October 2025

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings 545

-12.8%	8.3%
from Sep 2025: **625**	from Oct 2024: **503**

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

5-year Oct average: **552**

New Pendings 491

1.2%	-0.2%
from Sep 2025: **485**	from Oct 2024: **492**

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

5-year Oct average: **523**

Closed Sales 454

-6.4%	-5.2%
from Sep 2025: **485**	from Oct 2024: **479**

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

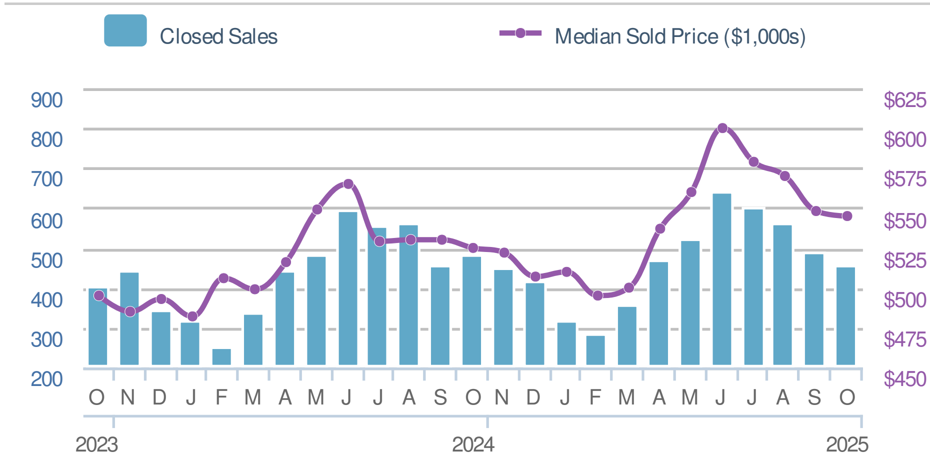
5-year Oct average: **496**

Median Sold Price $545,000

-0.7%	3.8%
from Sep 2025: **$548,900**	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%**

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New Listings 338

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

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

5-year Oct average: **355**

New Pendings 325

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

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

5-year Oct average: **336**

Closed Sales 302

-7.4% from Sep 2025: **326**
-4.7% 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% from Sep 2025: **$629,000**
0.2% 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

586
Min 481 — 528 (5-year Oct average) — Max 586

Sep 2025	Oct 2024
624	**535**

Avg DOM 24

24
Min 18 — 20 (5-year Oct average) — Max 24

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

Avg Sold to OLP Ratio 99.4%

99.4%
Min 99.4% — 100.5% (5-year Oct average) — Max 101.6%

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

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New Listings — 207

-1.9%	17.6%
from Sep 2025: **211**	from Oct 2024: **176**

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

5-year Oct average: **197**

New Pendings — 166

14.5%	-1.8%
from Sep 2025: **145**	from Oct 2024: **169**

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

5-year Oct average: **187**

Closed Sales — 152

-3.8%	-6.2%
from Sep 2025: **158**	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%	7.1%
from Sep 2025: **$412,500**	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

291

Min 160 | 203 5-year Oct average | Max 291

Sep 2025	Oct 2024
274	**199**

Avg DOM — 31

31

Min 15 | 22 5-year Oct average | Max 31

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

Avg Sold to OLP Ratio — 98.1%

98.1%

Min 98.1% | 100.1% 5-year Oct average | Max 101.6%

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

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