October 2025

All Home Types
Detached
Attached

Local Market Insight

Kennett Consolidated (Chester, PA)

MarketStats by ShowingTime

Presented by
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Kennett Consolidated (Chester, PA)

New Listings — 32

-8.6%	113.3%
from Sep 2025: **35**	from Oct 2024: **15**

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

5-year Oct average: **27**

New Pendings — 14

-44.0%	-30.0%
from Sep 2025: **25**	from Oct 2024: **20**

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

5-year Oct average: **25**

Closed Sales — 19

-29.6%	-26.9%
from Sep 2025: **27**	from Oct 2024: **26**

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

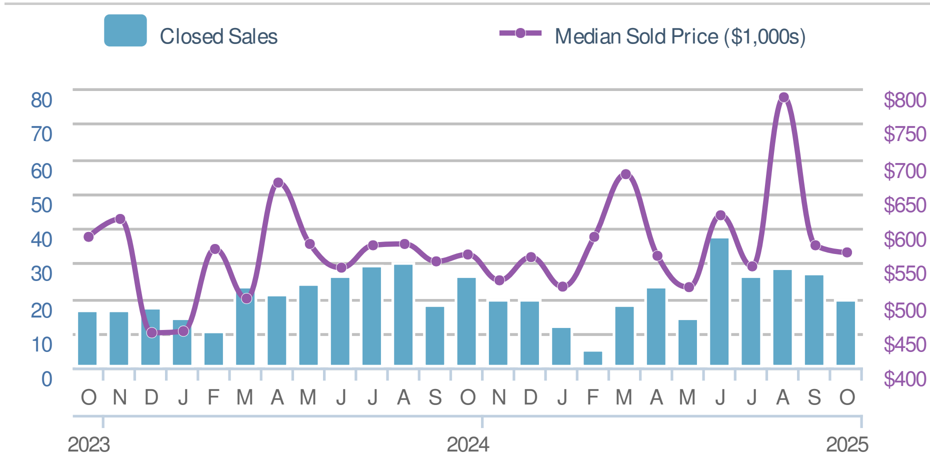
5-year Oct average: **26**

Median Sold Price — $565,000

-1.7%	0.4%
from Sep 2025: **$575,000**	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	5-year Oct average	Max
25	42	79

Sep 2025	Oct 2024
63	**32**

Avg DOM — 24

24

Min	5-year Oct average	Max
23	29	41

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

Avg Sold to OLP Ratio — 98.6%

98.6%

Min	5-year Oct average	Max
98.6%	99.9%	102.7%

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

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Kennett Consolidated (Chester, PA) - Detached

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

Current: 36
Min 18 | Max 36
5-year Oct average: 23

Sep 2025	Oct 2024
37	**21**

Avg DOM — 16

Current: 16
Min 16 | Max 45
5-year Oct average: 27

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

Avg Sold to OLP Ratio — 98.5%

Current: 98.5%
Min 92.0% | Max 100.5%
5-year Oct average: 97.4%

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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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

43

Min 5 — 19 (5-year Oct average) — Max 43

Sep 2025	Oct 2024
26	**11**

Avg DOM — 33

33

Min 12 — 34 (5-year Oct average) — Max 81

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

Avg Sold to OLP Ratio — 98.6%

98.6%

Min 98.6% — 102.5% (5-year Oct average) — Max 106.4%

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

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