Tredyffrin-Easttown - 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	47	34	▲ 38.2%	408	435	▼ 6.2%
New Purchase Contracts	34	47	▼ 27.7%	465	486	▼ 4.3%
Showings	567	728	▼ 22.1%	7,470	7,353	▲ 1.6%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	$675,000	$965,500	▼ 30.1%	$880,000	$830,000	▲ 6.0%
Avg. Sale to Orig. List Price Ratio	101.3%	99.8%	▲ 1.6 pp	103.3%	102.4%	▲ 0.9 pp
Median Days on Market	7 days	12 days	▼ 5 days	6 days	6 days	0 days

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	44	56	▼ 21.4%	558	556	▲ 0.4%
Active Listings	75	63	▲ 19.0%	75	63	▲ 19.0%
Months of Supply	1.8	1.5	▲ 0.4 mos	1.8	1.5	▲ 0.4 mos

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Sales Activity

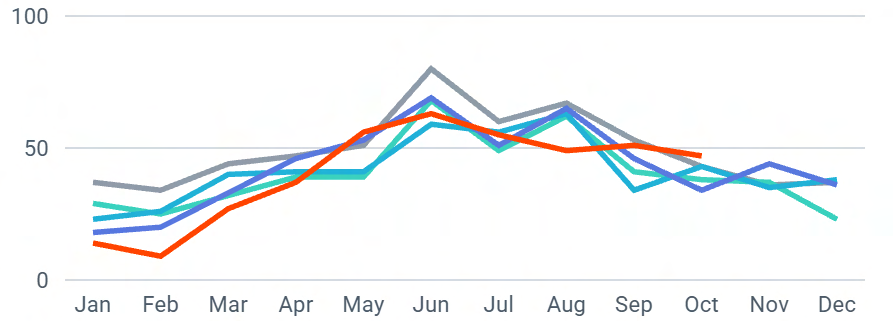
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

47
homes sold

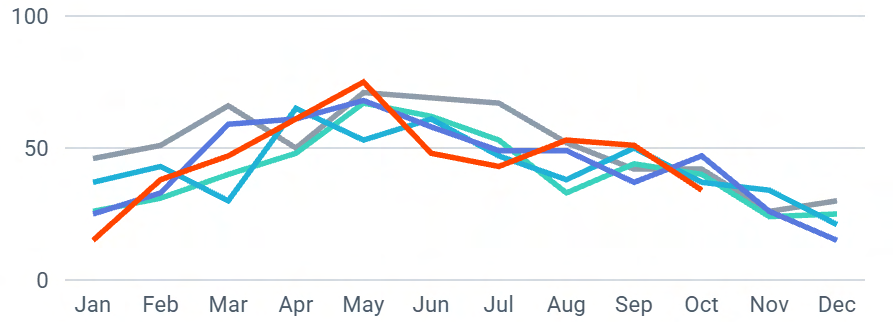
▲ **38.2%** vs. Oct 2025
▼ **7.8%** vs. Sep 2026
▼ **6.2%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

34
homes went under contract

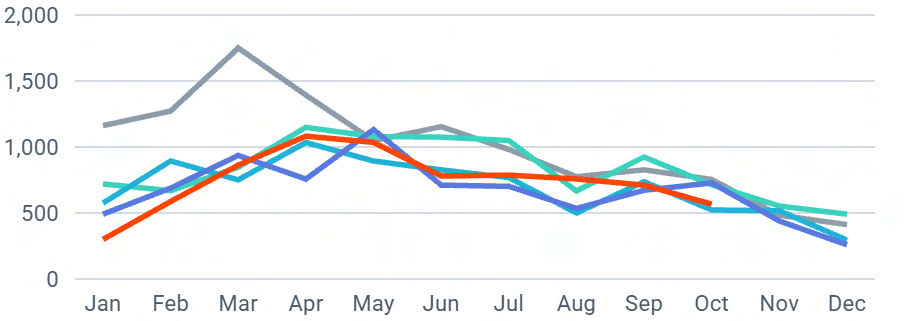
▼ **27.7%** vs. Oct 2025
▼ **33.3%** vs. Sep 2026
▼ **4.3%** 2026 YTD vs. 2025 YTD



Showings

567
home showings

▼ **22.1%** vs. Oct 2025
▼ **20.3%** vs. Sep 2026
▲ **1.6%** 2026 YTD vs. 2025 YTD



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Price and Pace

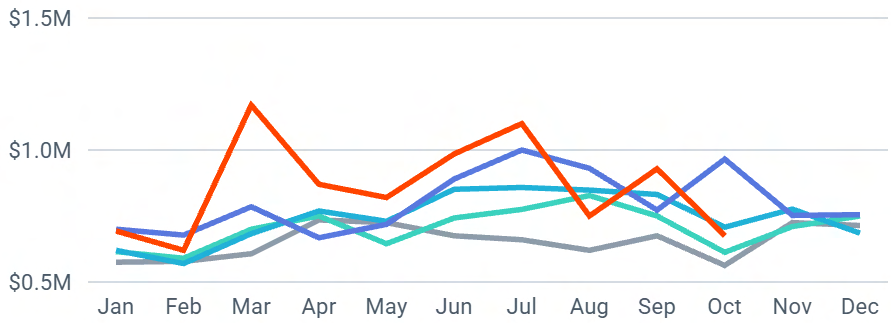
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$675,000
median sale price

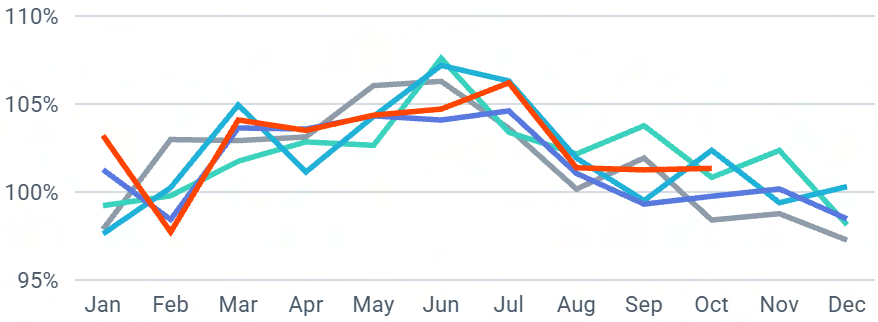
▼ **30.1%** vs. Oct 2025
▼ **27.3%** vs. Sep 2026
▲ **6.0%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

101.3%
of original list price, on average

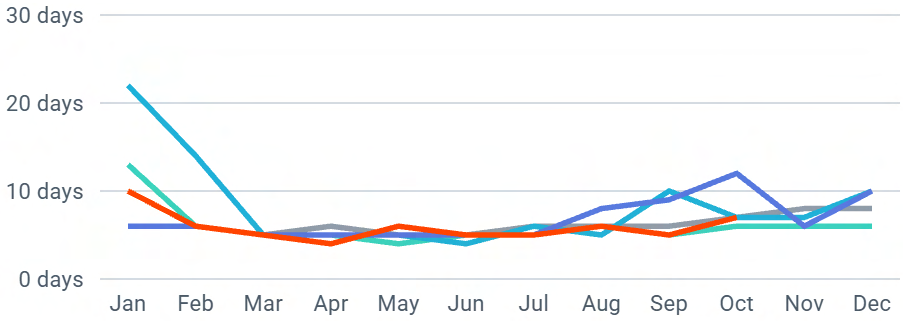
▲ **1.6 pp** vs. Oct 2025
▲ **0.1 pp** vs. Sep 2026
▲ **0.9 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

7 days
median days on market

▼ **5 days** vs. Oct 2025
▲ **2 days** vs. Sep 2026
0 days 2026 YTD vs. 2025 YTD



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Inventory

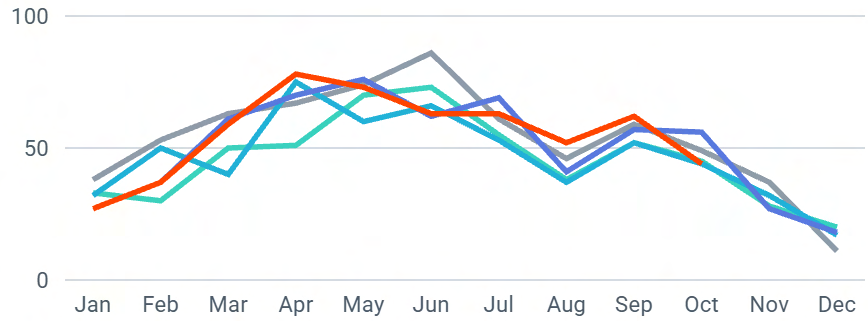
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

44
homes newly listed

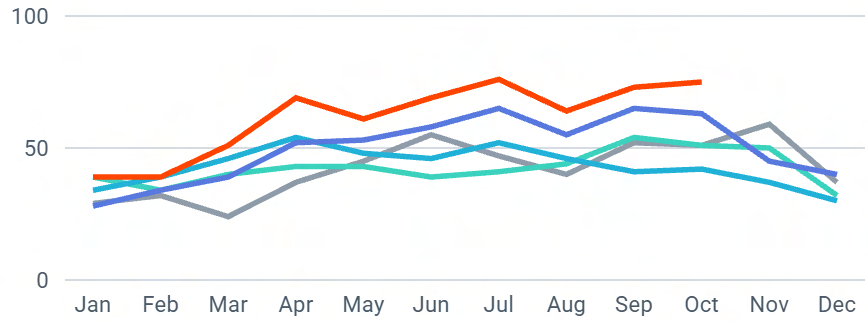
▼ **21.4%** vs. Oct 2025
▼ **29.0%** vs. Sep 2026
▲ **0.4%** 2026 YTD vs. 2025 YTD



Active Listings

75
homes for sale at month end

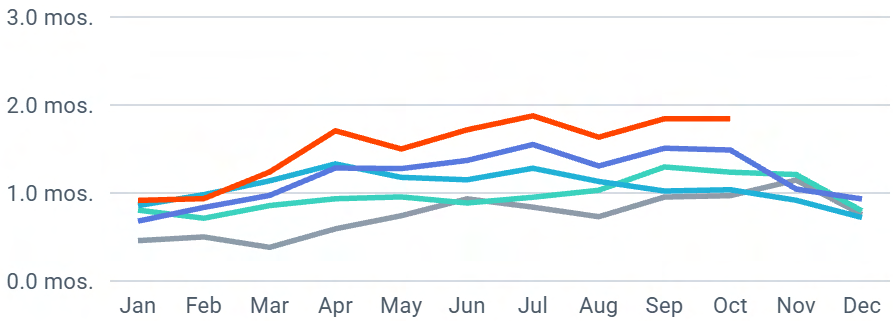
▲ **19.0%** vs. Oct 2025
▲ **2.7%** vs. Sep 2026
▲ **19.0%** 2026 YTD vs. 2025 YTD



Months of Supply

1.8
months of supply at the current sales pace

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



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