# October 2025

All Home Types
Detached
Attached

# Local Market Insight

## Chester-Upland (Delaware, PA)

MarketStats by ShowingTime

Presented by
**Lauren Davis**
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# October 2025

## Chester-Upland (Delaware, PA)

### New Listings — 24

-20.0% from Sep 2025: **30**
-17.2% from Oct 2024: **29**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | 336 | 374 | -10.2% |

5-year Oct average: **31**

### New Pendings — 18

0.0% from Sep 2025: **18**
-35.7% from Oct 2024: **28**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | 236 | 267 | -11.6% |

5-year Oct average: **28**

### Closed Sales — 15

-16.7% from Sep 2025: **18**
-37.5% from Oct 2024: **24**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | 222 | 248 | -10.5% |

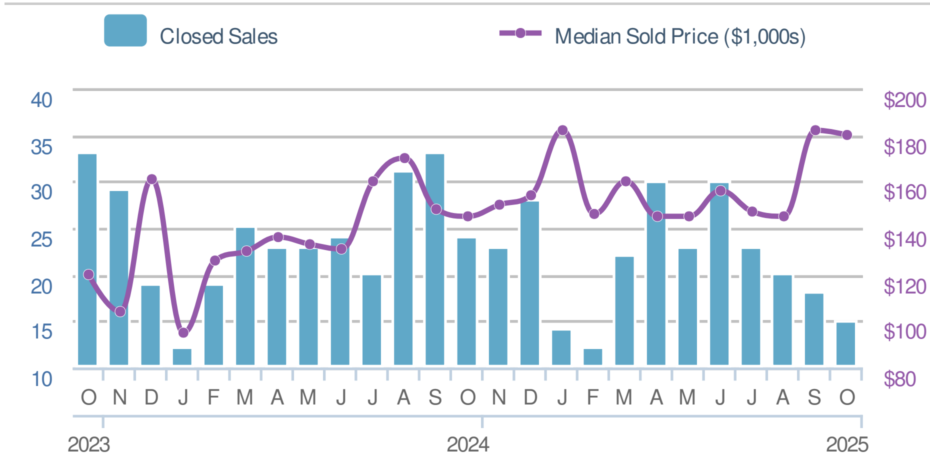
5-year Oct average: **25**

### Median Sold Price — $180,000

-1.1% from Sep 2025: **$182,000**
24.1% from Oct 2024: **$145,000**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | $155,000 | $140,000 | 10.7% |

5-year Oct average: **$129,800**




### Active Listings — 62

Min 35 — 5-year Oct average 45 — Max 62

| Sep 2025 | Oct 2024 |
|---|---|
| 63 | 45 |

### Avg DOM — 24

Min 18 — 5-year Oct average 25 — Max 34

| Sep 2025 | Oct 2024 | YTD |
|---|---|---|
| 22 | 29 | 33 |

### Avg Sold to OLP Ratio — 97.9%

Min 90.4% — 5-year Oct average 95.2% — Max 97.9%

| Sep 2025 | Oct 2024 | YTD |
|---|---|---|
| 98.6% | 93.5% | 95.1% |


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

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# October 2025

## Chester-Upland (Delaware, PA) - Detached

### New Listings — 5

| 0.0% | 66.7% |
|---|---|
| from Sep 2025: **5** | from Oct 2024: **3** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **42** | **43** | -2.3% |

5-year Oct average: **3**

### New Pendings — 3

| -25.0% | 0.0% |
|---|---|
| from Sep 2025: **4** | from Oct 2024: **3** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **28** | **36** | -22.2% |

5-year Oct average: **4**

### Closed Sales — 3

| 0.0% | 200.0% |
|---|---|
| from Sep 2025: **3** | from Oct 2024: **1** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **28** | **35** | -20.0% |

5-year Oct average: **4**

### Median Sold Price — $250,000

| 2.0% | -13.8% |
|---|---|
| from Sep 2025: **$245,000** | from Oct 2024: **$289,900** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$237,500** | **$170,000** | 39.7% |

5-year Oct average: **$174,980**

## Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for October was $250,000, representing an increase of 2% compared to last month and a decrease of 13.8% from Oct 2024. The average days on market for units sold in October was 27 days, 38% above the 5-year October average of 20 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 5; and a 14.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.71 in September and a decrease from 0.83 in October 2024. The Contract Ratio is 38% lower than the 5-year October average of 1.01. 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 — 8

8

Min 3 | 5 | Max 8

5-year Oct average

| Sep 2025 | Oct 2024 |
|---|---|
| **7** | **6** |

### Avg DOM — 27

27

Min 14 | 20 | Max 27

5-year Oct average

| Sep 2025 | Oct 2024 | YTD |
|---|---|---|
| **51** | **14** | **44** |

### Avg Sold to OLP Ratio — 102.3%

102.3%

Min 90.6% | 99.6% | Max 103.7%

5-year Oct average

| Sep 2025 | Oct 2024 | YTD |
|---|---|---|
| **91.7%** | **100.0%** | **94.7%** |


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

MarketStats by ShowingTime

Presented by
**Lauren Davis**

# October 2025

## Chester-Upland (Delaware, PA) - Attached

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

### New Listings — 19

-24.0% from Sep 2025: **25**
-26.9% from Oct 2024: **26**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **294** | **330** | -10.9% |

5-year Oct average: **28**

### New Pendings — 15

7.1% from Sep 2025: **14**
-40.0% from Oct 2024: **25**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **207** | **231** | -10.4% |

5-year Oct average: **24**

### Closed Sales — 12

-20.0% from Sep 2025: **15**
-47.8% from Oct 2024: **23**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **193** | **213** | -9.4% |

5-year Oct average: **22**

### Median Sold Price — $180,000

3.4% from Sep 2025: **$174,000**
33.3% from Oct 2024: **$135,000**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$150,000** | **$137,250** | 9.3% |

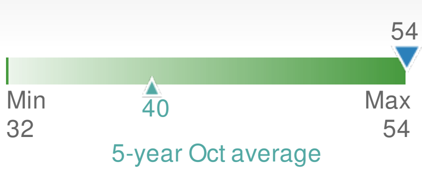
5-year Oct average: **$125,300**

## Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for October was $180,000, representing an increase of 3.4% compared to last month and an increase of 33.3% from Oct 2024. The average days on market for units sold in October was 23 days, 10% below the 5-year October average of 26 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from September) to 27; and a 3.6% decrease in supply to 54 active units.

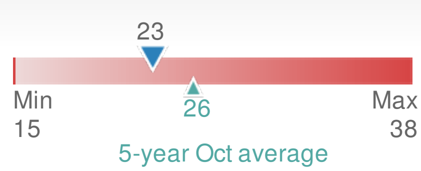
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.43 in September and a decrease from 0.85 in October 2024. The Contract Ratio is 45% lower than the 5-year October average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared 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 — 54



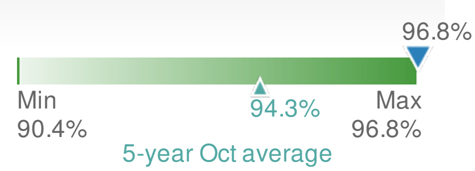

| Sep 2025 | Oct 2024 |
|---|---|
| **56** | **39** |

### Avg DOM — 23




| Sep 2025 | Oct 2024 | YTD |
|---|---|---|
| **17** | **29** | **31** |

### Avg Sold to OLP Ratio — 96.8%




| Sep 2025 | Oct 2024 | YTD |
|---|---|---|
| **99.9%** | **93.2%** | **95.4%** |


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