September 2025

All Home Types
Detached
Attached

Local Market Insight

Phoenixville Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Phoenixville Area (Chester, PA)

New Listings — 46

39.4% from Aug 2025: 33 | 53.3% from Sep 2024: 30

YTD	2025	2024	+/-
	409	392	4.3%

5-year Sep average: **44**

New Pendings — 34

-20.9% from Aug 2025: 43 | -5.6% from Sep 2024: 36

YTD	2025	2024	+/-
	348	346	0.6%

5-year Sep average: **37**

Closed Sales — 43

-2.3% from Aug 2025: 44 | 59.3% from Sep 2024: 27

YTD	2025	2024	+/-
	330	325	1.5%

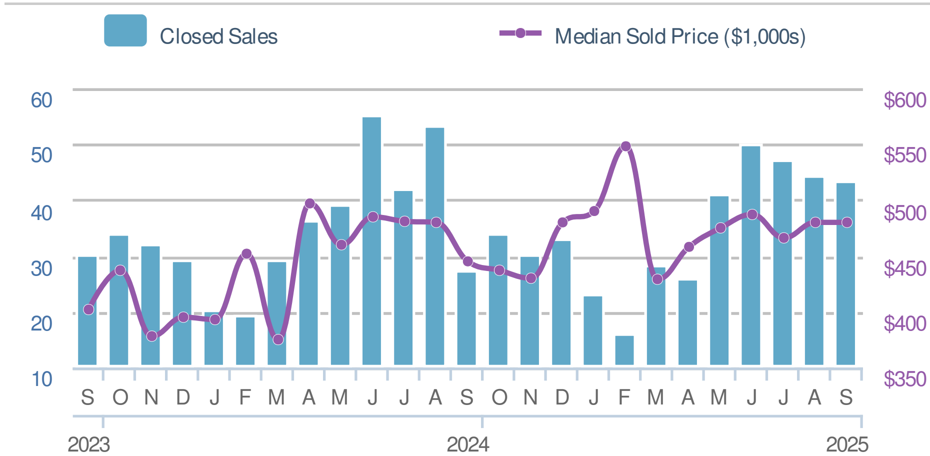
5-year Sep average: **40**

Median Sold Price — $480,000

0.0% from Aug 2025: $480,000 | 7.9% from Sep 2024: $445,000

YTD	2025	2024	+/-
	$470,000	$457,900	2.6%

5-year Sep average: **$404,150**



Active Listings — 56

56
Min 29 | 45 | Max 56
5-year Sep average

Aug 2025	Sep 2024
42	34

Avg DOM — 26

26
Min 9 | 15 | Max 26
5-year Sep average

Aug 2025	Sep 2024	YTD
18	14	23

Avg Sold to OLP Ratio — 99.5%

99.5%
Min 99.1% | 101.7% | Max 105.5%
5-year Sep average

Aug 2025	Sep 2024	YTD
100.3%	99.1%	100.3%

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

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Phoenixville Area (Chester, PA) - Detached

New Listings — 21

5.0% from Aug 2025: **20**
0.0% from Sep 2024: **21**

YTD	2025	2024	+/-
	186	**200**	-7.0%

5-year Sep average: **22**

New Pendings — 20

-4.8% from Aug 2025: **21**
-9.1% from Sep 2024: **22**

YTD	2025	2024	+/-
	155	**176**	-11.9%

5-year Sep average: **20**

Closed Sales — 21

0.0% from Aug 2025: **21**
50.0% from Sep 2024: **14**

YTD	2025	2024	+/-
	145	**164**	-11.6%

5-year Sep average: **19**

Median Sold Price — $600,000

-3.9% from Aug 2025: **$624,500**
24.6% from Sep 2024: **$481,387**

YTD	2025	2024	+/-
	$579,000	**$558,500**	3.7%

5-year Sep average: **$493,727**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for September was $600,000, representing a decrease of 3.9% compared to last month and an increase of 24.6% from Sep 2024. The average days on market for units sold in September was 18 days, 29% above the 5-year September average of 14 days. There was a 4.8% month over month decrease in new contract activity with 20 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 27; and a 4.3% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.30 in August and a decrease from 1.24 in September 2024. The Contract Ratio is 5% higher than the 5-year September average of 1.07. 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 — 24

24

Min 19 — 26 (5-year Sep average) — Max 35

Aug 2025	Sep 2024
23	**21**

Avg DOM — 18

18

Min 8 — 14 (5-year Sep average) — Max 20

Aug 2025	Sep 2024	YTD
14	**8**	**17**

Avg Sold to OLP Ratio — 98.9%

98.9%

Min 98.9% — 102.0% (5-year Sep average) — Max 106.5%

Aug 2025	Sep 2024	YTD
100.2%	**99.8%**	**100.8%**

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

Local Market **Insight**

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September 2025

Phoenixville Area (Chester, PA) - Attached

New Listings: 25

92.3% from Aug 2025: **13**
177.8% from Sep 2024: **9**

YTD	2025	2024	+/-
	223	**192**	16.1%

5-year Sep average: **22**

New Pendings: 14

-36.4% from Aug 2025: **22**
0.0% from Sep 2024: **14**

YTD	2025	2024	+/-
	193	**170**	13.5%

5-year Sep average: **18**

Closed Sales: 22

-4.3% from Aug 2025: **23**
69.2% from Sep 2024: **13**

YTD	2025	2024	+/-
	185	**161**	14.9%

5-year Sep average: **21**

Median Sold Price: $403,000

-6.1% from Aug 2025: **$429,000**
-7.4% from Sep 2024: **$435,000**

YTD	2025	2024	+/-
	$415,750	**$410,000**	1.4%

5-year Sep average: **$370,160**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for September was $403,000, representing a decrease of 6.1% compared to last month and a decrease of 7.4% from Sep 2024. The average days on market for units sold in September was 32 days, 105% above the 5-year September average of 16 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 36.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 24; and a 68.4% increase in supply to 32 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 2.00 in August and a decrease from 1.38 in September 2024. The Contract Ratio is 50% lower than the 5-year September average of 1.50. 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: 32

32
Min 10 — 19 — Max 32
5-year Sep average

Aug 2025	Sep 2024
19	**13**

Avg DOM: 32

32
Min 8 — 16 — Max 32
5-year Sep average

Aug 2025	Sep 2024	YTD
22	**21**	**28**

Avg Sold to OLP Ratio: 100.0%

100.0%
Min 98.3% — 101.4% — Max 104.3%
5-year Sep average

Aug 2025	Sep 2024	YTD
100.3%	**98.3%**	**100.0%**

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