October 2025

All Home Types
Detached
Attached

Local Market **Insight**

Downingtown Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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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**

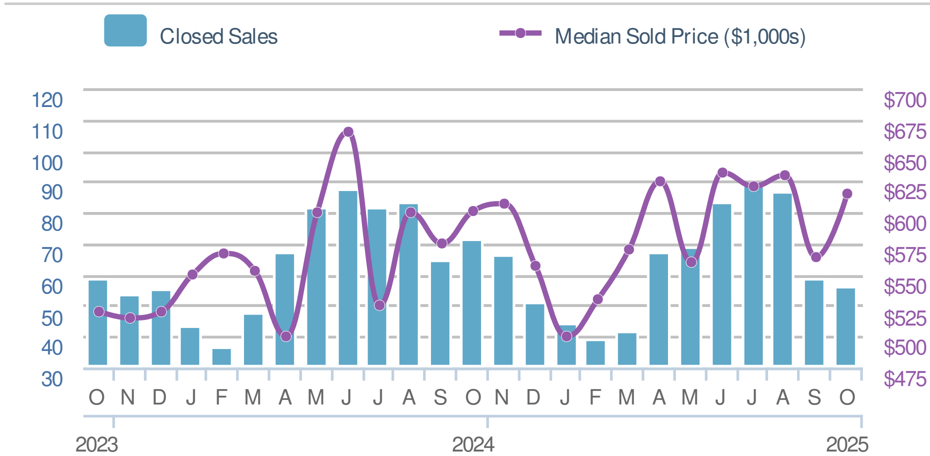
Median Sold Price $615,000

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 5-year Oct average | Max 121

Sep 2025	Oct 2024
132	**94**

Avg DOM 30

30

Min 9 | 24 5-year Oct average | Max 38

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

Avg Sold to OLP Ratio 97.1%

97.1%

Min 97.1% | 100.4% 5-year Oct average | Max 102.0%

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

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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

81

Min 57 — 70 (5-year Oct average) — Max 81

Sep 2025	Oct 2024
85	**71**

Avg DOM — 25

25

Min 12 — 17 (5-year Oct average) — Max 25

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

Avg Sold to OLP Ratio — 97.1%

97.1%

Min 97.1% — 99.9% (5-year Oct average) — Max 101.0%

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

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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

34

Min 23 — 36 (5-year Oct average) — Max 50

Sep 2025	Oct 2024
47	**23**

Avg DOM — 36

36

Min 5 — 37 (5-year Oct average) — Max 104

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

Avg Sold to OLP Ratio — 97.0%

97.0%

Min 97.0% — 101.3% (5-year Oct average) — Max 104.6%

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

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