October 2025

All Home Types
Detached
Attached

Local Market **Insight**

Chester County, PA

MarketStats
by ShowingTime

Presented by
Lauren Davis
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Local Market **Insight**

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October 2025

Chester County, PA

New Listings **545**

▼ -12.8% from Sep 2025: **625**

▲ 8.3% from Oct 2024: **503**

YTD	2025	2024	+/-
	6,353	**5,991**	6.0%

5-year Oct average: **552**

New Pendings **491**

▲ 1.2% from Sep 2025: **485**

▼ -0.2% from Oct 2024: **492**

YTD	2025	2024	+/-
	5,096	**4,960**	2.7%

5-year Oct average: **523**

Closed Sales **454**

▼ -6.4% from Sep 2025: **485**

▼ -5.2% from Oct 2024: **479**

YTD	2025	2024	+/-
	4,922	**4,649**	5.9%

5-year Oct average: **496**

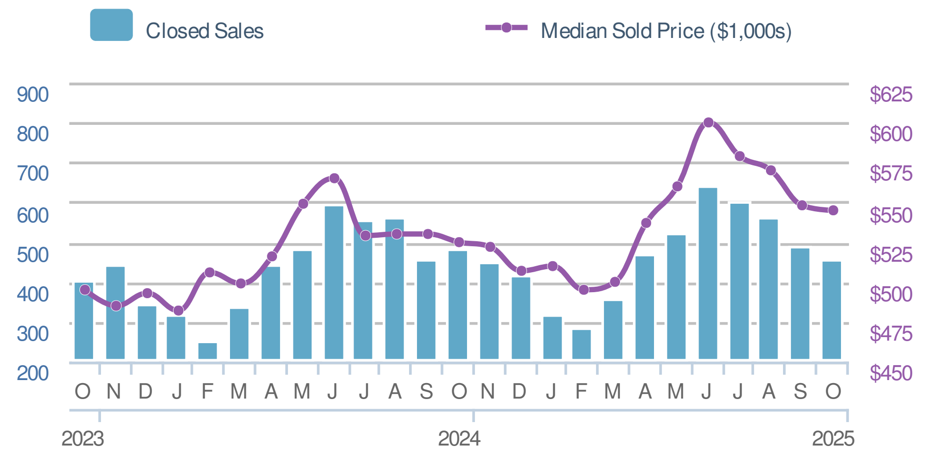
Median Sold Price **$545,000**

▼ -0.7% from Sep 2025: **$548,900**

▲ 3.8% from Oct 2024: **$525,000**

YTD	2025	2024	+/-
	$556,500	**$530,000**	5.0%

5-year Oct average: **$491,000**



Active Listings **877**

877

Min 641 | 731 | Max 877

5-year Oct average

Sep 2025	Oct 2024
898	**734**

Avg DOM **26**

26

Min 17 | 21 | Max 26

5-year Oct average

Sep 2025	Oct 2024	YTD
23	**25**	**21**

Avg Sold to OLP Ratio **99.0%**

99.0%

Min 99.0% | 100.3% | Max 101.6%

5-year Oct average

Sep 2025	Oct 2024	YTD
100.0%	**100.0%**	**100.7%**

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

Local Market **Insight**

Presented by
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October 2025

Chester County, PA - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 338

-18.4%	3.4%
from Sep 2025: **414**	from Oct 2024: **327**

YTD	2025	2024	+/-
	4,229	**3,979**	6.3%

5-year Oct average: **355**

New Pendings 325

-4.4%	0.6%
from Sep 2025: **340**	from Oct 2024: **323**

YTD	2025	2024	+/-
	3,353	**3,212**	4.4%

5-year Oct average: **336**

Closed Sales 302

-7.4%	-4.7%
from Sep 2025: **326**	from Oct 2024: **317**

YTD	2025	2024	+/-
	3,229	**2,939**	9.9%

5-year Oct average: **320**

Median Sold Price $599,500

-4.7%	0.2%
from Sep 2025: **$629,000**	from Oct 2024: **$598,250**

YTD	2025	2024	+/-
	$640,000	**$603,867**	6.0%

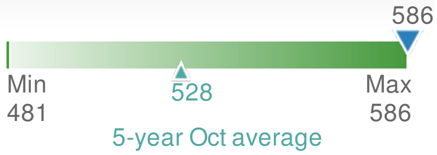
5-year Oct average: **$553,150**

Summary

In Chester County, PA, the median sold price for Detached properties for October was $599,500, representing a decrease of 4.7% compared to last month and an increase of 0.2% from Oct 2024. The average days on market for units sold in October was 24 days, 18% above the 5-year October average of 20 days. There was a 4.4% month over month decrease in new contract activity with 325 New Pendings; a 1.7% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 579; and a 6.1% decrease in supply to 586 active units.

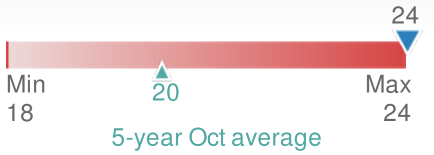
This activity resulted in a Contract Ratio of 0.99 pendings per active listing, up from 0.94 in September and a decrease from 1.18 in October 2024. The Contract Ratio is 15% lower than the 5-year October average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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 586



Sep 2025	Oct 2024
624	**535**

Avg DOM 24



Sep 2025	Oct 2024	YTD
23	**23**	**20**

Avg Sold to OLP Ratio 99.4%

Sep 2025	Oct 2024	YTD
100.2%	**99.9%**	**101.3%**

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

Local Market **Insight**

Presented by
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October 2025
Chester County, PA - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 207

▼ -1.9% from Sep 2025: **211**

▲ 17.6% from Oct 2024: **176**

YTD	2025	2024	+/-
	2,123	**2,012**	5.5%

5-year Oct average: **197**

New Pendings 166

▲ 14.5% from Sep 2025: **145**

▼ -1.8% from Oct 2024: **169**

YTD	2025	2024	+/-
	1,742	**1,747**	-0.3%

5-year Oct average: **187**

Closed Sales 152

▼ -3.8% from Sep 2025: **158**

▼ -6.2% from Oct 2024: **162**

YTD	2025	2024	+/-
	1,692	**1,709**	-1.0%

5-year Oct average: **177**

Median Sold Price $462,250

▲ 12.1% from Sep 2025: **$412,500**

▲ 7.1% from Oct 2024: **$431,500**

YTD	2025	2024	+/-
	$440,000	**$431,000**	2.1%

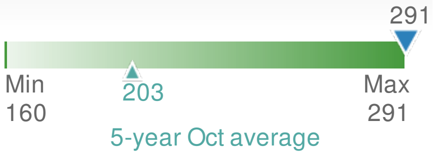
5-year Oct average: **$401,850**

Summary

In Chester County, PA, the median sold price for Attached properties for October was $462,250, representing an increase of 12.1% compared to last month and an increase of 7.1% from Oct 2024. The average days on market for units sold in October was 31 days, 42% above the 5-year October average of 22 days. There was a 14.5% month over month increase in new contract activity with 166 New Pendings; a 0.4% MoM increase in All Pendings (new contracts + contracts carried over from September) to 244; and a 6.2% increase in supply to 291 active units.

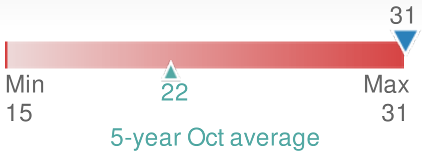
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 0.89 in September and a decrease from 1.39 in October 2024. The Contract Ratio is 52% lower than the 5-year October average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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 291



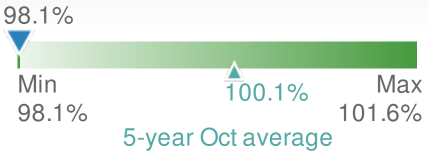
Sep 2025	Oct 2024
274	**199**

Avg DOM 31



Sep 2025	Oct 2024	YTD
23	**30**	**24**

Avg Sold to OLP Ratio 98.1%



Sep 2025	Oct 2024	YTD
99.6%	**100.0%**	**99.6%**

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

October 2025

All Home Types
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Local Market **Insight**

Avon Grove (Chester, PA)

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October 2025

Avon Grove (Chester, PA)

New Listings 26

▼-7.1% from Sep 2025: **28**

▲4.0% from Oct 2024: **25**

YTD	2025	2024	+/-
	252	**333**	-24.3%

5-year Oct average: **27**

New Pendings 17

▼-46.9% from Sep 2025: **32**

▼-32.0% from Oct 2024: **25**

YTD	2025	2024	+/-
	207	**258**	-19.8%

5-year Oct average: **25**

Closed Sales 22

▲29.4% from Sep 2025: **17**

▼-15.4% from Oct 2024: **26**

YTD	2025	2024	+/-
	204	**244**	-16.4%

5-year Oct average: **27**

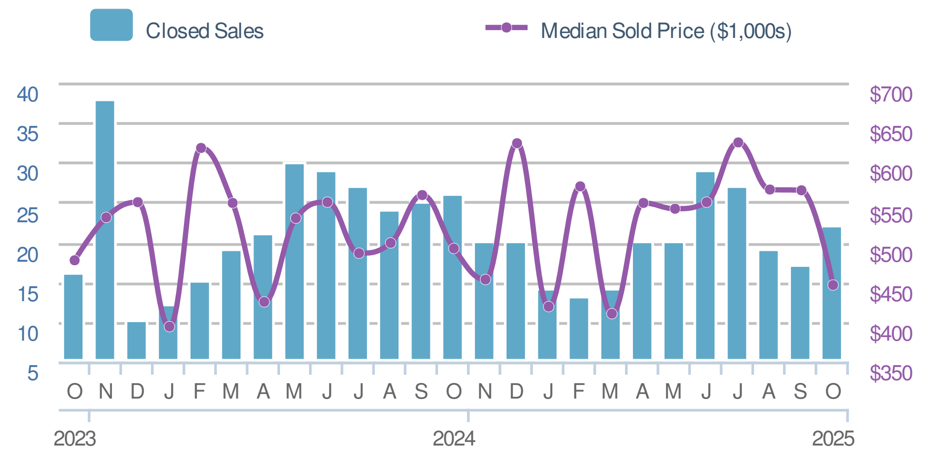
Median Sold Price $446,000

▼-21.1% from Sep 2025: **$565,000**

▼-9.3% from Oct 2024: **$492,000**

YTD	2025	2024	+/-
	$539,900	**$522,225**	3.4%

5-year Oct average: **$479,140**



Active Listings 50

50

Min	5-year Oct average	Max
31	45	54

Sep 2025	Oct 2024
45	**31**

Avg DOM 24

24

Min	5-year Oct average	Max
5	15	24

Sep 2025	Oct 2024	YTD
21	**14**	**26**

Avg Sold to OLP Ratio 100.8%

100.8%

Min	5-year Oct average	Max
100.1%	102.0%	103.5%

Sep 2025	Oct 2024	YTD
100.8%	**100.1%**	**99.4%**

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

Local Market **Insight**

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October 2025

Avon Grove (Chester, PA) - Detached

New Listings 24

▼ -4.0% from Sep 2025: **25**

▲ 14.3% from Oct 2024: **21**

YTD	2025	2024	+/-
	235	**315**	-25.4%

5-year Oct average: **23**

New Pendings 16

▼ -42.9% from Sep 2025: **28**

▼ -27.3% from Oct 2024: **22**

YTD	2025	2024	+/-
	192	**237**	-19.0%

5-year Oct average: **21**

Closed Sales 19

▲ 18.8% from Sep 2025: **16**

▼ -17.4% from Oct 2024: **23**

YTD	2025	2024	+/-
	188	**224**	-16.1%

5-year Oct average: **23**

Median Sold Price $455,000

▼ -20.9% from Sep 2025: **$575,000**

▼ -9.2% from Oct 2024: **$501,000**

YTD	2025	2024	+/-
	$550,000	**$536,477**	2.5%

5-year Oct average: **$496,700**

Summary

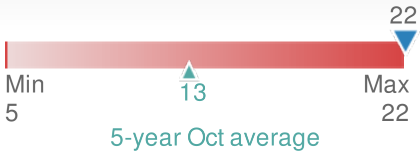
In Avon Grove (Chester, PA), the median sold price for Detached properties for October was $455,000, representing a decrease of 20.9% compared to last month and a decrease of 9.2% from Oct 2024. The average days on market for units sold in October was 22 days, 69% above the 5-year October average of 13 days. There was a 42.9% month over month decrease in new contract activity with 16 New Pendings; a 15.2% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 28; and a 9.3% increase in supply to 47 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.77 in September and a decrease from 1.57 in October 2024. The Contract Ratio is 49% lower than the 5-year October average of 1.17. 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 47

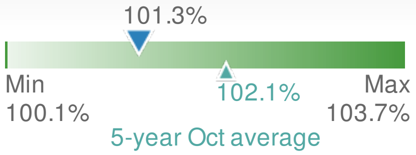
Sep 2025	Oct 2024
43	**30**

Avg DOM 22



Sep 2025	Oct 2024	YTD
21	**14**	**26**

Avg Sold to OLP Ratio 101.3%



Sep 2025	Oct 2024	YTD
100.5%	**100.1%**	**99.5%**

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

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October 2025

Avon Grove (Chester, PA) - Attached

New Listings 2

▼ -33.3% from Sep 2025: **3**

▼ -50.0% from Oct 2024: **4**

YTD	2025	2024	+/-
	17	**18**	-5.6%

5-year Oct average: **4**

New Pendings 1

▼ -75.0% from Sep 2025: **4**

▼ -66.7% from Oct 2024: **3**

YTD	2025	2024	+/-
	15	**21**	-28.6%

5-year Oct average: **4**

Closed Sales 3

▲ 200.0% from Sep 2025: **1**

↔ 0.0% from Oct 2024: **3**

YTD	2025	2024	+/-
	16	**20**	-20.0%

5-year Oct average: **4**

Median Sold Price $402,000

▼ -0.5% from Sep 2025: **$404,000**

▲ 5.8% from Oct 2024: **$379,900**

YTD	2025	2024	+/-
	$386,250	**$380,700**	1.5%

5-year Oct average: **$396,745**

Summary

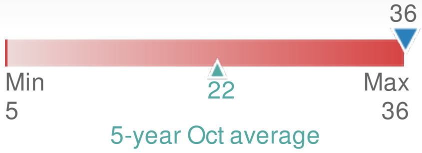
In Avon Grove (Chester, PA), the median sold price for Attached properties for October was $402,000, representing a decrease of 0.5% compared to last month and an increase of 5.8% from Oct 2024. The average days on market for units sold in October was 36 days, 64% above the 5-year October average of 22 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 2; and a 50% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 2.00 in September and a decrease from 3.00 in October 2024. The Contract Ratio is 72% lower than the 5-year October average of 2.43. 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 3

Sep 2025	Oct 2024
2	**1**

Avg DOM 36



Sep 2025	Oct 2024	YTD
6	**13**	**26**

Avg Sold to OLP Ratio 97.4%

Sep 2025	Oct 2024	YTD
104.9%	**100.5%**	**98.6%**

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

October 2025

All Home Types
Detached
Attached

Local Market Insight

Coatesville Area (Chester, PA)

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Local Market **Insight**

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October 2025

Coatesville Area (Chester, PA)

New Listings 72

▼ -2.7% from Sep 2025: **74**

▼ -14.3% from Oct 2024: **84**

YTD	2025	2024	+/-
	827	**755**	9.5%

5-year Oct average: **76**

New Pendings 65

▼ -14.5% from Sep 2025: **76**

▼ -20.7% from Oct 2024: **82**

YTD	2025	2024	+/-
	691	**621**	11.3%

5-year Oct average: **75**

Closed Sales 69

▲ 6.2% from Sep 2025: **65**

▲ 16.9% from Oct 2024: **59**

YTD	2025	2024	+/-
	657	**566**	16.1%

5-year Oct average: **66**

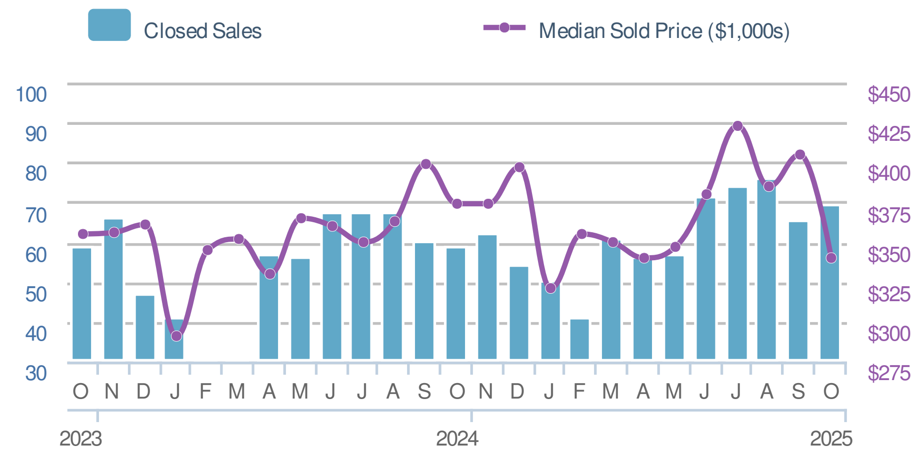
Median Sold Price $340,000

▼ -16.0% from Sep 2025: **$405,000**

▼ -9.1% from Oct 2024: **$374,230**

YTD	2025	2024	+/-
	$355,000	**$350,000**	1.4%

5-year Oct average: **$336,874**



Active Listings 113

113

Min	5-year Oct average	Max
68	91	113

Sep 2025	Oct 2024
105	**107**

Avg DOM 30

30

Min	5-year Oct average	Max
15	20	30

Sep 2025	Oct 2024	YTD
29	**20**	**22**

Avg Sold to OLP Ratio 96.9%

96.9%

Min	5-year Oct average	Max
96.9%	99.1%	101.9%

Sep 2025	Oct 2024	YTD
99.2%	**99.9%**	**99.7%**

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

MarketStats by ShowingTime

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October 2025

Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
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New Listings 47

▼ -2.1% from Sep 2025: **48**

▼ -14.5% from Oct 2024: **55**

YTD	2025	2024	+/-
	525	**472**	11.2%

5-year Oct average: **54**

New Pendings 46

▼ -17.9% from Sep 2025: **56**

▼ -16.4% from Oct 2024: **55**

YTD	2025	2024	+/-
	453	**392**	15.6%

5-year Oct average: **51**

Closed Sales 49

▲ 16.7% from Sep 2025: **42**

▲ 22.5% from Oct 2024: **40**

YTD	2025	2024	+/-
	412	**360**	14.4%

5-year Oct average: **46**

Median Sold Price $350,000

▼ -20.5% from Sep 2025: **$440,000**

▼ -17.6% from Oct 2024: **$425,000**

YTD	2025	2024	+/-
	$413,000	**$400,000**	3.3%

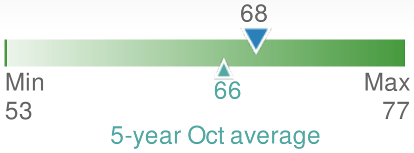
5-year Oct average: **$366,000**

Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for October was $350,000, representing a decrease of 20.5% compared to last month and a decrease of 17.6% from Oct 2024. The average days on market for units sold in October was 31 days, 38% above the 5-year October average of 22 days. There was a 17.9% month over month decrease in new contract activity with 46 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 76; and a 6.3% increase in supply to 68 active units.

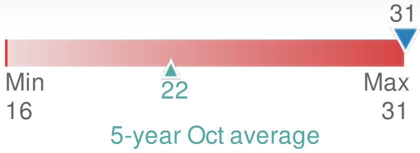
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.25 in September and an increase from 0.82 in October 2024. The Contract Ratio is the same as the 5-year October average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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 68



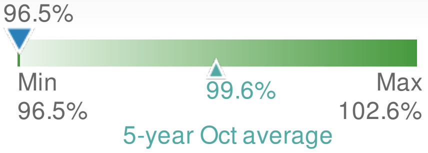
Sep 2025	Oct 2024
64	**77**

Avg DOM 31



Sep 2025	Oct 2024	YTD
28	**27**	**23**

Avg Sold to OLP Ratio 96.5%



Sep 2025	Oct 2024	YTD
98.5%	**99.7%**	**99.8%**

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October 2025

Coatesville Area (Chester, PA) - Attached

New Listings 25

▼ -3.8% from Sep 2025: **26**
▼ -13.8% from Oct 2024: **29**

YTD	2025	2024	+/-
	302	**283**	6.7%

5-year Oct average: **22**

New Pendings 19

▼ -5.0% from Sep 2025: **20**
▼ -29.6% from Oct 2024: **27**

YTD	2025	2024	+/-
	238	**229**	3.9%

5-year Oct average: **24**

Closed Sales 20

▼ -13.0% from Sep 2025: **23**
▲ 5.3% from Oct 2024: **19**

YTD	2025	2024	+/-
	245	**206**	18.9%

5-year Oct average: **20**

Median Sold Price $320,000

▲ 3.2% from Sep 2025: **$310,000**
▲ 1.3% from Oct 2024: **$316,011**

YTD	2025	2024	+/-
	$325,000	**$315,505**	3.0%

5-year Oct average: **$278,780**

Summary

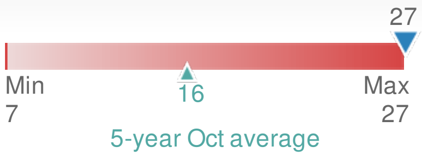
In Coatesville Area (Chester, PA), the median sold price for Attached properties for October was $320,000, representing an increase of 3.2% compared to last month and an increase of 1.3% from Oct 2024. The average days on market for units sold in October was 27 days, 65% above the 5-year October average of 16 days. There was a 5% month over month decrease in new contract activity with 19 New Pendings; a 9.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 49; and a 9.8% increase in supply to 45 active units.

This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.32 in September and a decrease from 2.10 in October 2024. The Contract Ratio is 56% lower than the 5-year October average of 2.48. 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 45

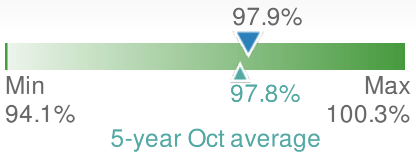
Sep 2025	Oct 2024
41	**30**

Avg DOM 27



Sep 2025	Oct 2024	YTD
30	**7**	**20**

Avg Sold to OLP Ratio 97.9%



Sep 2025	Oct 2024	YTD
100.4%	**100.3%**	**99.6%**

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

October 2025

All Home Types
Detached
Attached

Local Market **Insight**

Downingtown Area (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

Local Market **Insight**

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October 2025

Downingtown Area (Chester, PA)

New Listings 73

-6.4% from Sep 2025: **78**

12.3% from Oct 2024: **65**

YTD	2025	2024	+/-
	928	**822**	12.9%

5-year Oct average: **75**

New Pendings 79

27.4% from Sep 2025: **62**

19.7% from Oct 2024: **66**

YTD	2025	2024	+/-
	755	**712**	6.0%

5-year Oct average: **71**

Closed Sales 56

-3.4% from Sep 2025: **58**

-21.1% from Oct 2024: **71**

YTD	2025	2024	+/-
	698	**692**	0.9%

5-year Oct average: **65**

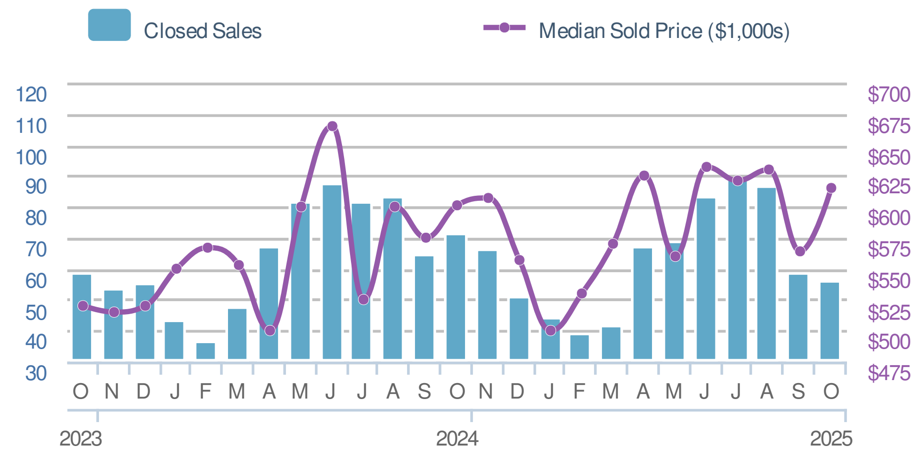
Median Sold Price $615,000

9.0% from Sep 2025: **$564,250**

2.3% from Oct 2024: **$601,000**

YTD	2025	2024	+/-
	$601,000	**$566,000**	6.2%

5-year Oct average: **$548,713**



Active Listings 115

115

Min 94

106

Max 121

5-year Oct average

Sep 2025	Oct 2024
132	**94**

Avg DOM 30

30

Min 9

24

Max 38

5-year Oct average

Sep 2025	Oct 2024	YTD
25	**38**	**20**

Avg Sold to OLP Ratio 97.1%

97.1%

Min 97.1%

100.4%

Max 102.0%

5-year Oct average

Sep 2025	Oct 2024	YTD
100.4%	**100.7%**	**101.7%**

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

MarketStats by ShowingTime

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October 2025

Downingtown Area (Chester, PA) - Detached

New Listings 49

▼ -10.9% from Sep 2025: **55**

▲ 16.7% from Oct 2024: **42**

YTD	2025	2024	+/-
	616	**534**	15.4%

5-year Oct average: **47**

New Pendings 45

▲ 2.3% from Sep 2025: **44**

▼ -2.2% from Oct 2024: **46**

YTD	2025	2024	+/-
	493	**451**	9.3%

5-year Oct average: **45**

Closed Sales 32

▼ -20.0% from Sep 2025: **40**

▼ -37.3% from Oct 2024: **51**

YTD	2025	2024	+/-
	465	**399**	16.5%

5-year Oct average: **41**

Median Sold Price $770,000

▲ 20.0% from Sep 2025: **$641,650**

▲ 24.2% from Oct 2024: **$620,000**

YTD	2025	2024	+/-
	$690,000	**$670,275**	2.9%

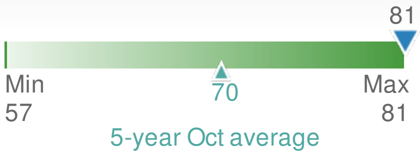
5-year Oct average: **$628,250**

Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for October was $770,000, representing an increase of 20% compared to last month and an increase of 24.2% from Oct 2024. The average days on market for units sold in October was 25 days, 45% above the 5-year October average of 17 days. There was a 2.3% month over month increase in new contract activity with 45 New Pendings; a 15.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 98; and a 4.7% decrease in supply to 81 active units.

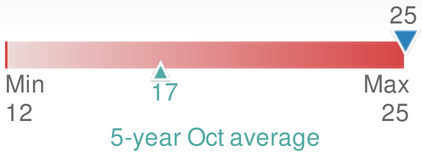
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 1.00 in September and no change from October 2024. The Contract Ratio is 6% lower than the 5-year October average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 81



Sep 2025	Oct 2024
85	**71**

Avg DOM 25



Sep 2025	Oct 2024	YTD
26	**12**	**15**

Avg Sold to OLP Ratio 97.1%

Sep 2025	Oct 2024	YTD
100.2%	**99.9%**	**102.6%**

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

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October 2025

Downingtown Area (Chester, PA) - Attached

New Listings 24

▲ 4.3% from Sep 2025: **23**

▲ 4.3% from Oct 2024: **23**

YTD	2025	2024	+/-
	312	**288**	8.3%

5-year Oct average: **29**

New Pendings 34

▲ 88.9% from Sep 2025: **18**

▲ 70.0% from Oct 2024: **20**

YTD	2025	2024	+/-
	262	**261**	0.4%

5-year Oct average: **26**

Closed Sales 24

▲ 33.3% from Sep 2025: **18**

▲ 20.0% from Oct 2024: **20**

YTD	2025	2024	+/-
	233	**293**	-20.5%

5-year Oct average: **24**

Median Sold Price $514,000

▲ 22.2% from Sep 2025: **$420,500**

▼ -3.3% from Oct 2024: **$531,389**

YTD	2025	2024	+/-
	$464,500	**$476,780**	-2.6%

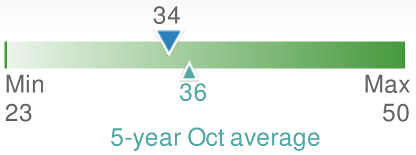
5-year Oct average: **$479,049**

Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for October was $514,000, representing an increase of 22.2% compared to last month and a decrease of 3.3% from Oct 2024. The average days on market for units sold in October was 36 days, 4% below the 5-year October average of 37 days. There was an 88.9% month over month increase in new contract activity with 34 New Pendings; an 8.7% MoM increase in All Pendings (new contracts + contracts carried over from September) to 50; and a 27.7% decrease in supply to 34 active units.

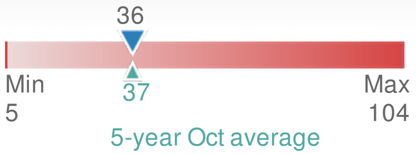
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, up from 0.98 in September and an increase from 1.26 in October 2024. The Contract Ratio is 19% lower than the 5-year October average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared 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 34



Sep 2025	Oct 2024
47	**23**

Avg DOM 36



Sep 2025	Oct 2024	YTD
23	**104**	**31**

Avg Sold to OLP Ratio 97.0%

Sep 2025	Oct 2024	YTD
100.8%	**102.7%**	**100.0%**

October 2025

All Home Types
Detached
Attached

Local Market **Insight**

Great Valley (Chester, PA)

MarketStats
by ShowingTime

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October 2025

Great Valley (Chester, PA)

New Listings **44**

▼ -4.3%	▲ 57.1%
from Sep 2025: **46**	from Oct 2024: **28**

YTD	2025	2024	+/-
	468	**375**	24.8%

5-year Oct average: **44**

New Pendings **43**

▲ 87.0%	▲ 79.2%
from Sep 2025: **23**	from Oct 2024: **24**

YTD	2025	2024	+/-
	363	**274**	32.5%

5-year Oct average: **39**

Closed Sales **29**

▲ 16.0%	▲ 7.4%
from Sep 2025: **25**	from Oct 2024: **27**

YTD	2025	2024	+/-
	354	**262**	35.1%

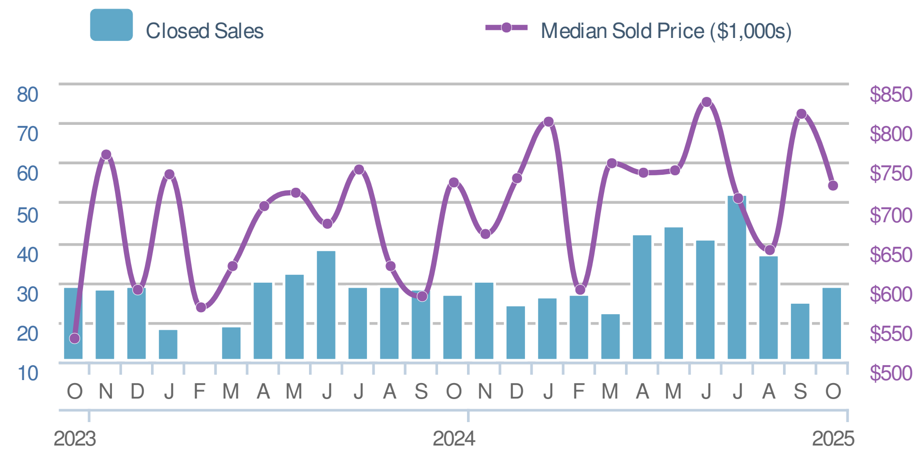
5-year Oct average: **35**

Median Sold Price **$721,500**

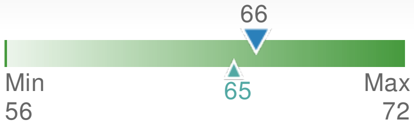
▼ -11.1%	▼ -0.5%
from Sep 2025: **$811,215**	from Oct 2024: **$725,000**

YTD	2025	2024	+/-
	$725,000	**$661,000**	9.7%

5-year Oct average: **$606,300**



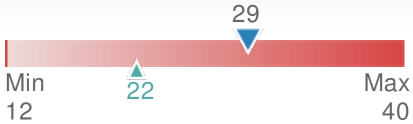
Active Listings **66**



5-year Oct average

Sep 2025	Oct 2024
74	**72**

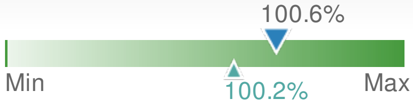
Avg DOM **29**



5-year Oct average

Sep 2025	Oct 2024	YTD
42	**40**	**30**

Avg Sold to OLP Ratio **100.6%**



5-year Oct average

Sep 2025	Oct 2024	YTD
101.2%	**97.3%**	**100.8%**

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

Local Market **Insight**

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October 2025

Great Valley (Chester, PA) - Detached

New Listings 25

▼-10.7%	▲66.7%
from Sep 2025: **28**	from Oct 2024: **15**

YTD	2025	2024	+/-
	252	**201**	25.4%

5-year Oct average: **26**

New Pendings 26

▲188.9%	▲52.9%
from Sep 2025: **9**	from Oct 2024: **17**

YTD	2025	2024	+/-
	191	**155**	23.2%

5-year Oct average: **23**

Closed Sales 15

▲25.0%	▲7.1%
from Sep 2025: **12**	from Oct 2024: **14**

YTD	2025	2024	+/-
	187	**148**	26.4%

5-year Oct average: **19**

Median Sold Price $892,000

▼-8.7%	▼-6.8%
from Sep 2025: **$977,500**	from Oct 2024: **$957,500**

YTD	2025	2024	+/-
	$885,000	**$835,250**	6.0%

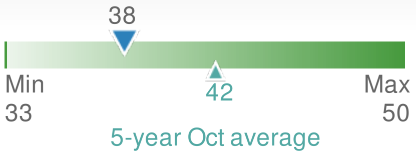
5-year Oct average: **$754,900**

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for October was $892,000, representing a decrease of 8.7% compared to last month and a decrease of 6.8% from Oct 2024. The average days on market for units sold in October was 27 days, 29% above the 5-year October average of 21 days. There was a 188.9% month over month increase in new contract activity with 26 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from September) to 33; and a 13.6% decrease in supply to 38 active units.

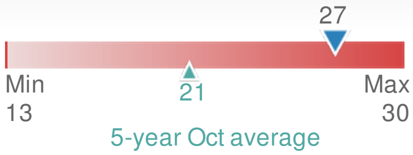
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.50 in September and a decrease from 0.91 in October 2024. The Contract Ratio is 7% lower than the 5-year October average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared 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 38



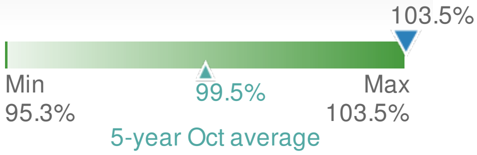
Sep 2025	Oct 2024
44	**33**

Avg DOM 27



Sep 2025	Oct 2024	YTD
54	**30**	**28**

Avg Sold to OLP Ratio 103.5%



Sep 2025	Oct 2024	YTD
105.6%	**95.3%**	**102.9%**

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

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October 2025

Great Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 19

▲5.6% from Sep 2025: **18**

▲46.2% from Oct 2024: **13**

YTD	2025	2024	+/-
	215	**174**	23.6%

5-year Oct average: **18**

New Pendings 17

▲21.4% from Sep 2025: **14**

▲142.9% from Oct 2024: **7**

YTD	2025	2024	+/-
	171	**119**	43.7%

5-year Oct average: **16**

Closed Sales 14

▲16.7% from Sep 2025: **12**

▲7.7% from Oct 2024: **13**

YTD	2025	2024	+/-
	166	**114**	45.6%

5-year Oct average: **16**

Median Sold Price $689,500

▲18.0% from Sep 2025: **$584,450**

▲28.4% from Oct 2024: **$537,175**

YTD	2025	2024	+/-
	$622,497	**$588,000**	5.9%

5-year Oct average: **$519,085**

Summary

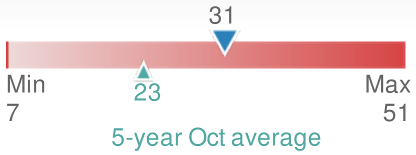
In Great Valley (Chester, PA), the median sold price for Attached properties for October was $689,500, representing an increase of 18% compared to last month and an increase of 28.4% from Oct 2024. The average days on market for units sold in October was 31 days, 37% above the 5-year October average of 23 days. There was a 21.4% month over month increase in new contract activity with 17 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from September) to 20; and a 6.7% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.53 in September and an increase from 0.36 in October 2024. The Contract Ratio is 53% lower than the 5-year October average of 1.52. 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 28

Sep 2025	Oct 2024
30	**39**

Avg DOM 31



Sep 2025	Oct 2024	YTD
21	**51**	**31**

Avg Sold to OLP Ratio 97.6%

Sep 2025	Oct 2024	YTD
97.8%	**99.6%**	**98.5%**

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

October 2025

All Home Types
Detached
Attached

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Kennett Consolidated (Chester, PA)

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October 2025

Kennett Consolidated (Chester, PA)

New Listings 32

▼ -8.6% from Sep 2025: **35**

▲ 113.3% from Oct 2024: **15**

YTD	2025	2024	+/-
	325	**264**	23.1%

5-year Oct average: **27**

New Pendings 14

▼ -44.0% from Sep 2025: **25**

▼ -30.0% from Oct 2024: **20**

YTD	2025	2024	+/-
	232	**241**	-3.7%

5-year Oct average: **25**

Closed Sales 19

▼ -29.6% from Sep 2025: **27**

▼ -26.9% from Oct 2024: **26**

YTD	2025	2024	+/-
	216	**224**	-3.6%

5-year Oct average: **26**

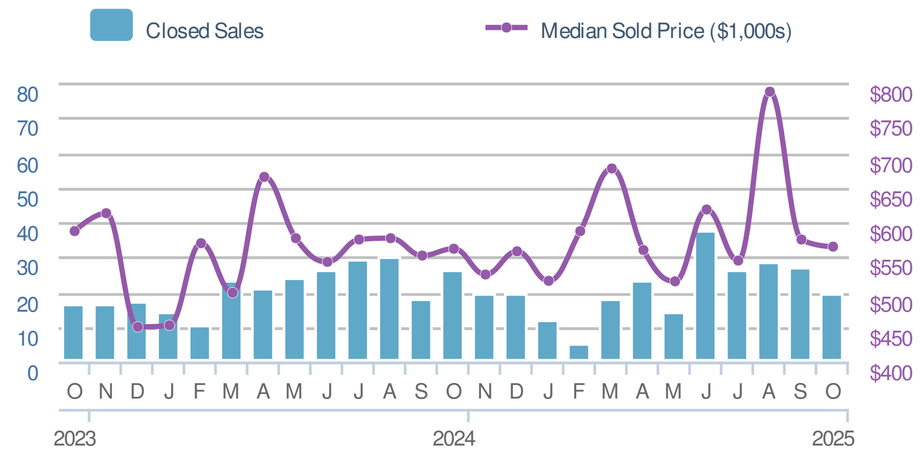
Median Sold Price $565,000

▼ -1.7% from Sep 2025: **$575,000**

▲ 0.4% from Oct 2024: **$562,500**

YTD	2025	2024	+/-
	$590,000	**$550,000**	7.3%

5-year Oct average: **$537,580**



Active Listings 79

79

Min 25 | 42 | Max 79

5-year Oct average

Sep 2025	Oct 2024
63	**32**

Avg DOM 24

24

Min 23 | 29 | Max 41

5-year Oct average

Sep 2025	Oct 2024	YTD
18	**26**	**22**

Avg Sold to OLP Ratio 98.6%

98.6%

Min 98.6% | 99.9% | Max 102.7%

5-year Oct average

Sep 2025	Oct 2024	YTD
100.3%	**99.2%**	**99.7%**

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

Local Market **Insight**

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October 2025

Kennett Consolidated (Chester, PA) - Detached

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New Listings 10

-41.2% from Sep 2025: **17**

11.1% from Oct 2024: **9**

YTD	2025	2024	+/-
	208	**175**	18.9%

5-year Oct average: **14**

New Pendings 10

-44.4% from Sep 2025: **18**

-23.1% from Oct 2024: **13**

YTD	2025	2024	+/-
	160	**159**	0.6%

5-year Oct average: **16**

Closed Sales 10

-44.4% from Sep 2025: **18**

-50.0% from Oct 2024: **20**

YTD	2025	2024	+/-
	147	**150**	-2.0%

5-year Oct average: **16**

Median Sold Price $634,000

-4.3% from Sep 2025: **$662,500**

4.2% from Oct 2024: **$608,500**

YTD	2025	2024	+/-
	$660,000	**$617,450**	6.9%

5-year Oct average: **$599,400**

Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for October was $634,000, representing a decrease of 4.3% compared to last month and an increase of 4.2% from Oct 2024. The average days on market for units sold in October was 16 days, 42% below the 5-year October average of 27 days. There was a 44.4% month over month decrease in new contract activity with 10 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 21; and a 2.7% decrease in supply to 36 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.62 in September and a decrease from 0.86 in October 2024. The Contract Ratio is 49% lower than the 5-year October average of 1.13. 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.

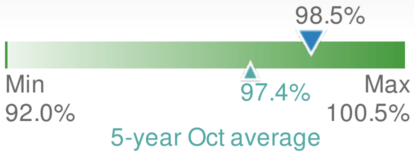
Active Listings 36

Sep 2025	Oct 2024
37	**21**

Avg DOM 16

Sep 2025	Oct 2024	YTD
14	**30**	**16**

Avg Sold to OLP Ratio 98.5%



Sep 2025	Oct 2024	YTD
100.6%	**98.3%**	**99.9%**

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

Local Market **Insight**

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October 2025

Kennett Consolidated (Chester, PA) - Attached

New Listings 22

▲ 22.2% from Sep 2025: **18**

▲ 266.7% from Oct 2024: **6**

YTD	2025	2024	+/-
	117	**89**	31.5%

5-year Oct average: **14**

New Pendings 4

▼ -42.9% from Sep 2025: **7**

▼ -42.9% from Oct 2024: **7**

YTD	2025	2024	+/-
	72	**82**	-12.2%

5-year Oct average: **10**

Closed Sales 9

↔ 0.0% from Sep 2025: **9**

▲ 50.0% from Oct 2024: **6**

YTD	2025	2024	+/-
	69	**74**	-6.8%

5-year Oct average: **11**

Median Sold Price $500,000

▲ 22.0% from Sep 2025: **$410,000**

▲ 27.1% from Oct 2024: **$393,500**

YTD	2025	2024	+/-
	$486,000	**$462,360**	5.1%

5-year Oct average: **$453,900**

Summary

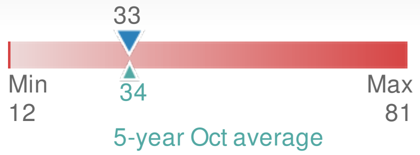
In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for October was $500,000, representing an increase of 22% compared to last month and an increase of 27.1% from Oct 2024. The average days on market for units sold in October was 33 days, 2% below the 5-year October average of 34 days. There was a 42.9% month over month decrease in new contract activity with 4 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 10; and a 65.4% increase in supply to 43 active units.

This activity resulted in a Contract Ratio of 0.23 pendings per active listing, down from 0.58 in September and a decrease from 1.45 in October 2024. The Contract Ratio is 89% lower than the 5-year October average of 2.02. 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

Sep 2025	Oct 2024
26	**11**

Avg DOM 33



Sep 2025	Oct 2024	YTD
27	**13**	**35**

Avg Sold to OLP Ratio 98.6%

Sep 2025	Oct 2024	YTD
99.8%	**102.4%**	**99.3%**

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

October 2025

All Home Types
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Local Market **Insight**

Octorara Area (Chester, PA)

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by ShowingTime

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October 2025

Octorara Area (Chester, PA)

New Listings 11

▼ -26.7% from Sep 2025: **15**

↔ 0.0% from Oct 2024: **11**

YTD	2025	2024	+/-
	133	**171**	-22.2%

5-year Oct average: **13**

New Pendings 12

▲ 20.0% from Sep 2025: **10**

▲ 71.4% from Oct 2024: **7**

YTD	2025	2024	+/-
	98	**129**	-24.0%

5-year Oct average: **10**

Closed Sales 9

▼ -43.8% from Sep 2025: **16**

▲ 12.5% from Oct 2024: **8**

YTD	2025	2024	+/-
	114	**100**	14.0%

5-year Oct average: **12**

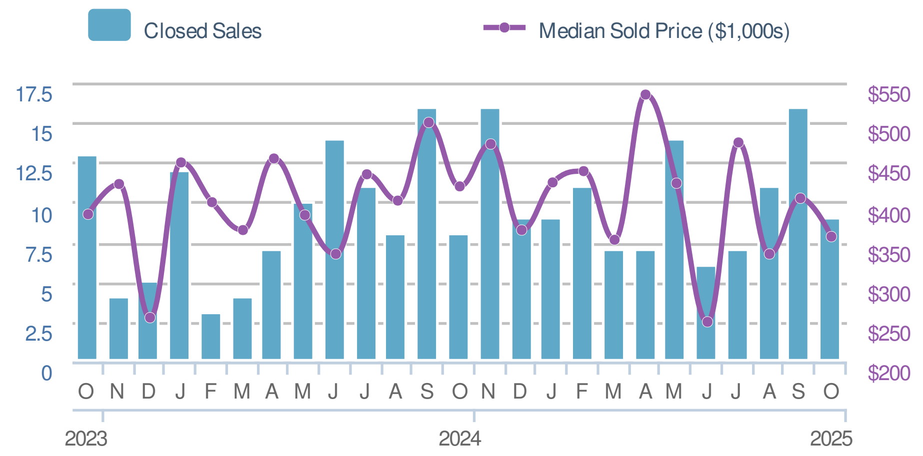
Median Sold Price $357,500

▼ -11.7% from Sep 2025: **$405,000**

▼ -14.9% from Oct 2024: **$420,250**

YTD	2025	2024	+/-
	$430,000	**$429,000**	0.2%

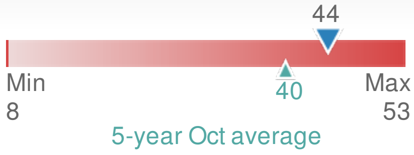
5-year Oct average: **$346,550**



Active Listings 27

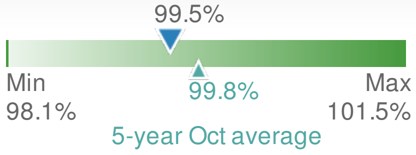
Sep 2025	Oct 2024
27	**29**

Avg DOM 44



Sep 2025	Oct 2024	YTD
28	**53**	**24**

Avg Sold to OLP Ratio 99.5%



Sep 2025	Oct 2024	YTD
100.9%	**99.6%**	**103.3%**

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

Local Market **Insight**

Presented by
Lauren Davis

October 2025

Octorara Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 7

▼-46.2% from Sep 2025: **13**

▼-36.4% from Oct 2024: **11**

YTD	2025	2024	+/-
	116	**156**	-25.6%

5-year Oct average: **10**

New Pendings 10

▲25.0% from Sep 2025: **8**

▲66.7% from Oct 2024: **6**

YTD	2025	2024	+/-
	86	**115**	-25.2%

5-year Oct average: **8**

Closed Sales 7

▼-50.0% from Sep 2025: **14**

▼-12.5% from Oct 2024: **8**

YTD	2025	2024	+/-
	103	**84**	22.6%

5-year Oct average: **9**

Median Sold Price $410,000

▲1.2% from Sep 2025: **$405,000**

▼-2.4% from Oct 2024: **$420,250**

YTD	2025	2024	+/-
	$445,000	**$447,950**	-0.7%

5-year Oct average: **$369,850**

Summary

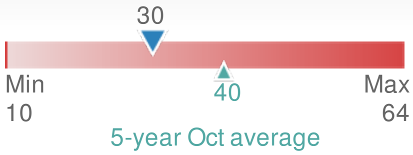
In Octorara Area (Chester, PA), the median sold price for Detached properties for October was $410,000, representing an increase of 1.2% compared to last month and a decrease of 2.4% from Oct 2024. The average days on market for units sold in October was 30 days, 25% below the 5-year October average of 40 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 14; and a 7.4% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.41 in September and a decrease from 1.41 in October 2024. The Contract Ratio is 36% lower than the 5-year October average of 0.88. 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 25

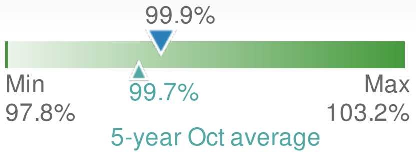
Sep 2025	Oct 2024
27	**29**

Avg DOM 30



Sep 2025	Oct 2024	YTD
23	**53**	**22**

Avg Sold to OLP Ratio 99.9%



Sep 2025	Oct 2024	YTD
100.0%	**99.6%**	**103.4%**

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

Presented by
Lauren Davis

October 2025

Octorara Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 4

▲ 100.0% from Sep 2025: **2**
↔ 0.0% from Oct 2024: **0**

YTD	2025	2024	+/-
	17	**15**	13.3%

5-year Oct average: **2**

New Pendings 2

↔ 0.0% from Sep 2025: **2**
▲ 100.0% from Oct 2024: **1**

YTD	2025	2024	+/-
	12	**14**	-14.3%

5-year Oct average: **2**

Closed Sales 2

↔ 0.0% from Sep 2025: **2**
↔ 0.0% from Oct 2024: **0**

YTD	2025	2024	+/-
	11	**16**	-31.3%

5-year Oct average: **3**

Median Sold Price $321,250

▲ 2.8% from Sep 2025: **$312,500**
↔ 0.0% from Oct 2024: **$0**

YTD	2025	2024	+/-
	$285,000	**$226,500**	25.8%

5-year Oct average: **$170,550**

Summary

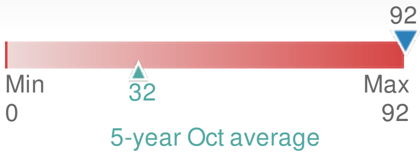
In Octorara Area (Chester, PA), the median sold price for Attached properties for October was $321,250, representing an increase of 2.8% compared to last month and an increase of 0% from Oct 2024. The average days on market for units sold in October was 92 days, 186% above the 5-year October average of 32 days. There was no month over month change in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 2; and a 0% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in September and an increase from 0.00 in October 2024. The Contract Ratio is 300% higher than the 5-year October average of 0.25. 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

Sep 2025	Oct 2024
0	**0**

Avg DOM 92



Sep 2025	Oct 2024	YTD
69	**0**	**40**

Avg Sold to OLP Ratio 98.0%

Sep 2025	Oct 2024	YTD
107.0%	**0.0%**	**102.8%**

October 2025

All Home Types
Detached
Attached

Local Market **Insight**

Owen J Roberts (Chester, PA)

MarketStats by ShowingTime

Presented by
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Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

October 2025

Owen J Roberts (Chester, PA)

New Listings 36

▲9.1% from Sep 2025: **33**

▲28.6% from Oct 2024: **28**

YTD	2025	2024	+/-
	381	**392**	-2.8%

5-year Oct average: **33**

New Pendings 32

▼-3.0% from Sep 2025: **33**

▼-30.4% from Oct 2024: **46**

YTD	2025	2024	+/-
	310	**324**	-4.3%

5-year Oct average: **37**

Closed Sales 29

▼-3.3% from Sep 2025: **30**

▼-12.1% from Oct 2024: **33**

YTD	2025	2024	+/-
	291	**282**	3.2%

5-year Oct average: **30**

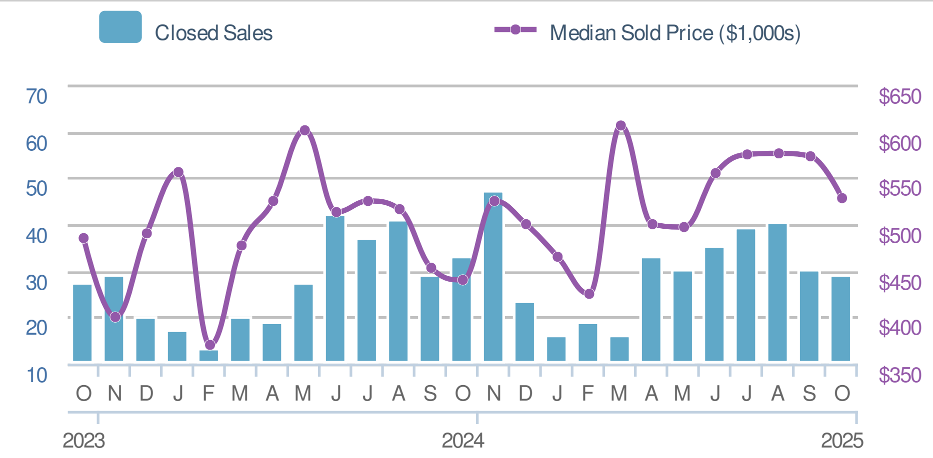
Median Sold Price $528,000

▼-7.9% from Sep 2025: **$573,500**

▲20.0% from Oct 2024: **$440,000**

YTD	2025	2024	+/-
	$535,000	**$515,000**	3.9%

5-year Oct average: **$471,800**



Active Listings 55

55

Min	5-year Oct average	Max
40	47	55

Sep 2025	Oct 2024
50	**45**

Avg DOM 26

26

Min	5-year Oct average	Max
15	24	35

Sep 2025	Oct 2024	YTD
15	**35**	**28**

Avg Sold to OLP Ratio 97.6%

97.6%

Min	5-year Oct average	Max
96.5%	99.0%	100.6%

Sep 2025	Oct 2024	YTD
100.0%	**96.5%**	**99.3%**

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

Local Market **Insight**

Presented by
Lauren Davis

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October 2025

Owen J Roberts (Chester, PA) - Detached

New Listings 32

10.3% from Sep 2025: **29**

39.1% from Oct 2024: **23**

YTD	2025	2024	+/-
	324	**317**	2.2%

5-year Oct average: **27**

New Pendings 27

-10.0% from Sep 2025: **30**

-27.0% from Oct 2024: **37**

YTD	2025	2024	+/-
	255	**255**	0.0%

5-year Oct average: **30**

Closed Sales 26

4.0% from Sep 2025: **25**

0.0% from Oct 2024: **26**

YTD	2025	2024	+/-
	236	**216**	9.3%

5-year Oct average: **25**

Median Sold Price $550,000

-7.6% from Sep 2025: **$595,000**

12.8% from Oct 2024: **$487,500**

YTD	2025	2024	+/-
	$600,000	**$565,000**	6.2%

5-year Oct average: **$508,500**

Summary

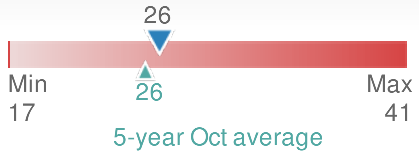
In Owen J Roberts (Chester, PA), the median sold price for Detached properties for October was $550,000, representing a decrease of 7.6% compared to last month and an increase of 12.8% from Oct 2024. The average days on market for units sold in October was 26 days, 2% above the 5-year October average of 26 days. There was a 10% month over month decrease in new contract activity with 27 New Pendings; an 11.6% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 38; and a 13.3% increase in supply to 51 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.96 in September and a decrease from 1.33 in October 2024. The Contract Ratio is 29% lower than the 5-year October average of 1.05. 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 51

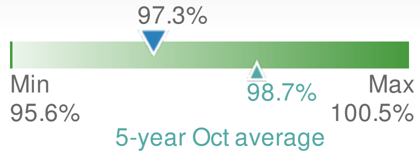
Sep 2025	Oct 2024
45	**40**

Avg DOM 26



Sep 2025	Oct 2024	YTD
15	**41**	**29**

Avg Sold to OLP Ratio 97.3%



Sep 2025	Oct 2024	YTD
99.9%	**95.6%**	**99.3%**

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

Local Market **Insight**

Presented by
Lauren Davis

October 2025

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS
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New Listings 4

↔ 0.0% from Sep 2025: **4**

▼ -20.0% from Oct 2024: **5**

YTD	2025	2024	+/-
	57	**75**	-24.0%

5-year Oct average: **6**

New Pendings 5

▲ 66.7% from Sep 2025: **3**

▼ -44.4% from Oct 2024: **9**

YTD	2025	2024	+/-
	55	**69**	-20.3%

5-year Oct average: **6**

Closed Sales 3

▼ -40.0% from Sep 2025: **5**

▼ -57.1% from Oct 2024: **7**

YTD	2025	2024	+/-
	55	**66**	-16.7%

5-year Oct average: **5**

Median Sold Price $401,000

▲ 3.9% from Sep 2025: **$386,000**

▲ 21.5% from Oct 2024: **$330,000**

YTD	2025	2024	+/-
	$401,000	**$417,500**	-4.0%

5-year Oct average: **$362,721**

Summary

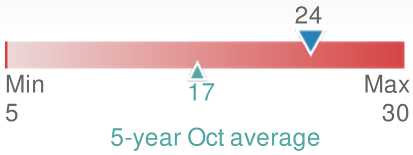
In Owen J Roberts (Chester, PA), the median sold price for Attached properties for October was $401,000, representing an increase of 3.9% compared to last month and an increase of 21.5% from Oct 2024. The average days on market for units sold in October was 24 days, 38% above the 5-year October average of 17 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from September) to 5; and a 20% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 0.60 in September and a decrease from 2.00 in October 2024. The Contract Ratio is 38% lower than the 5-year October average of 2.03. 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 4

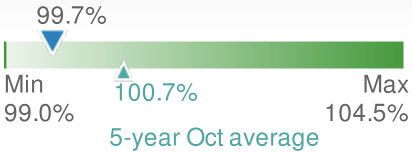
Sep 2025	Oct 2024
5	**5**

Avg DOM 24



Sep 2025	Oct 2024	YTD
16	**16**	**20**

Avg Sold to OLP Ratio 99.7%



Sep 2025	Oct 2024	YTD
100.5%	**99.9%**	**99.5%**

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

October 2025

All Home Types
Detached
Attached

Local Market **Insight**

Oxford Area (Chester, PA)

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

October 2025

Oxford Area (Chester, PA)

New Listings 15

▼ -58.3% from Sep 2025: **36**

▼ -11.8% from Oct 2024: **17**

YTD	2025	2024	+/-
	255	**231**	10.4%

5-year Oct average: **19**

New Pendings 16

▼ -15.8% from Sep 2025: **19**

▼ -11.1% from Oct 2024: **18**

YTD	2025	2024	+/-
	187	**183**	2.2%

5-year Oct average: **18**

Closed Sales 19

▲ 5.6% from Sep 2025: **18**

▲ 46.2% from Oct 2024: **13**

YTD	2025	2024	+/-
	199	**167**	19.2%

5-year Oct average: **20**

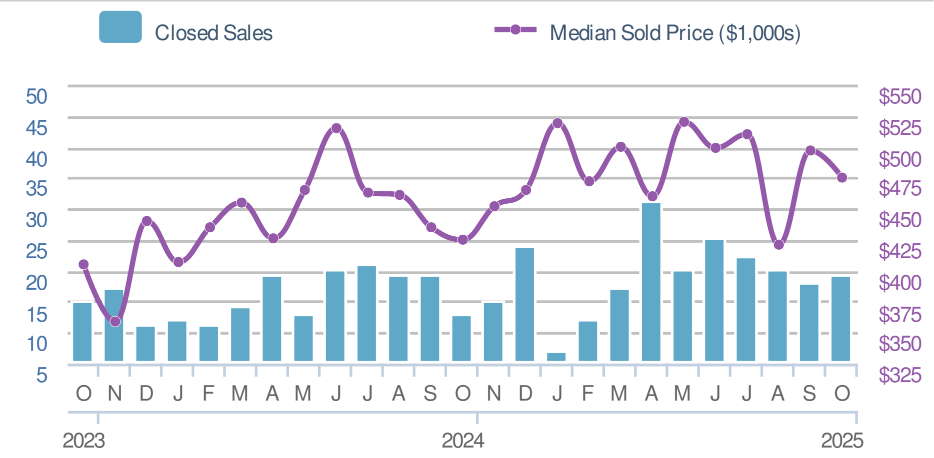
Median Sold Price $475,000

▼ -4.5% from Sep 2025: **$497,500**

▲ 11.8% from Oct 2024: **$425,000**

YTD	2025	2024	+/-
	$499,220	**$455,000**	9.7%

5-year Oct average: **$408,191**



Active Listings 67

67

Min 32 · 53 · Max 67

5-year Oct average

Sep 2025	Oct 2024
70	**62**

Avg DOM 18

18

Min 5 · 19 · Max 32

5-year Oct average

Sep 2025	Oct 2024	YTD
15	**5**	**19**

Avg Sold to OLP Ratio 103.6%

103.6%

Min 97.2% · 102.9% · Max 107.8%

5-year Oct average

Sep 2025	Oct 2024	YTD
106.0%	**107.8%**	**104.5%**

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

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

October 2025

Oxford Area (Chester, PA) - Detached

New Listings 14

▼ -58.8%	▼ -6.7%
from Sep 2025:	from Oct 2024:
34	**15**

YTD	2025	2024	+/-
	245	**217**	12.9%

5-year Oct average: **17**

New Pendings 16

▼ -11.1%	◆ 0.0%
from Sep 2025:	from Oct 2024:
18	**16**

YTD	2025	2024	+/-
	179	**172**	4.1%

5-year Oct average: **17**

Closed Sales 19

▲ 5.6%	▲ 58.3%
from Sep 2025:	from Oct 2024:
18	**12**

YTD	2025	2024	+/-
	192	**158**	21.5%

5-year Oct average: **19**

Median Sold Price $475,000

▼ -4.5%	▲ 9.9%
from Sep 2025:	from Oct 2024:
$497,500	**$432,182**

YTD	2025	2024	+/-
	$503,000	**$460,887**	9.1%

5-year Oct average: **$415,361**

Summary

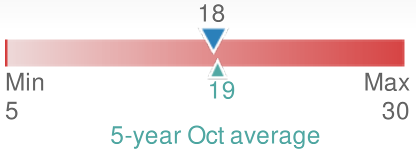
In Oxford Area (Chester, PA), the median sold price for Detached properties for October was $475,000, representing a decrease of 4.5% compared to last month and an increase of 9.9% from Oct 2024. The average days on market for units sold in October was 18 days, 3% below the 5-year October average of 19 days. There was an 11.1% month over month decrease in new contract activity with 16 New Pendings; a 16.2% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 31; and a 5.8% decrease in supply to 65 active units.

This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.54 in September and a decrease from 0.77 in October 2024. The Contract Ratio is 50% lower than the 5-year October average of 0.95. 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 65

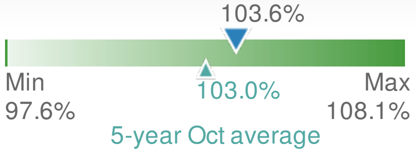
Sep 2025	Oct 2024
69	**60**

Avg DOM 18



Sep 2025	Oct 2024	YTD
15	**5**	**19**

Avg Sold to OLP Ratio 103.6%



Sep 2025	Oct 2024	YTD
106.0%	**108.1%**	**104.9%**

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

Local Market **Insight**

Presented by
Lauren Davis

October 2025

Oxford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 1

▼ -50.0% from Sep 2025: **2**

▼ -50.0% from Oct 2024: **2**

YTD	2025	2024	+/-
	10	**14**	-28.6%

5-year Oct average: **2**

New Pendings 0

▼ -100.0% from Sep 2025: **1**

▼ -100.0% from Oct 2024: **2**

YTD	2025	2024	+/-
	8	**11**	-27.3%

5-year Oct average: **1**

Closed Sales 0

↔ 0.0% from Sep 2025: **0**

▼ -100.0% from Oct 2024: **1**

YTD	2025	2024	+/-
	7	**9**	-22.2%

5-year Oct average: **1**

Median Sold Price $0

↔ 0.0% from Sep 2025: **$0**

▼ -100.0% from Oct 2024: **$235,000**

YTD	2025	2024	+/-
	$250,000	**$275,000**	-9.1%

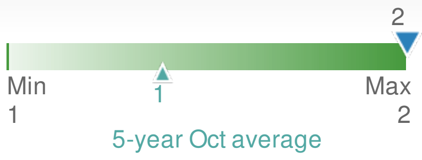
5-year Oct average: **$199,000**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for October was $0, representing no change compared to last month and a decrease of 100% from Oct 2024. The average days on market for units sold in October was 0 days, 100% below the 5-year October average of 23 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 1; and a 100% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.00 in September and a decrease from 1.00 in October 2024. The Contract Ratio is 55% lower than the 5-year October average of 1.10. 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



Sep 2025	Oct 2024
1	**2**

Avg DOM 0

Sep 2025	Oct 2024	YTD
0	**9**	**33**

Avg Sold to OLP Ratio 0.0%

Sep 2025	Oct 2024	YTD
0.0%	**104.4%**	**93.0%**

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

MarketStats by ShowingTime

October 2025

All Home Types
Detached
Attached

Local Market **Insight**

Phoenixville Area (Chester, PA)

MarketStats by ShowingTime

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Local Market **Insight**

Presented by
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October 2025

Phoenixville Area (Chester, PA)

New Listings 45

-2.2% from Sep 2025: **46**

12.5% from Oct 2024: **40**

YTD	2025	2024	+/-
	460	**436**	5.5%

5-year Oct average: **44**

New Pendings 37

8.8% from Sep 2025: **34**

8.8% from Oct 2024: **34**

YTD	2025	2024	+/-
	385	**381**	1.0%

5-year Oct average: **40**

Closed Sales 40

-7.0% from Sep 2025: **43**

17.6% from Oct 2024: **34**

YTD	2025	2024	+/-
	371	**359**	3.3%

5-year Oct average: **38**

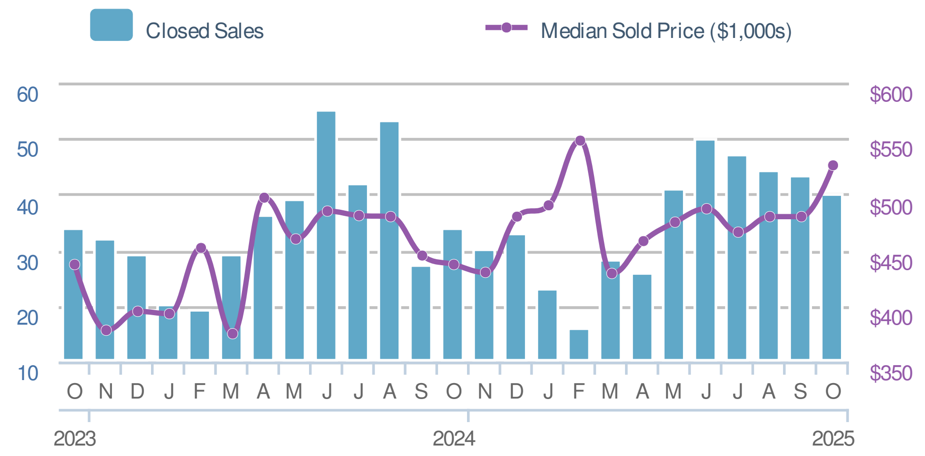
Median Sold Price $526,625

9.7% from Sep 2025: **$480,000**

20.4% from Oct 2024: **$437,500**

YTD	2025	2024	+/-
	$475,000	**$457,000**	3.9%

5-year Oct average: **$422,305**



Active Listings 63

63

Min 33

47

Max 63

5-year Oct average

Sep 2025	Oct 2024
56	**38**

Avg DOM 22

22

Min 14

18

Max 22

5-year Oct average

Sep 2025	Oct 2024	YTD
26	**19**	**23**

Avg Sold to OLP Ratio 100.3%

100.3%

Min 99.6%

101.0%

Max 102.5%

5-year Oct average

Sep 2025	Oct 2024	YTD
99.5%	**100.6%**	**100.3%**

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

Local Market **Insight**

Presented by
Lauren Davis

October 2025

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 20

-4.8% from Sep 2025: **21**
0.0% from Oct 2024: **20**

YTD	2025	2024	+/-
	208	**222**	-6.3%

5-year Oct average: **20**

New Pendings 22

10.0% from Sep 2025: **20**
22.2% from Oct 2024: **18**

YTD	2025	2024	+/-
	175	**195**	-10.3%

5-year Oct average: **20**

Closed Sales 19

-9.5% from Sep 2025: **21**
-20.8% from Oct 2024: **24**

YTD	2025	2024	+/-
	164	**188**	-12.8%

5-year Oct average: **21**

Median Sold Price $610,000

1.7% from Sep 2025: **$600,000**
7.0% from Oct 2024: **$570,000**

YTD	2025	2024	+/-
	$582,500	**$558,500**	4.3%

5-year Oct average: **$517,150**

Summary

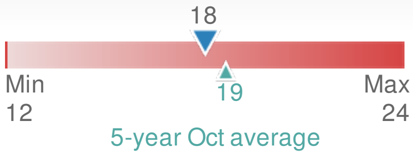
In Phoenixville Area (Chester, PA), the median sold price for Detached properties for October was $610,000, representing an increase of 1.7% compared to last month and an increase of 7% from Oct 2024. The average days on market for units sold in October was 18 days, 4% below the 5-year October average of 19 days. There was a 10% month over month increase in new contract activity with 22 New Pendings; a 3.7% MoM increase in All Pendings (new contracts + contracts carried over from September) to 28; and no change in supply with 24 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 1.13 in September and an increase from 0.91 in October 2024. The Contract Ratio is 23% higher than the 5-year October average of 0.95. 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

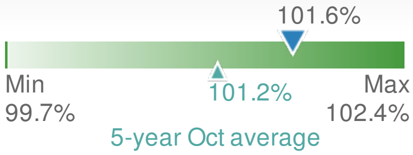
Sep 2025	Oct 2024
24	**23**

Avg DOM 18



Sep 2025	Oct 2024	YTD
18	**19**	**17**

Avg Sold to OLP Ratio 101.6%



Sep 2025	Oct 2024	YTD
98.9%	**100.8%**	**100.9%**

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

Local Market **Insight**

Presented by
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October 2025

Phoenixville Area (Chester, PA) - Attached

New Listings 25

◀▶ 0.0% from Sep 2025: **25**

▲ 25.0% from Oct 2024: **20**

YTD	2025	2024	+/-
	252	**214**	17.8%

5-year Oct average: **24**

New Pendings 15

▲ 7.1% from Sep 2025: **14**

▼ -6.3% from Oct 2024: **16**

YTD	2025	2024	+/-
	210	**186**	12.9%

5-year Oct average: **20**

Closed Sales 21

▼ -4.5% from Sep 2025: **22**

▲ 110.0% from Oct 2024: **10**

YTD	2025	2024	+/-
	207	**171**	21.1%

5-year Oct average: **17**

Median Sold Price $395,000

▼ -2.0% from Sep 2025: **$403,000**

▲ 4.4% from Oct 2024: **$378,500**

YTD	2025	2024	+/-
	$415,000	**$408,000**	1.7%

5-year Oct average: **$359,550**

Summary

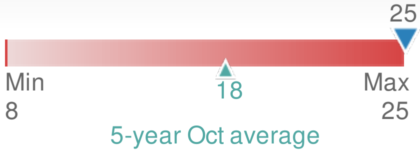
In Phoenixville Area (Chester, PA), the median sold price for Attached properties for October was $395,000, representing a decrease of 2% compared to last month and an increase of 4.4% from Oct 2024. The average days on market for units sold in October was 25 days, 42% above the 5-year October average of 18 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 20.8% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 19; and a 21.9% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 0.49 pendings per active listing, down from 0.75 in September and a decrease from 1.60 in October 2024. The Contract Ratio is 68% lower than the 5-year October average of 1.53. 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 39

Sep 2025	Oct 2024
32	**15**

Avg DOM 25



Sep 2025	Oct 2024	YTD
32	**20**	**28**

Avg Sold to OLP Ratio 99.2%

Sep 2025	Oct 2024	YTD
100.0%	**100.3%**	**99.9%**

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

October 2025

All Home Types
Detached
Attached

Local Market **Insight**

Spring-Ford Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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Local Market **Insight**

Presented by
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Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

October 2025

Spring-Ford Area (Chester, PA)

New Listings 3

▼ -66.7% from Sep 2025: **9**

◆ 0.0% from Oct 2024: **3**

YTD	2025	2024	+/-
	41	**65**	-36.9%

5-year Oct average: **5**

New Pendings 6

▲ 200.0% from Sep 2025: **2**

▲ 20.0% from Oct 2024: **5**

YTD	2025	2024	+/-
	34	**51**	-33.3%

5-year Oct average: **5**

Closed Sales 4

▲ 33.3% from Sep 2025: **3**

◆ 0.0% from Oct 2024: **4**

YTD	2025	2024	+/-
	30	**51**	-41.2%

5-year Oct average: **4**

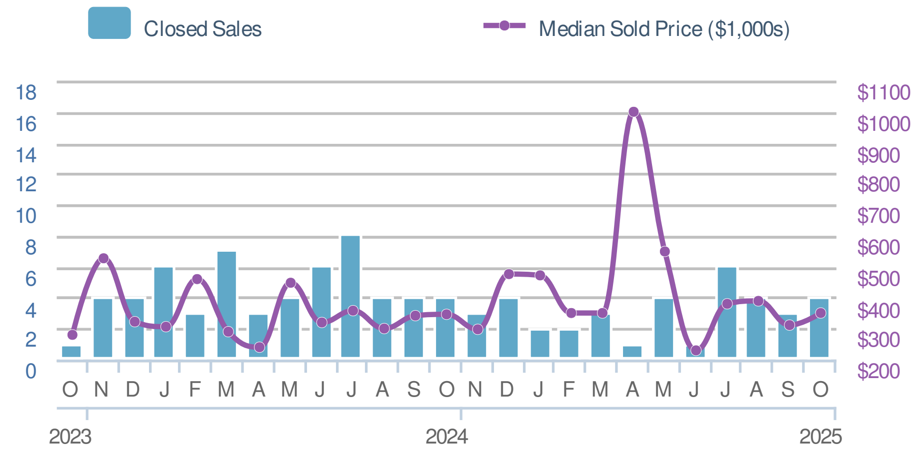
Median Sold Price $350,000

▲ 12.5% from Sep 2025: **$311,224**

▲ 1.2% from Oct 2024: **$346,000**

YTD	2025	2024	+/-
	$380,000	**$345,000**	10.1%

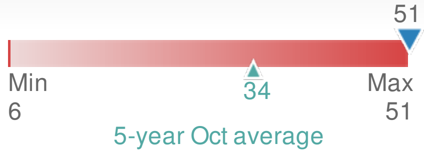
5-year Oct average: **$389,543**



Active Listings 4

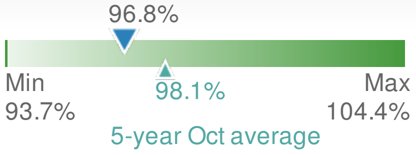
Sep 2025	Oct 2024
10	**8**

Avg DOM 51



Sep 2025	Oct 2024	YTD
13	**6**	**35**

Avg Sold to OLP Ratio 96.8%



Sep 2025	Oct 2024	YTD
101.7%	**104.4%**	**97.3%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
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October 2025

Spring-Ford Area (Chester, PA) - Detached

New Listings 2

▼ -50.0% from Sep 2025: **4**
↔ 0.0% from Oct 2024: **2**

YTD	2025	2024	+/-
	17	**30**	-43.3%

5-year Oct average: **2**

New Pendings 3

▲ 200.0% from Sep 2025: **1**
▲ 200.0% from Oct 2024: **1**

YTD	2025	2024	+/-
	16	**21**	-23.8%

5-year Oct average: **2**

Closed Sales 2

▲ 100.0% from Sep 2025: **1**
↔ 0.0% from Oct 2024: **2**

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

5-year Oct average: **1**

Median Sold Price $350,000

▼ -65.4% from Sep 2025: **$1,013,000**
▲ 7.9% from Oct 2024: **$324,500**

YTD	2025	2024	+/-
	$580,500	**$362,625**	60.1%

5-year Oct average: **$189,900**

Summary

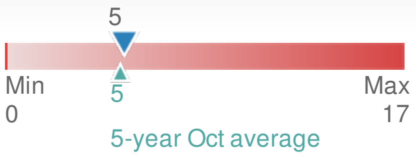
In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for October was $350,000, representing a decrease of 65.4% compared to last month and an increase of 7.9% from Oct 2024. The average days on market for units sold in October was 5 days, 4% below the 5-year October average of 5 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 4; and a 50% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.75 in September and an increase from 0.50 in October 2024. The Contract Ratio is 62% higher than the 5-year October average of 1.23. 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

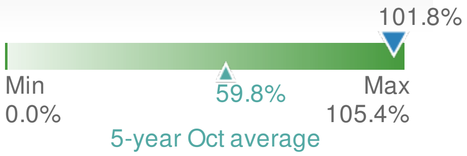
Sep 2025	Oct 2024
4	**6**

Avg DOM 5



Sep 2025	Oct 2024	YTD
18	**4**	**38**

Avg Sold to OLP Ratio 101.8%



Sep 2025	Oct 2024	YTD
103.9%	**105.4%**	**97.0%**

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

Presented by
Lauren Davis

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October 2025

Spring-Ford Area (Chester, PA) - Attached

New Listings 1

-80.0%	0.0%
from Sep 2025: **5**	from Oct 2024: **1**

YTD	2025	2024	+/-
	24	**35**	-31.4%

5-year Oct average: **3**

New Pendings 3

200.0%	-25.0%
from Sep 2025: **1**	from Oct 2024: **4**

YTD	2025	2024	+/-
	18	**30**	-40.0%

5-year Oct average: **3**

Closed Sales 2

0.0%	0.0%
from Sep 2025: **2**	from Oct 2024: **2**

YTD	2025	2024	+/-
	16	**33**	-51.5%

5-year Oct average: **3**

Median Sold Price $365,000

40.6%	-3.3%
from Sep 2025: **$259,612**	from Oct 2024: **$377,500**

YTD	2025	2024	+/-
	$325,000	**$338,500**	-4.0%

5-year Oct average: **$409,393**

Summary

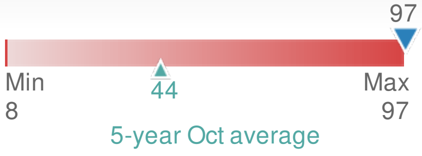
In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for October was $365,000, representing an increase of 40.6% compared to last month and a decrease of 3.3% from Oct 2024. The average days on market for units sold in October was 97 days, 122% above the 5-year October average of 44 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from September) to 3; and a 66.7% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.33 in September and no change from October 2024. The Contract Ratio is 30% higher than the 5-year October average of 1.15. 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

Sep 2025	Oct 2024
6	**2**

Avg DOM 97



Sep 2025	Oct 2024	YTD
11	**8**	**33**

Avg Sold to OLP Ratio 91.8%

Sep 2025	Oct 2024	YTD
100.6%	**103.4%**	**97.6%**

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

October 2025

All Home Types
Detached
Attached

Local Market **Insight**

Tredyffrin-Easttown (Chester, PA)

MarketStats
by ShowingTime

Presented by
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Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
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October 2025

Tredyffrin-Easttown (Chester, PA)

New Listings 48

▲4.3% from Sep 2025: **46**

▲20.0% from Oct 2024: **40**

YTD	2025	2024	+/-
	555	**506**	9.7%

5-year Oct average: **47**

New Pendings 44

▲29.4% from Sep 2025: **34**

▲29.4% from Oct 2024: **34**

YTD	2025	2024	+/-
	457	**433**	5.5%

5-year Oct average: **44**

Closed Sales 34

▼-20.9% from Sep 2025: **43**

▼-19.0% from Oct 2024: **42**

YTD	2025	2024	+/-
	427	**420**	1.7%

5-year Oct average: **44**

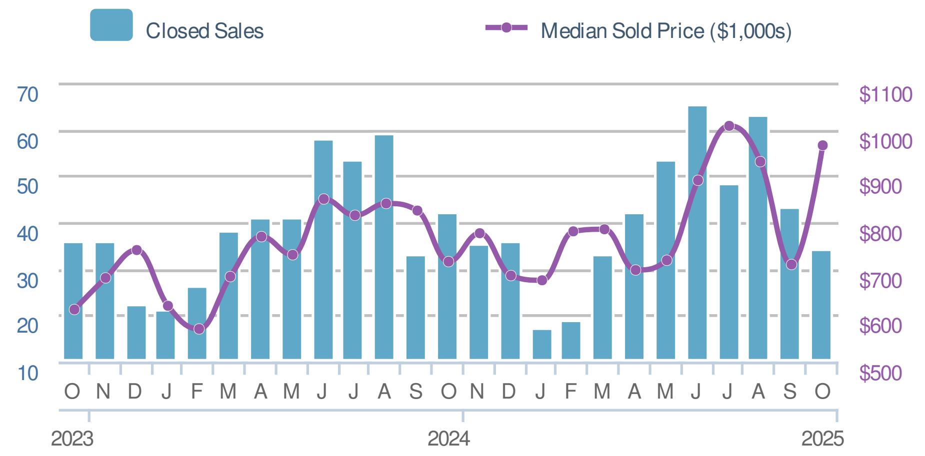
Median Sold Price $965,500

▲36.2% from Sep 2025: **$709,000**

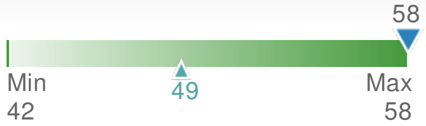
▲35.0% from Oct 2024: **$715,000**

YTD	2025	2024	+/-
	$820,000	**$761,000**	7.8%

5-year Oct average: **$696,200**



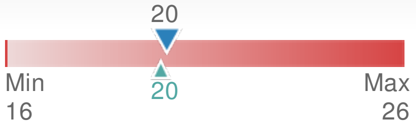
Active Listings 58



5-year Oct average

Sep 2025	Oct 2024
64	**42**

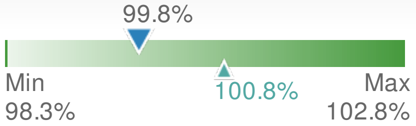
Avg DOM 20



5-year Oct average

Sep 2025	Oct 2024	YTD
20	**26**	**16**

Avg Sold to OLP Ratio 99.8%



5-year Oct average

Sep 2025	Oct 2024	YTD
99.7%	**102.8%**	**102.5%**

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

Local Market **Insight**

Presented by
Lauren Davis

October 2025

Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 25

▲ 4.2%	↔ 0.0%
from Sep 2025: **24**	from Oct 2024: **25**

YTD	2025	2024	+/-
	338	**315**	7.3%

5-year Oct average: **29**

New Pendings 26

▲ 30.0%	▲ 23.8%
from Sep 2025: **20**	from Oct 2024: **21**

YTD	2025	2024	+/-
	277	**263**	5.3%

5-year Oct average: **27**

Closed Sales 23

↔ 0.0%	▲ 4.5%
from Sep 2025: **23**	from Oct 2024: **22**

YTD	2025	2024	+/-
	251	**252**	-0.4%

5-year Oct average: **23**

Median Sold Price $1,260,000

▲ 28.6%	▲ 21.7%
from Sep 2025: **$980,000**	from Oct 2024: **$1,035,000**

YTD	2025	2024	+/-
	$1,080,000	**$976,000**	10.7%

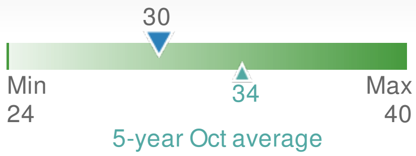
5-year Oct average: **$987,200**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for October was $1,260,000, representing an increase of 28.6% compared to last month and an increase of 21.7% from Oct 2024. The average days on market for units sold in October was 21 days, 17% below the 5-year October average of 25 days. There was a 30% month over month increase in new contract activity with 26 New Pendings; a 15.6% MoM increase in All Pendings (new contracts + contracts carried over from September) to 37; and a 25% decrease in supply to 30 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, up from 0.80 in September and a decrease from 1.42 in October 2024. The Contract Ratio is 10% lower than the 5-year October average of 1.36. 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 30

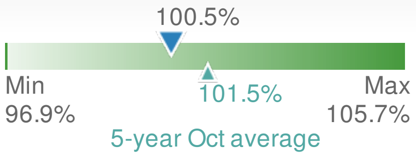


Sep 2025	Oct 2024
40	**24**

Avg DOM 21

Sep 2025	Oct 2024	YTD
26	**34**	**15**

Avg Sold to OLP Ratio 100.5%



Sep 2025	Oct 2024	YTD
100.0%	**105.7%**	**104.1%**

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

Local Market **Insight**

Presented by
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October 2025

Tredyffrin-Easttown (Chester, PA) - Attached

New Listings 23

4.5% from Sep 2025: **22**

53.3% from Oct 2024: **15**

YTD	2025	2024	+/-
	217	**191**	13.6%

5-year Oct average: **18**

New Pendings 18

28.6% from Sep 2025: **14**

38.5% from Oct 2024: **13**

YTD	2025	2024	+/-
	180	**170**	5.9%

5-year Oct average: **17**

Closed Sales 11

-45.0% from Sep 2025: **20**

-45.0% from Oct 2024: **20**

YTD	2025	2024	+/-
	176	**168**	4.8%

5-year Oct average: **21**

Median Sold Price $525,000

22.4% from Sep 2025: **$428,750**

14.1% from Oct 2024: **$460,000**

YTD	2025	2024	+/-
	$423,750	**$465,500**	-9.0%

5-year Oct average: **$420,280**

Summary

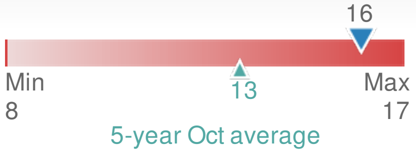
In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for October was $525,000, representing an increase of 22.4% compared to last month and an increase of 14.1% from Oct 2024. The average days on market for units sold in October was 16 days, 19% above the 5-year October average of 13 days. There was a 28.6% month over month increase in new contract activity with 18 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from September) to 20; and a 16.7% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.58 in September and a decrease from 0.83 in October 2024. The Contract Ratio is 58% lower than the 5-year October average of 1.71. 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 buyer's favor.

Active Listings 28

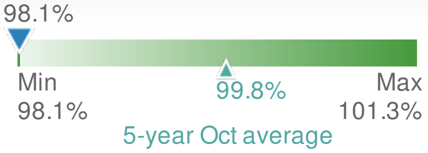
Sep 2025	Oct 2024
24	**18**

Avg DOM 16



Sep 2025	Oct 2024	YTD
13	**17**	**18**

Avg Sold to OLP Ratio 98.1%



Sep 2025	Oct 2024	YTD
99.3%	**99.7%**	**100.3%**

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

October 2025

All Home Types
Detached
Attached

Local Market **Insight**

Twin Valley (Chester, PA)

Presented by
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Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

October 2025

Twin Valley (Chester, PA)

New Listings 11

-15.4% from Sep 2025: **13**
-26.7% from Oct 2024: **15**

YTD	2025	2024	+/-
	153	**205**	-25.4%

5-year Oct average: **14**

New Pendings 11

-15.4% from Sep 2025: **13**
-15.4% from Oct 2024: **13**

YTD	2025	2024	+/-
	132	**158**	-16.5%

5-year Oct average: **13**

Closed Sales 13

0.0% from Sep 2025: **13**
-27.8% from Oct 2024: **18**

YTD	2025	2024	+/-
	149	**157**	-5.1%

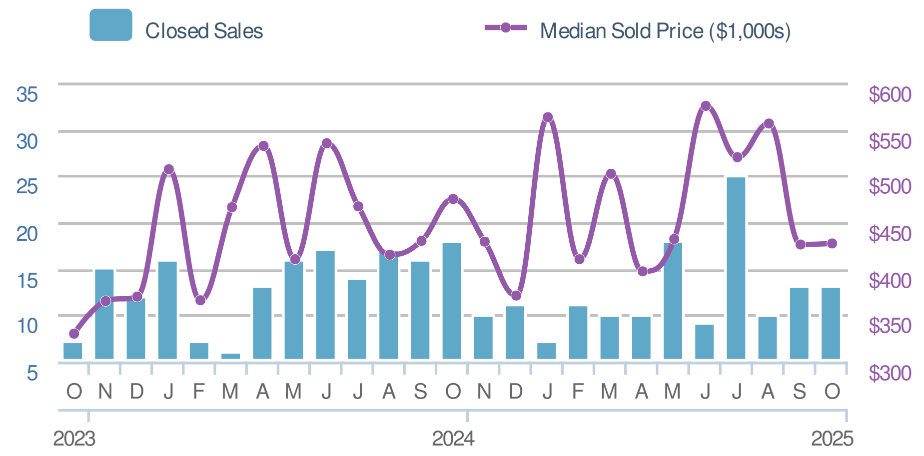
5-year Oct average: **12**

Median Sold Price $427,000

0.2% from Sep 2025: **$426,000**
-10.1% from Oct 2024: **$475,000**

YTD	2025	2024	+/-
	$495,000	**$498,000**	-0.6%

5-year Oct average: **$379,871**



Active Listings 18

18
Min 7
15
Max 25
5-year Oct average

Sep 2025	Oct 2024
19	**17**

Avg DOM 29

29
Min 6
18
Max 29
5-year Oct average

Sep 2025	Oct 2024	YTD
21	**23**	**24**

Avg Sold to OLP Ratio 99.3%

99.3%
Min 97.5%
100.9%
Max 104.2%
5-year Oct average

Sep 2025	Oct 2024	YTD
103.1%	**97.5%**	**99.5%**

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

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

October 2025

Twin Valley (Chester, PA) - Detached

New Listings 8

▲ 14.3% from Sep 2025: **7**

▼ -27.3% from Oct 2024: **11**

YTD	2025	2024	+/-
	124	**178**	-30.3%

5-year Oct average: **11**

New Pendings 10

↔ 0.0% from Sep 2025: **10**

▼ -9.1% from Oct 2024: **11**

YTD	2025	2024	+/-
	106	**130**	-18.5%

5-year Oct average: **10**

Closed Sales 10

↔ 0.0% from Sep 2025: **10**

▼ -28.6% from Oct 2024: **14**

YTD	2025	2024	+/-
	124	**132**	-6.1%

5-year Oct average: **9**

Median Sold Price $439,000

▲ 8.8% from Sep 2025: **$403,550**

▼ -17.2% from Oct 2024: **$530,000**

YTD	2025	2024	+/-
	$558,750	**$536,360**	4.2%

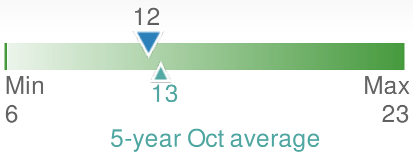
5-year Oct average: **$397,397**

Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for October was $439,000, representing an increase of 8.8% compared to last month and a decrease of 17.2% from Oct 2024. The average days on market for units sold in October was 32 days, 48% above the 5-year October average of 22 days. There was no month over month change in new contract activity with 10 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 14; and a 14.3% decrease in supply to 12 active units.

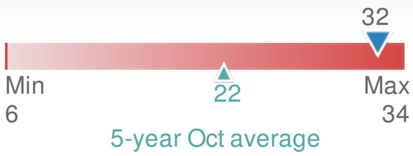
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 1.14 in September and a decrease from 2.53 in October 2024. The Contract Ratio is 33% lower than the 5-year October average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared 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 12



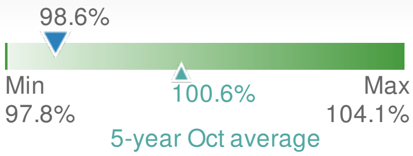
Sep 2025	Oct 2024
14	**15**

Avg DOM 32



Sep 2025	Oct 2024	YTD
26	**21**	**24**

Avg Sold to OLP Ratio 98.6%



Sep 2025	Oct 2024	YTD
103.2%	**97.8%**	**99.4%**

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

Local Market **Insight**

Presented by
Lauren Davis

October 2025

Twin Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 3

▼ -50.0% from Sep 2025: **6**

▼ -25.0% from Oct 2024: **4**

YTD	2025	2024	+/-
	29	**27**	7.4%

5-year Oct average: **3**

New Pendings 1

▼ -66.7% from Sep 2025: **3**

▼ -50.0% from Oct 2024: **2**

YTD	2025	2024	+/-
	26	**28**	-7.1%

5-year Oct average: **3**

Closed Sales 3

↔ 0.0% from Sep 2025: **3**

▼ -25.0% from Oct 2024: **4**

YTD	2025	2024	+/-
	25	**25**	0.0%

5-year Oct average: **4**

Median Sold Price $427,000

▲ 0.2% from Sep 2025: **$426,000**

▲ 6.2% from Oct 2024: **$402,000**

YTD	2025	2024	+/-
	$426,000	**$400,000**	6.5%

5-year Oct average: **$362,900**

Summary

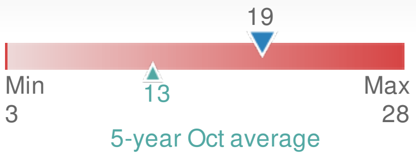
In Twin Valley (Chester, PA), the median sold price for Attached properties for October was $427,000, representing an increase of 0.2% compared to last month and an increase of 6.2% from Oct 2024. The average days on market for units sold in October was 19 days, 51% above the 5-year October average of 13 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 2; and a 20% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.80 in September and a decrease from 2.50 in October 2024. The Contract Ratio is 88% lower than the 5-year October average of 2.67. 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 6

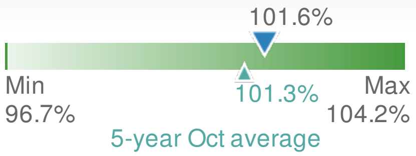
Sep 2025	Oct 2024
5	**2**

Avg DOM 19



Sep 2025	Oct 2024	YTD
3	**28**	**22**

Avg Sold to OLP Ratio 101.6%



Sep 2025	Oct 2024	YTD
102.8%	**96.7%**	**99.9%**

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

MarketStats by ShowingTime

October 2025

All Home Types
Detached
Attached

Local Market **Insight**

Unionville-Chadds Ford (Chester, PA)

Presented by
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Local Market **Insight**

Presented by
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Email: ldavis@tcsr.realtor

October 2025

Unionville-Chadds Ford (Chester, PA)

New Listings 24

-4.0% from Sep 2025: **25**

-4.0% from Oct 2024: **25**

YTD	2025	2024	+/-
	247	**244**	1.2%

5-year Oct average: **21**

New Pendings 20

0.0% from Sep 2025: **20**

5.3% from Oct 2024: **19**

YTD	2025	2024	+/-
	200	**183**	9.3%

5-year Oct average: **18**

Closed Sales 18

0.0% from Sep 2025: **18**

5.9% from Oct 2024: **17**

YTD	2025	2024	+/-
	189	**172**	9.9%

5-year Oct average: **19**

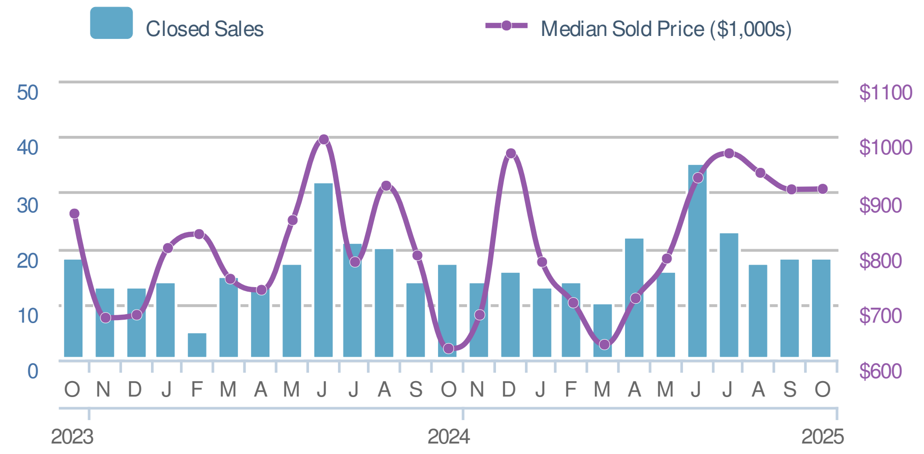
Median Sold Price $906,250

0.1% from Sep 2025: **$905,000**

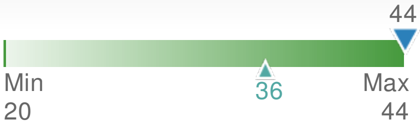
46.2% from Oct 2024: **$620,000**

YTD	2025	2024	+/-
	$855,000	**$802,500**	6.5%

5-year Oct average: **$770,450**



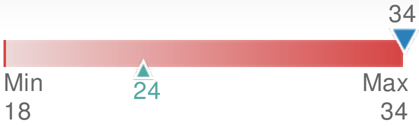
Active Listings 44



5-year Oct average

Sep 2025	Oct 2024
40	**44**

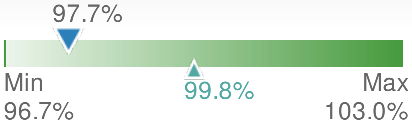
Avg DOM 34



5-year Oct average

Sep 2025	Oct 2024	YTD
55	**19**	**26**

Avg Sold to OLP Ratio 97.7%



5-year Oct average

Sep 2025	Oct 2024	YTD
97.6%	**99.9%**	**98.4%**

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

Local Market **Insight**

Presented by
Lauren Davis

October 2025

Unionville-Chadds Ford (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 19

▼ -9.5% from Sep 2025: **21**

▼ -5.0% from Oct 2024: **20**

YTD	2025	2024	+/-
	222	**210**	5.7%

5-year Oct average: **18**

New Pendings 19

▲ 11.8% from Sep 2025: **17**

▲ 46.2% from Oct 2024: **13**

YTD	2025	2024	+/-
	178	**156**	14.1%

5-year Oct average: **16**

Closed Sales 16

▼ -5.9% from Sep 2025: **17**

▲ 14.3% from Oct 2024: **14**

YTD	2025	2024	+/-
	167	**151**	10.6%

5-year Oct average: **17**

Median Sold Price $998,750

▲ 9.8% from Sep 2025: **$910,000**

▲ 59.3% from Oct 2024: **$627,000**

YTD	2025	2024	+/-
	$900,000	**$850,000**	5.9%

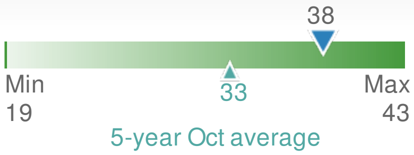
5-year Oct average: **$827,650**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for October was $998,750, representing an increase of 9.8% compared to last month and an increase of 59.3% from Oct 2024. The average days on market for units sold in October was 34 days, 44% above the 5-year October average of 24 days. There was an 11.8% month over month increase in new contract activity with 19 New Pendings; a 3.6% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 27; and no change in supply with 38 active units.

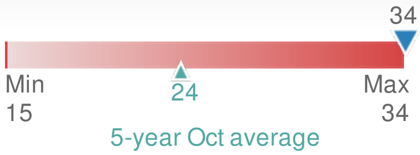
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.74 in September and an increase from 0.58 in October 2024. The Contract Ratio is 10% lower than the 5-year October average of 0.79. A higher Contract Ratio signifies a relative increase in contract activity compared 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 38



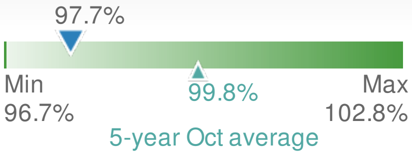
Sep 2025	Oct 2024
38	**38**

Avg DOM 34



Sep 2025	Oct 2024	YTD
58	**17**	**25**

Avg Sold to OLP Ratio 97.7%



Sep 2025	Oct 2024	YTD
97.2%	**99.8%**	**98.4%**

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

Local Market **Insight**

Presented by
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October 2025

Unionville-Chadds Ford (Chester, PA) - Attached

New Listings 5

▲ 25.0% from Sep 2025: **4**

↔ 0.0% from Oct 2024: **5**

YTD	2025	2024	+/-
	25	**34**	-26.5%

5-year Oct average: **3**

New Pendings 1

▼ -66.7% from Sep 2025: **3**

▼ -83.3% from Oct 2024: **6**

YTD	2025	2024	+/-
	22	**26**	-15.4%

5-year Oct average: **2**

Closed Sales 2

▲ 100.0% from Sep 2025: **1**

▼ -33.3% from Oct 2024: **3**

YTD	2025	2024	+/-
	22	**20**	10.0%

5-year Oct average: **2**

Median Sold Price $572,500

▲ 16.2% from Sep 2025: **$492,500**

▲ 21.8% from Oct 2024: **$470,000**

YTD	2025	2024	+/-
	$580,750	**$576,000**	0.8%

5-year Oct average: **$535,000**

Summary

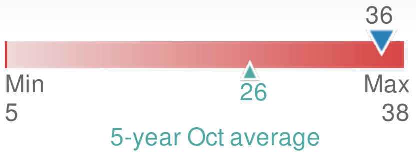
In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for October was $572,500, representing an increase of 16.2% compared to last month and an increase of 21.8% from Oct 2024. The average days on market for units sold in October was 36 days, 41% above the 5-year October average of 26 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 3; and a 200% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 2.00 in September and a decrease from 1.00 in October 2024. The Contract Ratio is 58% lower than the 5-year October average of 1.20. 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 6

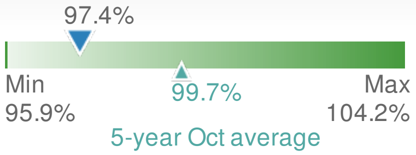
Sep 2025	Oct 2024
2	**6**

Avg DOM 36



Sep 2025	Oct 2024	YTD
0	**26**	**33**

Avg Sold to OLP Ratio 97.4%



Sep 2025	Oct 2024	YTD
103.7%	**100.4%**	**98.3%**

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

October 2025

All Home Types
Detached
Attached

Local Market **Insight**

West Chester Area (Chester, PA)

MarketStats
by ShowingTime

Presented by
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Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

October 2025

West Chester Area (Chester, PA)

New Listings 103

▼ -25.9% from Sep 2025: **139**

▼ -3.7% from Oct 2024: **107**

YTD	2025	2024	+/-
	1,316	**1,186**	11.0%

5-year Oct average: **106**

New Pendings 93

▼ -7.9% from Sep 2025: **101**

▼ -6.1% from Oct 2024: **99**

YTD	2025	2024	+/-
	1,038	**1,009**	2.9%

5-year Oct average: **102**

Closed Sales 91

▼ -15.0% from Sep 2025: **107**

▼ -9.9% from Oct 2024: **101**

YTD	2025	2024	+/-
	1,018	**950**	7.2%

5-year Oct average: **98**

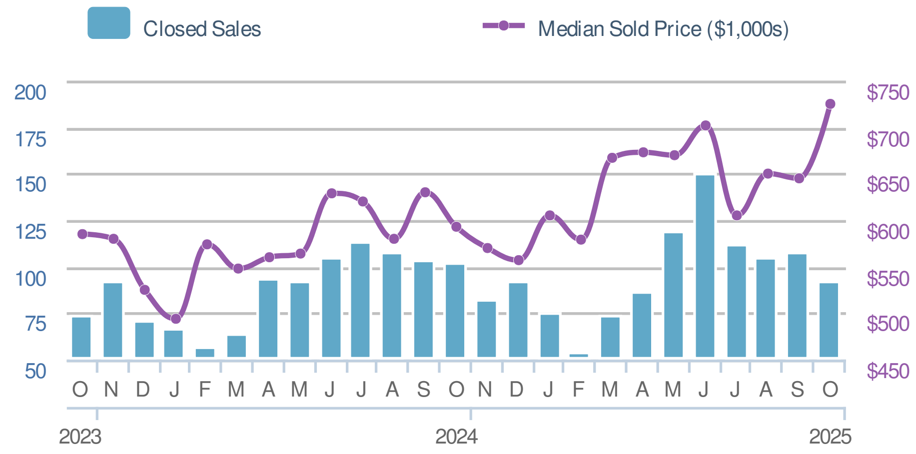
Median Sold Price $725,000

▲ 12.4% from Sep 2025: **$645,000**

▲ 22.3% from Oct 2024: **$593,000**

YTD	2025	2024	+/-
	$661,500	**$587,710**	12.6%

5-year Oct average: **$581,850**



Active Listings 117

117

Min	5-year Oct average	Max
85	105	117

Sep 2025	Oct 2024
140	**113**

Avg DOM 23

23

Min	5-year Oct average	Max
8	16	23

Sep 2025	Oct 2024	YTD
15	**20**	**15**

Avg Sold to OLP Ratio 99.3%

99.3%

Min	5-year Oct average	Max
99.3%	100.4%	101.9%

Sep 2025	Oct 2024	YTD
99.0%	**99.4%**	**100.5%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

October 2025

West Chester Area (Chester, PA) - Detached

New Listings 54

▼ -37.2% from Sep 2025: **86**

▼ -6.9% from Oct 2024: **58**

YTD	2025	2024	+/-
	788	**632**	24.7%

5-year Oct average: **57**

New Pendings 47

▼ -21.7% from Sep 2025: **60**

↔ 0.0% from Oct 2024: **47**

YTD	2025	2024	+/-
	586	**509**	15.1%

5-year Oct average: **49**

Closed Sales 53

▼ -22.1% from Sep 2025: **68**

▲ 12.8% from Oct 2024: **47**

YTD	2025	2024	+/-
	575	**457**	25.8%

5-year Oct average: **51**

Median Sold Price $835,000

▲ 9.8% from Sep 2025: **$760,500**

▲ 17.6% from Oct 2024: **$710,000**

YTD	2025	2024	+/-
	$825,000	**$765,000**	7.8%

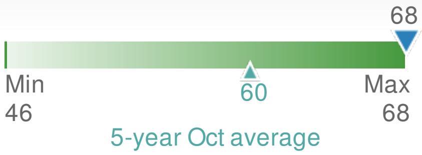
5-year Oct average: **$688,000**

Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for October was $835,000, representing an increase of 9.8% compared to last month and an increase of 17.6% from Oct 2024. The average days on market for units sold in October was 19 days, 40% above the 5-year October average of 14 days. There was a 21.7% month over month decrease in new contract activity with 47 New Pendings; a 12.9% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 128; and a 22.7% decrease in supply to 68 active units.

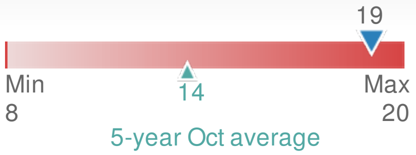
This activity resulted in a Contract Ratio of 1.88 pendings per active listing, up from 1.67 in September and a decrease from 1.93 in October 2024. The Contract Ratio is 2% lower than the 5-year October average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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 68



Sep 2025	Oct 2024
88	**68**

Avg DOM 19



Sep 2025	Oct 2024	YTD
11	**20**	**12**

Avg Sold to OLP Ratio 99.8%

Sep 2025	Oct 2024	YTD
99.6%	**100.0%**	**101.2%**

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

Local Market **Insight**

Presented by
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October 2025

West Chester Area (Chester, PA) - Attached

New Listings 49

▼ -7.5% from Sep 2025: **53**

↔ 0.0% from Oct 2024: **49**

YTD	2025	2024	+/-
	528	**554**	-4.7%

5-year Oct average: **49**

New Pendings 46

▲ 12.2% from Sep 2025: **41**

▼ -11.5% from Oct 2024: **52**

YTD	2025	2024	+/-
	452	**500**	-9.6%

5-year Oct average: **53**

Closed Sales 38

▼ -2.6% from Sep 2025: **39**

▼ -29.6% from Oct 2024: **54**

YTD	2025	2024	+/-
	443	**493**	-10.1%

5-year Oct average: **47**

Median Sold Price $506,186

▲ 8.9% from Sep 2025: **$465,000**

▼ -2.7% from Oct 2024: **$520,000**

YTD	2025	2024	+/-
	$500,000	**$505,000**	-1.0%

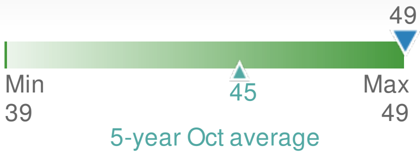
5-year Oct average: **$454,537**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for October was $506,186, representing an increase of 8.9% compared to last month and a decrease of 2.7% from Oct 2024. The average days on market for units sold in October was 29 days, 61% above the 5-year October average of 18 days. There was a 12.2% month over month increase in new contract activity with 46 New Pendings; a 9.4% MoM increase in All Pendings (new contracts + contracts carried over from September) to 58; and a 5.8% decrease in supply to 49 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 1.02 in September and a decrease from 1.91 in October 2024. The Contract Ratio is 34% lower than the 5-year October average of 1.79. 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 49

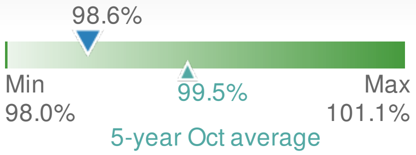


Sep 2025	Oct 2024
52	**45**

Avg DOM 29

Sep 2025	Oct 2024	YTD
21	**19**	**19**

Avg Sold to OLP Ratio 98.6%



Sep 2025	Oct 2024	YTD
98.0%	**98.8%**	**99.6%**

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