April 2025

All Home Types
Detached
Attached

Local Market Insight

Phoenixville Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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April 2025
Phoenixville Area (Chester, PA)

New Listings — 62

▲ 72.2% from Mar 2025: **36**
▲ 14.8% from Apr 2024: **54**

YTD	2025	2024	+/-
	167	**170**	-1.8%

5-year Apr average: **60**

New Pendings — 54

▲ 63.6% from Mar 2025: **33**
▲ 14.9% from Apr 2024: **47**

YTD	2025	2024	+/-
	129	**146**	-11.6%

5-year Apr average: **52**

Closed Sales — 26

▼ -7.1% from Mar 2025: **28**
▼ -27.8% from Apr 2024: **36**

YTD	2025	2024	+/-
	94	**106**	-11.3%

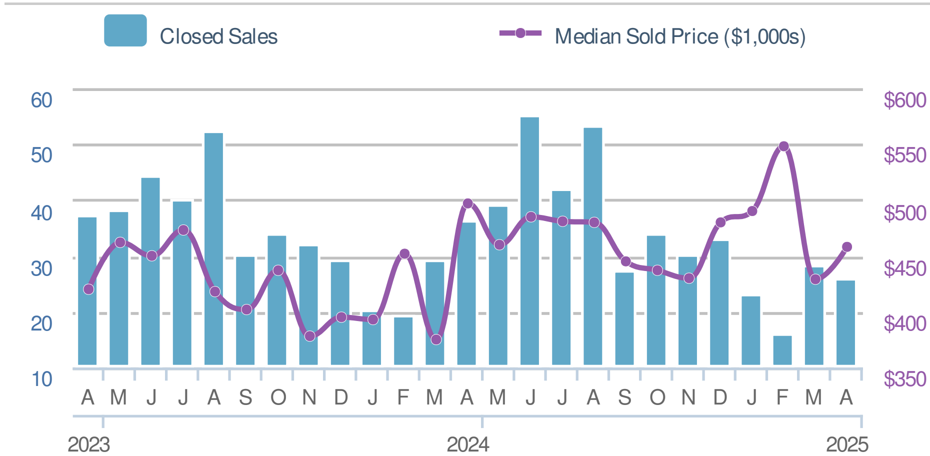
5-year Apr average: **34**

Median Sold Price — $458,500

▲ 6.8% from Mar 2025: **$429,250**
▼ -7.7% from Apr 2024: **$497,000**

YTD	2025	2024	+/-
	$460,000	**$436,000**	5.5%

5-year Apr average: **$413,700**



Active Listings — 56

56
Min 23 — 38 — Max 56
5-year Apr average

Mar 2025	Apr 2024
46	**35**

Avg DOM — 26

26
Min 10 — 17 — Max 26
5-year Apr average

Mar 2025	Apr 2024	YTD
31	**10**	**25**

Avg Sold to OLP Ratio — 101.2%

101.2%
Min 101.2% — 102.9% — Max 104.3%
5-year Apr average

Mar 2025	Apr 2024	YTD
100.0%	**104.3%**	**100.6%**

Data Source: Bright MLS. Statistics calculated May 06, 2025.

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April 2025

Phoenixville Area (Chester, PA) - Detached

New Listings — 30

130.8% from Mar 2025: **13**
42.9% from Apr 2024: **21**

YTD	2025	2024	+/-
	67	**71**	-5.6%

5-year Apr average: **31**

New Pendings — 23

109.1% from Mar 2025: **11**
0.0% from Apr 2024: **23**

YTD	2025	2024	+/-
	53	**65**	-18.5%

5-year Apr average: **28**

Closed Sales — 5

-58.3% from Mar 2025: **12**
-72.2% from Apr 2024: **18**

YTD	2025	2024	+/-
	38	**50**	-24.0%

5-year Apr average: **14**

Median Sold Price — $430,000

-5.6% from Mar 2025: **$455,500**
-34.0% from Apr 2024: **$651,750**

YTD	2025	2024	+/-
	$496,000	**$588,500**	-15.7%

5-year Apr average: **$452,650**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for April was $430,000, representing a decrease of 5.6% compared to last month and a decrease of 34% from Apr 2024. The average days on market for units sold in April was 4 days, 75% below the 5-year April average of 16 days. There was a 109.1% month over month increase in new contract activity with 23 New Pendings; a 114.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 30; and a 91.7% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 1.17 in March and a decrease from 1.93 in April 2024. The Contract Ratio is 31% lower than the 5-year April average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 23

23
Min 14 | 20 (5-year Apr average) | Max 25

Mar 2025	Apr 2024
12	**15**

Avg DOM — 4

4
Min 4 | 16 (5-year Apr average) | Max 32

Mar 2025	Apr 2024	YTD
21	**10**	**19**

Avg Sold to OLP Ratio — 106.4%

106.4%
Min 98.8% | 103.2% (5-year Apr average) | Max 106.4%

Mar 2025	Apr 2024	YTD
100.6%	**104.6%**	**101.8%**

Data Source: Bright MLS. Statistics calculated May 06, 2025.

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New Listings 32

39.1% from Mar 2025: **23**

-3.0% from Apr 2024: **33**

YTD	2025	2024	+/-
	100	**99**	1.0%

5-year Apr average: **30**

New Pendings 31

40.9% from Mar 2025: **22**

29.2% from Apr 2024: **24**

YTD	2025	2024	+/-
	76	**81**	-6.2%

5-year Apr average: **25**

Closed Sales 21

31.3% from Mar 2025: **16**

16.7% from Apr 2024: **18**

YTD	2025	2024	+/-
	56	**56**	0.0%

5-year Apr average: **20**

Median Sold Price $460,000

16.3% from Mar 2025: **$395,500**

20.9% from Apr 2024: **$380,350**

YTD	2025	2024	+/-
	$428,000	**$373,250**	14.7%

5-year Apr average: **$369,670**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for April was $460,000, representing an increase of 16.3% compared to last month and an increase of 20.9% from Apr 2024. The average days on market for units sold in April was 31 days, 96% above the 5-year April average of 16 days. There was a 40.9% month over month increase in new contract activity with 31 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 36; and a 2.9% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 0.79 in March and a decrease from 1.70 in April 2024. The Contract Ratio is 57% lower than the 5-year April average of 2.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 33

33

Min 9 | 17 | Max 33

5-year Apr average

Mar 2025	Apr 2024
34	**20**

Avg DOM 31

31

Min 9 | 16 | Max 31

5-year Apr average

Mar 2025	Apr 2024	YTD
39	**10**	**29**

Avg Sold to OLP Ratio 100.0%

100.0%

Min 100.0% | 103.2% | Max 106.2%

5-year Apr average

Mar 2025	Apr 2024	YTD
99.5%	**104.0%**	**99.7%**

Data Source: Bright MLS. Statistics calculated May 06, 2025.