September 2025

All Home Types
Detached
Attached

Local Market **Insight**

West Chester Area (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings 5

-37.5% from Aug 2025: **8**
-28.6% from Sep 2024: **7**

YTD	2025	2024	+/-
	70	**57**	22.8%

5-year Sep average: **7**

New Pendings 10

150.0% from Aug 2025: **4**
400.0% from Sep 2024: **2**

YTD	2025	2024	+/-
	60	**39**	53.8%

5-year Sep average: **6**

Closed Sales 6

-33.3% from Aug 2025: **9**
0.0% from Sep 2024: **6**

YTD	2025	2024	+/-
	57	**46**	23.9%

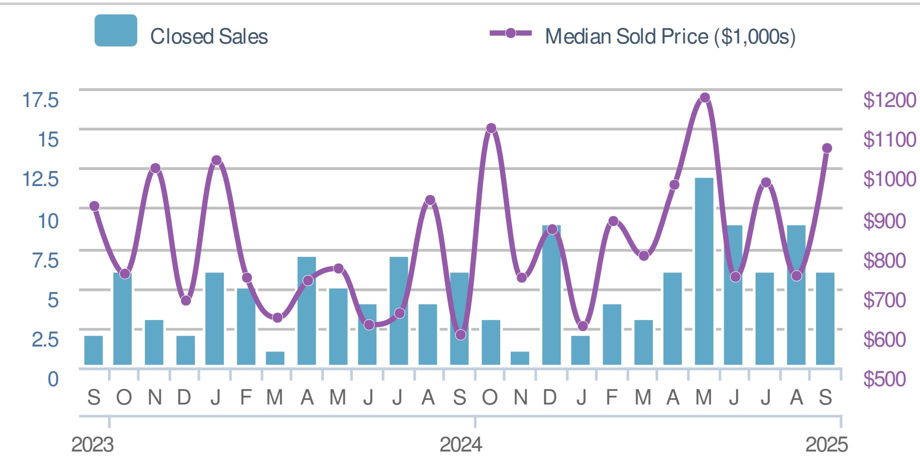
5-year Sep average: **5**

Median Sold Price $1,050,000

43.8% from Aug 2025: **$730,000**
80.4% from Sep 2024: **$582,000**

YTD	2025	2024	+/-
	$852,800	**$721,500**	18.2%

5-year Sep average: **$764,400**



Active Listings 13

13
Min 7
10
Max 16
5-year Sep average

Aug 2025	Sep 2024
18	**16**

Avg DOM 16

16
Min 11
21
Max 31
5-year Sep average

Aug 2025	Sep 2024	YTD
9	**19**	**26**

Avg Sold to OLP Ratio 102.4%

102.4%
Min 95.5%
98.0%
Max 102.4%
5-year Sep average

Aug 2025	Sep 2024	YTD
101.2%	**96.6%**	**100.1%**

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

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New Listings 4

-33.3% from Aug 2025: **6**
-20.0% from Sep 2024: **5**

YTD	2025	2024	+/-
	56	**38**	47.4%

5-year Sep average: **6**

New Pendings 7

75.0% from Aug 2025: **4**
250.0% from Sep 2024: **2**

YTD	2025	2024	+/-
	47	**26**	80.8%

5-year Sep average: **4**

Closed Sales 6

50.0% from Aug 2025: **4**
50.0% from Sep 2024: **4**

YTD	2025	2024	+/-
	46	**31**	48.4%

5-year Sep average: **4**

Median Sold Price $1,050,000

38.2% from Aug 2025: **$760,000**
22.2% from Sep 2024: **$859,500**

YTD	2025	2024	+/-
	$964,500	**$850,000**	13.5%

5-year Sep average: **$843,200**

Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for September was $1,050,000, representing an increase of 38.2% compared to last month and an increase of 22.2% from Sep 2024. The average days on market for units sold in September was 16 days, 23% below the 5-year September average of 21 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 7; and a 13.3% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 0.54 pendings per active listing, up from 0.47 in August and an increase from 0.25 in September 2024. The Contract Ratio is 28% lower than the 5-year September average of 0.75. 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 13

13
Min 6 | 9 (5-year Sep average) | Max 13

Aug 2025	Sep 2024
15	**12**

Avg DOM 16

16
Min 11 | 21 (5-year Sep average) | Max 35

Aug 2025	Sep 2024	YTD
10	**16**	**27**

Avg Sold to OLP Ratio 102.4%

102.4%
Min 95.5% | 98.2% (5-year Sep average) | Max 102.4%

Aug 2025	Sep 2024	YTD
100.0%	**96.7%**	**100.1%**

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

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September 2025

West Chester Area (Delaware, PA) - Attached

New Listings — 1

-50.0%	-50.0%
from Aug 2025: **2**	from Sep 2024: **2**

YTD	2025	2024	+/-
	14	**19**	-26.3%

5-year Sep average: **1**

New Pendings — 3

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

YTD	2025	2024	+/-
	13	**13**	0.0%

5-year Sep average: **1**

Closed Sales — 0

-100.0%	-100.0%
from Aug 2025: **5**	from Sep 2024: **2**

YTD	2025	2024	+/-
	11	**15**	-26.7%

5-year Sep average: **1**

Median Sold Price — $0

-100.0%	-100.0%
from Aug 2025: **$632,500**	from Sep 2024: **$537,500**

YTD	2025	2024	+/-
	$632,500	**$600,000**	5.4%

5-year Sep average: **$343,000**

Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for September was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Sep 2024. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 19 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and no change from September 2024. The Contract Ratio is 100% lower than the 5-year September average of 1.00. 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 — 0

0

Min	5-year Sep average	Max
0	2	4

Aug 2025	Sep 2024
3	**4**

Avg DOM — 0

0

Min	5-year Sep average	Max
0	19	52

Aug 2025	Sep 2024	YTD
8	**25**	**22**

Avg Sold to OLP Ratio — 0.0%

0.0%

Min	5-year Sep average	Max
0.0%	57.7%	98.7%

Aug 2025	Sep 2024	YTD
102.2%	**96.3%**	**99.8%**

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