West Chester Area - 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	**73**	90	▼ 18.9%	**828**	976	▼ 15.2%
New Purchase Contracts	**84**	97	▼ 13.4%	**866**	1,099	▼ 21.2%
Showings	**1,286**	1,362	▼ 5.6%	**13,281**	13,897	▼ 4.4%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	**$640,000**	$728,125	▼ 12.1%	**$640,000**	$658,500	▼ 2.8%
Avg. Sale to Orig. List Price Ratio	**100.9%**	99.3%	▲ 1.6 pp	**101.0%**	100.6%	▲ 0.5 pp
Median Days on Market	**5 days**	7 days	▼ 2 days	**5 days**	5 days	0 days

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	**101**	113	▼ 10.6%	**1,041**	1,199	▼ 13.2%
Active Listings	**156**	122	▲ 27.9%	**156**	122	▲ 27.9%
Months of Supply	**1.9**	1.3	▲ 0.6 mos	**1.9**	1.3	▲ 0.6 mos

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Sales Activity

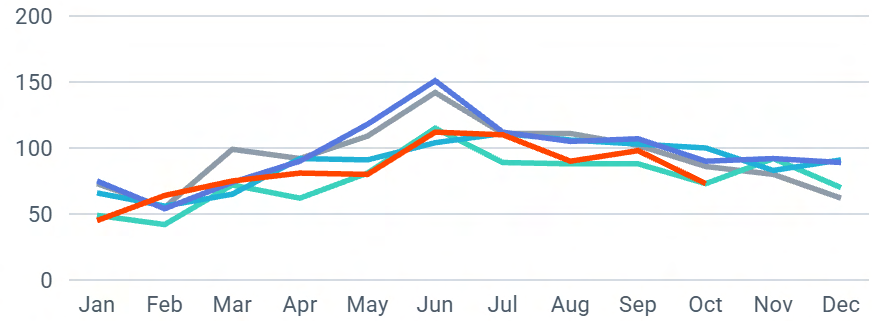
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

73
homes sold

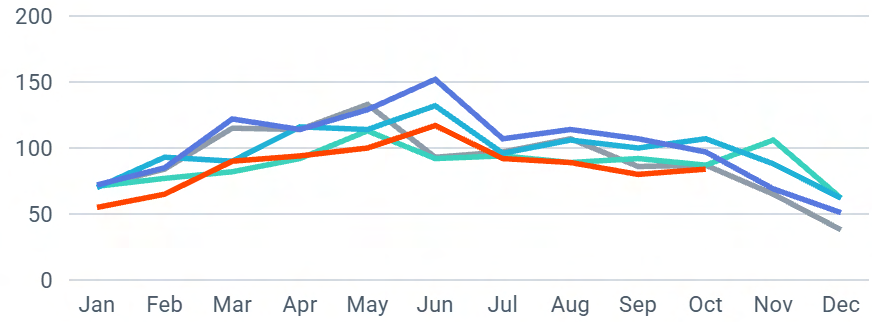
▼ **18.9%** vs. Oct 2025
▼ **25.5%** vs. Sep 2026
▼ **15.2%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

84
homes went under contract

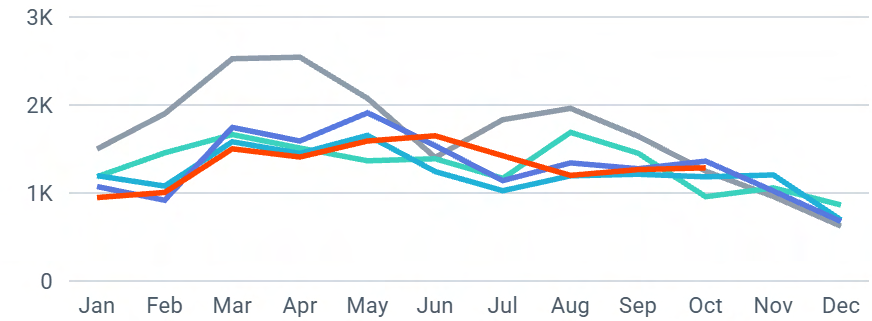
▼ **13.4%** vs. Oct 2025
▲ **5.0%** vs. Sep 2026
▼ **21.2%** 2026 YTD vs. 2025 YTD



Showings

1,286
home showings

▼ **5.6%** vs. Oct 2025
▲ **1.6%** vs. Sep 2026
▼ **4.4%** 2026 YTD vs. 2025 YTD



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Price and Pace

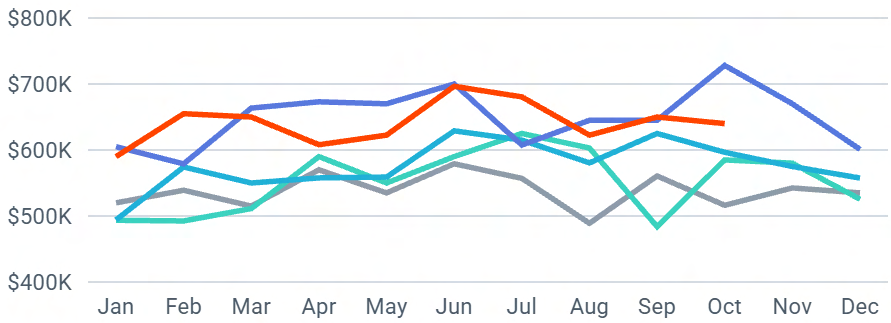
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$640,000
median sale price

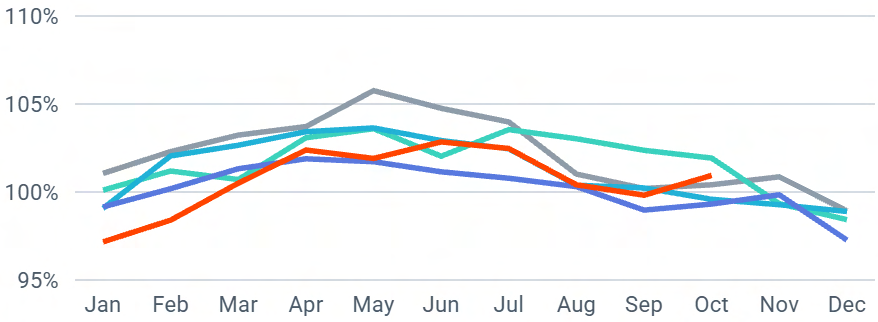
▼ **12.1%** vs. Oct 2025
▼ **1.5%** vs. Sep 2026
▼ **2.8%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

100.9%
of original list price, on average

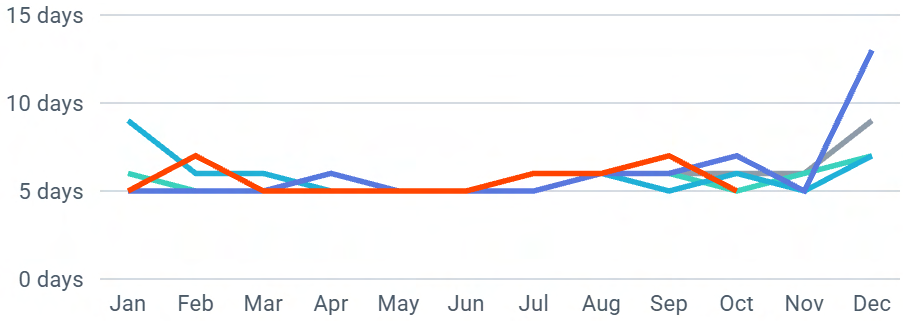
▲ **1.6 pp** vs. Oct 2025
▲ **1.1 pp** vs. Sep 2026
▲ **0.5 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

5 days
median days on market

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



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Inventory

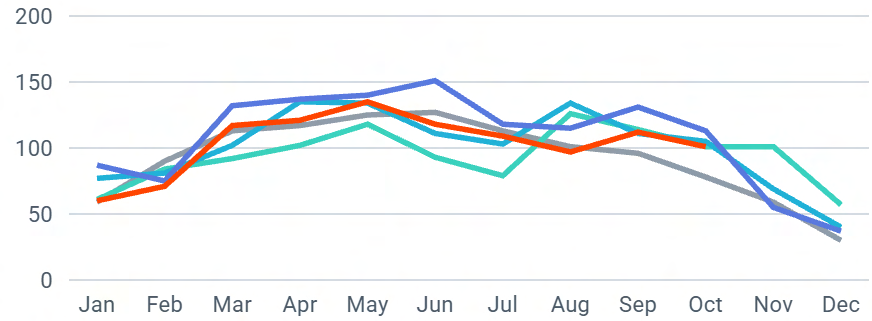
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

101
homes newly listed

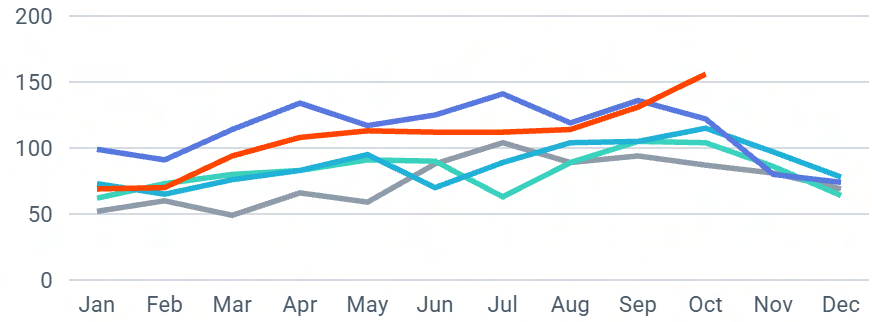
▼ **10.6%** vs. Oct 2025
▼ **9.8%** vs. Sep 2026
▼ **13.2%** 2026 YTD vs. 2025 YTD



Active Listings

156
homes for sale at month end

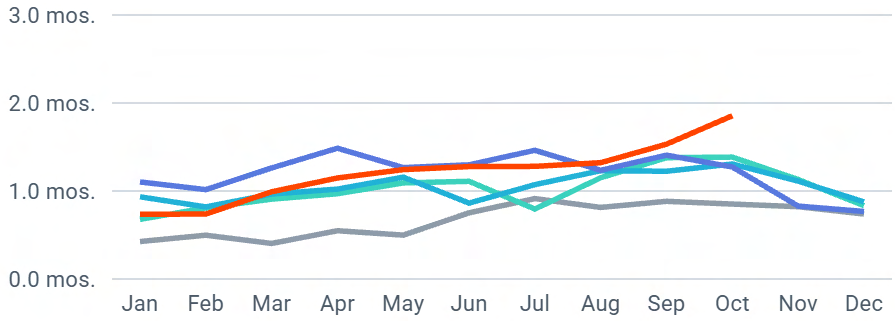
▲ **27.9%** vs. Oct 2025
▲ **19.1%** vs. Sep 2026
▲ **27.9%** 2026 YTD vs. 2025 YTD



Months of Supply

1.9
months of supply at the current sales pace

▲ **0.6 mos** vs. Oct 2025
▲ **0.3 mos** vs. Sep 2026
▲ **0.6 mos** 2026 YTD vs. 2025 YTD



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