September 2025

All Home Types
Detached
Attached

Local Market Insight

Avon Grove (Chester, PA)

MarketStats by ShowingTime

Presented by
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September 2025
Avon Grove (Chester, PA)

New Listings — 28
33.3% from Aug 2025: **21**
12.0% from Sep 2024: **25**

YTD	2025	2024	+/-
	224	**304**	-26.3%

5-year Sep average: **32**

New Pendings — 32
77.8% from Aug 2025: **18**
-3.0% from Sep 2024: **33**

YTD	2025	2024	+/-
	191	**235**	-18.7%

5-year Sep average: **29**

Closed Sales — 17
-10.5% from Aug 2025: **19**
-32.0% from Sep 2024: **25**

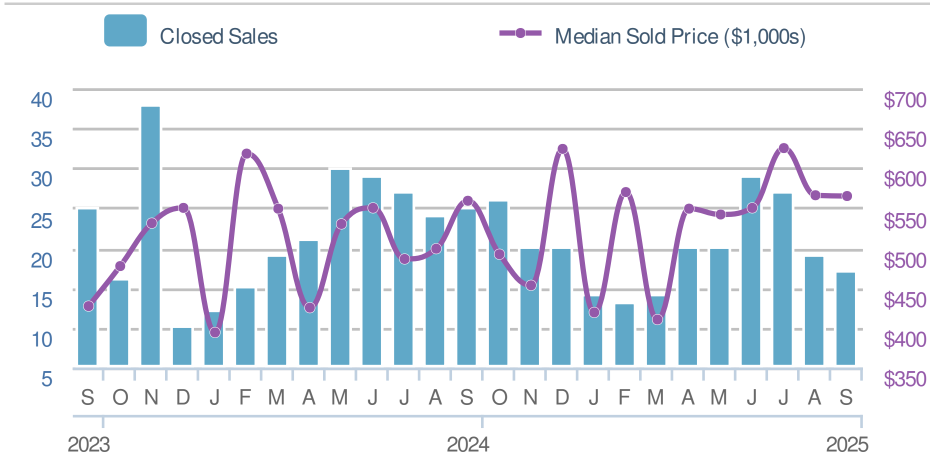
YTD	2025	2024	+/-
	180	**218**	-17.4%

5-year Sep average: **27**

Median Sold Price — $565,000
-0.2% from Aug 2025: **$566,000**
1.1% from Sep 2024: **$559,000**

YTD	2025	2024	+/-
	$547,035	**$526,000**	4.0%

5-year Sep average: **$504,800**



Active Listings — 45
45
Min 31 — 44 — Max 53
5-year Sep average

Aug 2025	Sep 2024
48	**31**

Avg DOM — 21
21
Min 9 — 14 — Max 21
5-year Sep average

Aug 2025	Sep 2024	YTD
20	**9**	**26**

Avg Sold to OLP Ratio — 100.8%
100.8%
Min 100.0% — 101.0% — Max 101.8%
5-year Sep average

Aug 2025	Sep 2024	YTD
97.8%	**101.2%**	**99.1%**

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

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September 2025

Avon Grove (Chester, PA) - Detached

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New Listings 25

25.0% from Aug 2025: **20**

8.7% from Sep 2024: **23**

YTD	2025	2024	+/-
	209	**290**	-27.9%

5-year Sep average: **28**

New Pendings 28

75.0% from Aug 2025: **16**

-6.7% from Sep 2024: **30**

YTD	2025	2024	+/-
	177	**217**	-18.4%

5-year Sep average: **25**

Closed Sales 16

-11.1% from Aug 2025: **18**

-36.0% from Sep 2024: **25**

YTD	2025	2024	+/-
	167	**201**	-16.9%

5-year Sep average: **25**

Median Sold Price $575,000

-0.5% from Aug 2025: **$578,000**

2.9% from Sep 2024: **$559,000**

YTD	2025	2024	+/-
	$560,000	**$538,200**	4.1%

5-year Sep average: **$525,000**

Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for September was $575,000, representing a decrease of 0.5% compared to last month and an increase of 2.9% from Sep 2024. The average days on market for units sold in September was 21 days, 44% above the 5-year September average of 15 days. There was a 75% month over month increase in new contract activity with 28 New Pendings; a 43.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 33; and a 6.5% decrease in supply to 43 active units.

This activity resulted in a Contract Ratio of 0.77 pendings per active listing, up from 0.50 in August and a decrease from 1.61 in September 2024. The Contract Ratio is 39% lower than the 5-year September average of 1.26. 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 43

43

Min 31 | 41 (5-year Sep average) | Max 46

Aug 2025	Sep 2024
46	**31**

Avg DOM 21

21

Min 9 | 15 (5-year Sep average) | Max 21

Aug 2025	Sep 2024	YTD
20	**9**	**26**

Avg Sold to OLP Ratio 100.5%

100.5%

Min 99.5% | 100.7% (5-year Sep average) | Max 101.4%

Aug 2025	Sep 2024	YTD
97.9%	**101.2%**	**99.2%**

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

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September 2025

Avon Grove (Chester, PA) - Attached

New Listings — 3

200.0% from Aug 2025: **1**
50.0% from Sep 2024: **2**

YTD	2025	2024	+/-
	15	**14**	7.1%

5-year Sep average: **4**

New Pendings — 4

100.0% from Aug 2025: **2**
33.3% from Sep 2024: **3**

YTD	2025	2024	+/-
	14	**18**	-22.2%

5-year Sep average: **4**

Closed Sales — 1

0.0% from Aug 2025: **1**
0.0% from Sep 2024: **0**

YTD	2025	2024	+/-
	13	**17**	-23.5%

5-year Sep average: **2**

Median Sold Price — $404,000

8.3% from Aug 2025: **$373,000**
0.0% from Sep 2024: **$0**

YTD	2025	2024	+/-
	$375,500	**$381,500**	-1.6%

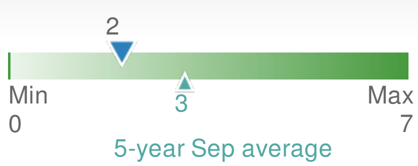
5-year Sep average: **$318,732**

Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for September was $404,000, representing an increase of 8.3% compared to last month and an increase of 0% from Sep 2024. The average days on market for units sold in September was 6 days, 7% above the 5-year September average of 6 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in August and an increase from 0.00 in September 2024. The Contract Ratio is 24% lower than the 5-year September average of 2.62. 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 — 2

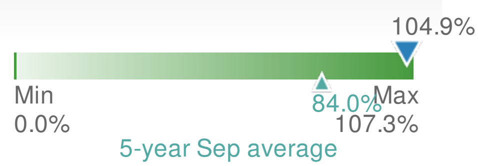


Aug 2025	Sep 2024
2	**0**

Avg DOM — 6

Aug 2025	Sep 2024	YTD
17	**0**	**24**

Avg Sold to OLP Ratio — 104.9%



Aug 2025	Sep 2024	YTD
96.9%	**0.0%**	**98.9%**

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