct 2025
▲ **40.0%** vs. Sep 2026
▲ **7.5%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

37
homes went under contract

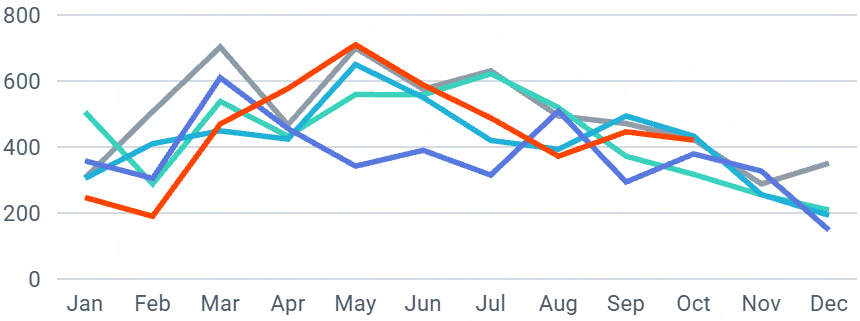
▲ **8.8%** vs. Oct 2025
▼ **5.1%** vs. Sep 2026
▲ **8.4%** 2026 YTD vs. 2025 YTD



Showings

421
home showings

▲ **11.1%** vs. Oct 2025
▼ **5.6%** vs. Sep 2026
▲ **13.9%** 2026 YTD vs. 2025 YTD



© Copyright 2026 Bright MLS – Information deemed reliable but not guaranteed.

Price and Pace

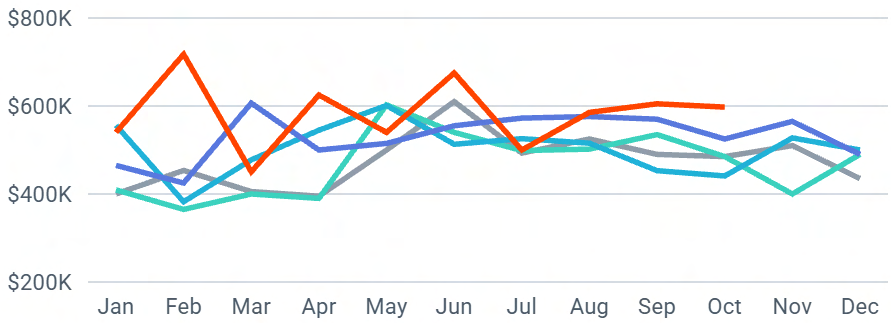
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$597,500
median sale price

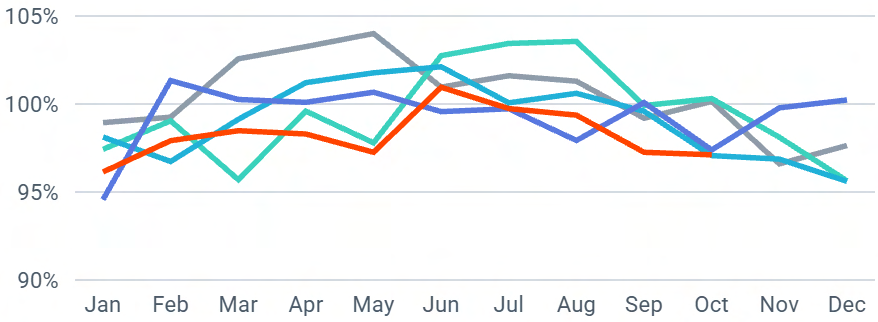
▲ **13.8%** vs. Oct 2025
▼ **1.2%** vs. Sep 2026
▲ **6.5%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

97.1%
of original list price, on average

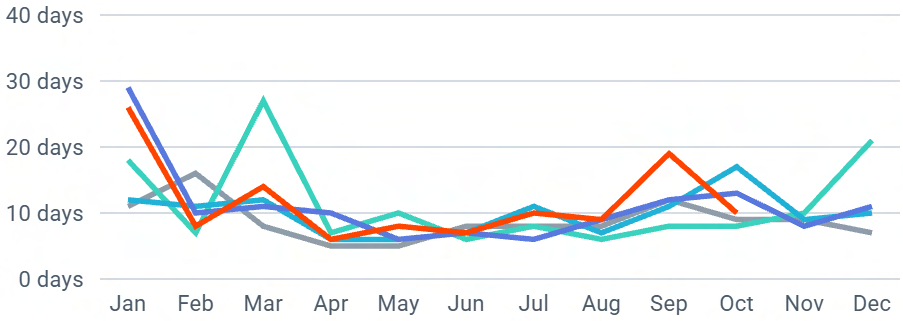
▼ **0.3 pp** vs. Oct 2025
▼ **0.1 pp** vs. Sep 2026
▼ **0.7 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

10 days
median days on market

▼ **3 days** vs. Oct 2025
▼ **9 days** vs. Sep 2026
▲ **1 day** 2026 YTD vs. 2025 YTD



© Copyright 2026 Bright MLS – Information deemed reliable but not guaranteed.

Inventory

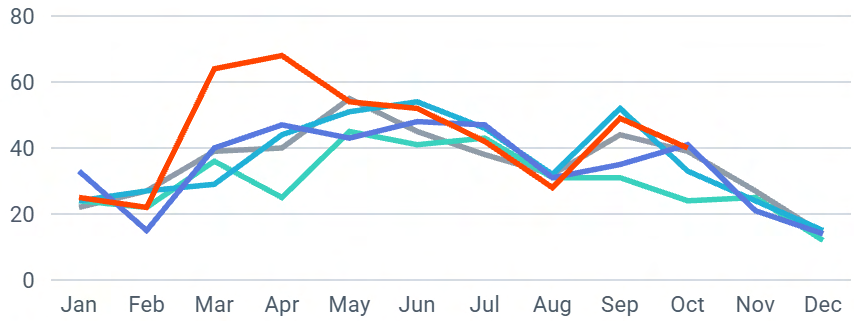
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

40
homes newly listed

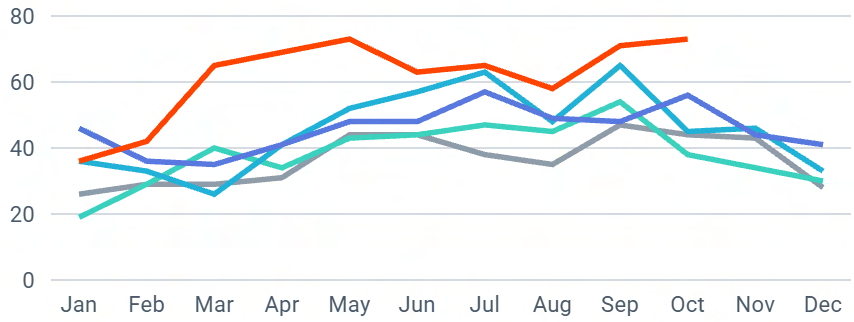
▼ **2.4%** vs. Oct 2025
▼ **18.4%** vs. Sep 2026
▲ **16.8%** 2026 YTD vs. 2025 YTD



Active Listings

73
homes for sale at month end

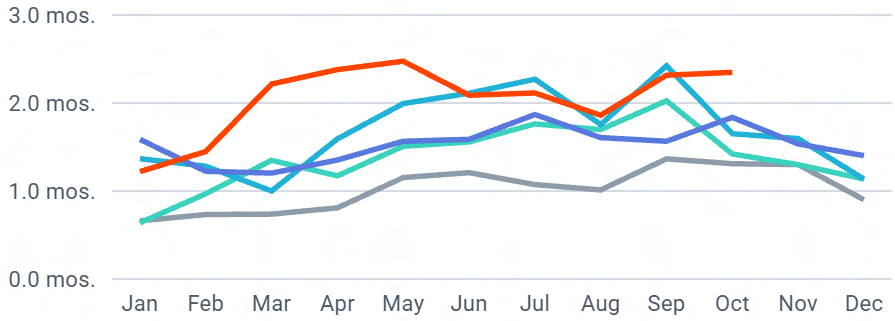
▲ **30.4%** vs. Oct 2025
▲ **2.8%** vs. Sep 2026
▲ **30.4%** 2026 YTD vs. 2025 YTD



Months of Supply

2.3
months of supply at the current sales pace

▲ **0.5 mos** vs. Oct 2025
0.0 mos vs. Sep 2026
▲ **0.5 mos** 2026 YTD vs. 2025 YTD



© Copyright 2026 Bright MLS – Information deemed reliable but not guaranteed.