October 2025

All Home Types
Detached
Attached

Local Market Insight

Avon Grove (Chester, PA)

MarketStats by ShowingTime

Presented by
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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**

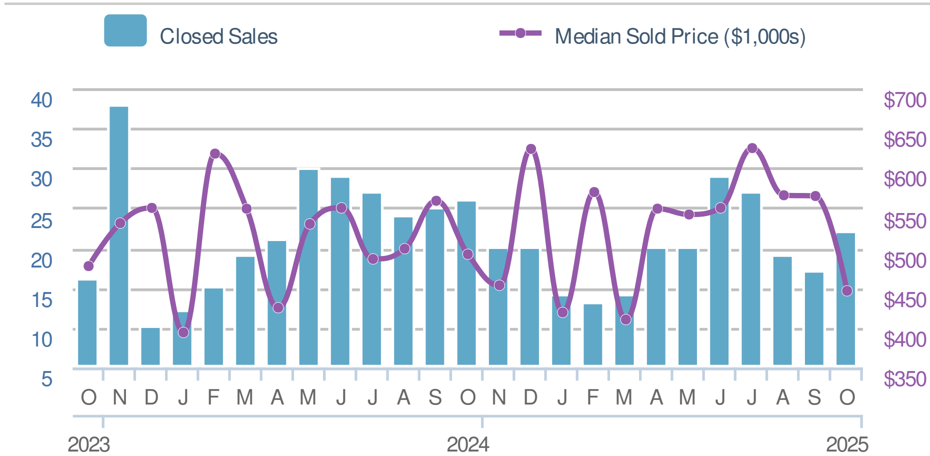
Median Sold Price — $446,000

-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 31 — 45 — Max 54

5-year Oct average

Sep 2025	Oct 2024
45	**31**

Avg DOM — 24

24

Min 5 — 15 — Max 24

5-year Oct average

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

Avg Sold to OLP Ratio — 100.8%

100.8%

Min 100.1% — 102.0% — Max 103.5%

5-year Oct average

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

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

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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

Current: 47
Min 30 | 41 5-year Oct average | Max 47

Sep 2025	Oct 2024
43	**30**

Avg DOM — 22

Current: 22
Min 5 | 13 5-year Oct average | Max 22

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

Avg Sold to OLP Ratio — 101.3%

Current: 101.3%
Min 100.1% | 102.1% 5-year Oct average | Max 103.7%

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

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

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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

Current: 3
Min: 1
Max: 8
5-year Oct average: 4

Sep 2025	Oct 2024
2	1

Avg DOM — 36

Current: 36
Min: 5
Max: 36
5-year Oct average: 22

Sep 2025	Oct 2024	YTD
6	13	26

Avg Sold to OLP Ratio — 97.4%

Current: 97.4%
Min: 97.4%
Max: 104.0%
5-year Oct average: 101.0%

Sep 2025	Oct 2024	YTD
104.9%	100.5%	98.6%