

October 2025

All Home Types
Detached
Attached

Local Market Insight

Phoenixville Area (Chester, PA)

October 2025

Phoenixville Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**45** **-2.2%**from Sep 2025:
46 **12.5%**from Oct 2024:
40

YTD	2025	2024	+/-
	460	436	5.5%

5-year Oct average: **44****New Pendings****37** **8.8%**from Sep 2025:
34 **8.8%**from Oct 2024:
34

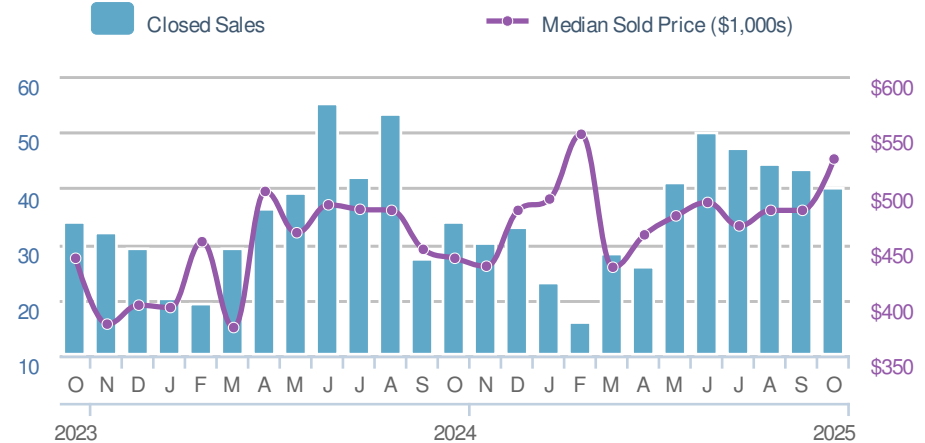
YTD	2025	2024	+/-
	385	381	1.0%

5-year Oct average: **40****Closed Sales****40** **-7.0%**from Sep 2025:
43 **17.6%**from Oct 2024:
34

YTD	2025	2024	+/-
	371	359	3.3%

5-year Oct average: **38****Median Sold Price****\$526,625** **9.7%**from Sep 2025:
\$480,000 **20.4%**from Oct 2024:
\$437,500

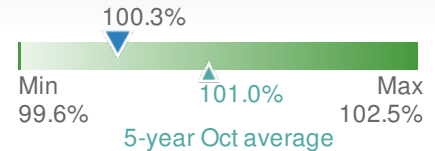
YTD	2025	2024	+/-
	\$475,000	\$457,000	3.9%

5-year Oct average: **\$422,305****Active Listings****63**

Sep 2025	Oct 2024
56	38

Avg DOM**22**

Sep 2025	Oct 2024	YTD
26	19	23

Avg Sold to OLP Ratio**100.3%**

Sep 2025	Oct 2024	YTD
99.5%	100.6%	100.3%

October 2025

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20** **-4.8%**from Sep 2025:
21 **0.0%**from Oct 2024:
20

YTD	2025	2024	+/-
	208	222	-6.3%

5-year Oct average: **20****New Pendings****22** **10.0%**from Sep 2025:
20 **22.2%**from Oct 2024:
18

YTD	2025	2024	+/-
	175	195	-10.3%

5-year Oct average: **20****Closed Sales****19** **-9.5%**from Sep 2025:
21 **-20.8%**from Oct 2024:
24

YTD	2025	2024	+/-
	164	188	-12.8%

5-year Oct average: **21****Median Sold Price****\$610,000** **1.7%**from Sep 2025:
\$600,000 **7.0%**from Oct 2024:
\$570,000

YTD	2025	2024	+/-
	\$582,500	\$558,500	4.3%

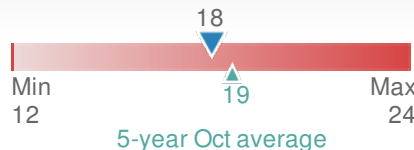
5-year Oct average: **\$517,150****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for October was \$610,000, representing an increase of 1.7% compared to last month and an increase of 7% from Oct 2024. The average days on market for units sold in October was 18 days, 4% below the 5-year October average of 19 days. There was a 10% month over month increase in new contract activity with 22 New Pendings; a 3.7% MoM increase in All Pendings (new contracts + contracts carried over from September) to 28; and no change in supply with 24 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 1.13 in September and an increase from 0.91 in October 2024. The Contract Ratio is 23% higher than the 5-year October average of 0.95. 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**24**

Sep 2025	Oct 2024
24	23

Avg DOM**18**

Sep 2025	Oct 2024	YTD
18	19	17

Avg Sold to OLP Ratio**101.6%**

Sep 2025	Oct 2024	YTD
98.9%	100.8%	100.9%

October 2025

Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25**

↔ 0.0%

from Sep 2025:
25

↑ 25.0%

from Oct 2024:
20

YTD	2025	2024	+/-
	252	214	17.8%

5-year Oct average: **24****New Pendings****15**

↑ 7.1%

from Sep 2025:
14

↓ -6.3%

from Oct 2024:
16

YTD	2025	2024	+/-
	210	186	12.9%

5-year Oct average: **20****Closed Sales****21**

↓ -4.5%

from Sep 2025:
22

↑ 110.0%

from Oct 2024:
10

YTD	2025	2024	+/-
	207	171	21.1%

5-year Oct average: **17****Median Sold Price****\$395,000**

↓ -2.0%

from Sep 2025:
\$403,000

↑ 4.4%

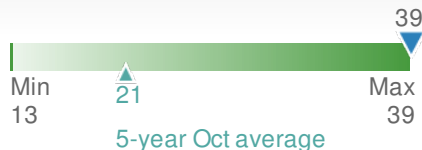
from Oct 2024:
\$378,500

YTD	2025	2024	+/-
	\$415,000	\$408,000	1.7%

5-year Oct average: **\$359,550****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for October was \$395,000, representing a decrease of 2% compared to last month and an increase of 4.4% from Oct 2024. The average days on market for units sold in October was 25 days, 42% above the 5-year October average of 18 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 20.8% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 19; and a 21.9% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 0.49 pendings per active listing, down from 0.75 in September and a decrease from 1.60 in October 2024. The Contract Ratio is 68% lower than the 5-year October average of 1.53. 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**39**

Sep 2025	Oct 2024
32	15

Avg DOM**25**

Sep 2025	Oct 2024	YTD
32	20	28

Avg Sold to OLP Ratio**99.2%**

Sep 2025	Oct 2024	YTD
100.0%	100.3%	99.9%