October 2025

All Home Types
Detached
Attached

Local Market Insight

Spring-Ford Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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October 2025

Spring-Ford Area (Chester, PA)

New Listings 3

-66.7% from Sep 2025: **9**
0.0% from Oct 2024: **3**

YTD	2025	2024	+/-
	41	**65**	-36.9%

5-year Oct average: **5**

New Pendings 6

200.0% from Sep 2025: **2**
20.0% from Oct 2024: **5**

YTD	2025	2024	+/-
	34	**51**	-33.3%

5-year Oct average: **5**

Closed Sales 4

33.3% from Sep 2025: **3**
0.0% from Oct 2024: **4**

YTD	2025	2024	+/-
	30	**51**	-41.2%

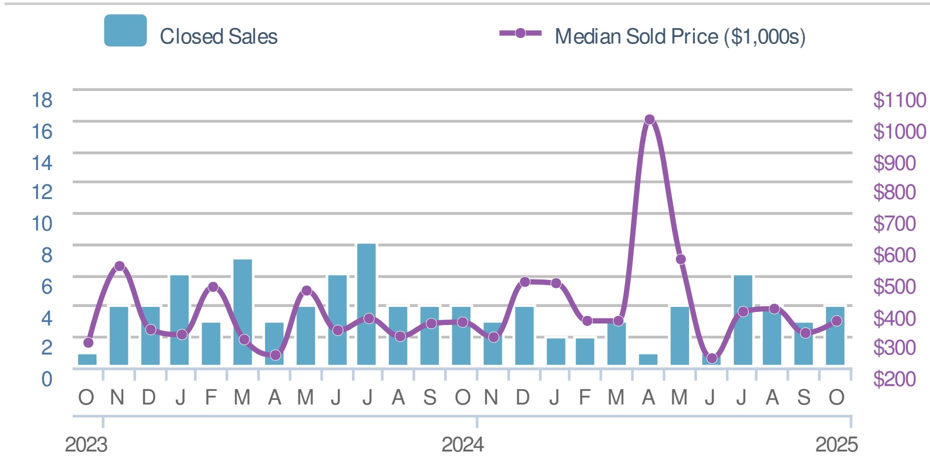
5-year Oct average: **4**

Median Sold Price $350,000

12.5% from Sep 2025: **$311,224**
1.2% from Oct 2024: **$346,000**

YTD	2025	2024	+/-
	$380,000	**$345,000**	10.1%

5-year Oct average: **$389,543**



Active Listings 4

4
Min 4 — 6 — Max 8
5-year Oct average

Sep 2025	Oct 2024
10	**8**

Avg DOM 51

51
Min 6 — 34 — Max 51
5-year Oct average

Sep 2025	Oct 2024	YTD
13	**6**	**35**

Avg Sold to OLP Ratio 96.8%

96.8%
Min 93.7% — 98.1% — Max 104.4%
5-year Oct average

Sep 2025	Oct 2024	YTD
101.7%	**104.4%**	**97.3%**

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

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October 2025

Spring-Ford Area (Chester, PA) - Detached

New Listings — 2

-50.0% from Sep 2025: 4
0.0% from Oct 2024: 2

YTD	2025	2024	+/-
	17	30	-43.3%

5-year Oct average: **2**

New Pendings — 3

200.0% from Sep 2025: 1
200.0% from Oct 2024: 1

YTD	2025	2024	+/-
	16	21	-23.8%

5-year Oct average: **2**

Closed Sales — 2

100.0% from Sep 2025: 1
0.0% from Oct 2024: 2

YTD	2025	2024	+/-
	14	18	-22.2%

5-year Oct average: **1**

Median Sold Price — $350,000

-65.4% from Sep 2025: **$1,013,000**
7.9% from Oct 2024: **$324,500**

YTD	2025	2024	+/-
	$580,500	$362,625	60.1%

5-year Oct average: **$189,900**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for October was $350,000, representing a decrease of 65.4% compared to last month and an increase of 7.9% from Oct 2024. The average days on market for units sold in October was 5 days, 4% below the 5-year October average of 5 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 4; and a 50% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.75 in September and an increase from 0.50 in October 2024. The Contract Ratio is 62% higher than the 5-year October average of 1.23. 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 — 2

2
Min 1 — 3 — Max 6
5-year Oct average

Sep 2025	Oct 2024
4	6

Avg DOM — 5

5
Min 0 — 5 — Max 17
5-year Oct average

Sep 2025	Oct 2024	YTD
18	4	38

Avg Sold to OLP Ratio — 101.8%

101.8%
Min 0.0% — 59.8% — Max 105.4%
5-year Oct average

Sep 2025	Oct 2024	YTD
103.9%	105.4%	97.0%

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

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October 2025

Spring-Ford Area (Chester, PA) - Attached

New Listings 1

-80.0% from Sep 2025: **5**

0.0% from Oct 2024: **1**

YTD	2025	2024	+/-
	24	**35**	-31.4%

5-year Oct average: **3**

New Pendings 3

200.0% from Sep 2025: **1**

-25.0% from Oct 2024: **4**

YTD	2025	2024	+/-
	18	**30**	-40.0%

5-year Oct average: **3**

Closed Sales 2

0.0% from Sep 2025: **2**

0.0% from Oct 2024: **2**

YTD	2025	2024	+/-
	16	**33**	-51.5%

5-year Oct average: **3**

Median Sold Price $365,000

40.6% from Sep 2025: **$259,612**

-3.3% from Oct 2024: **$377,500**

YTD	2025	2024	+/-
	$325,000	**$338,500**	-4.0%

5-year Oct average: **$409,393**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for October was $365,000, representing an increase of 40.6% compared to last month and a decrease of 3.3% from Oct 2024. The average days on market for units sold in October was 97 days, 122% above the 5-year October average of 44 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from September) to 3; and a 66.7% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.33 in September and no change from October 2024. The Contract Ratio is 30% higher than the 5-year October average of 1.15. 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 2

2

Min 2 | 4 | Max 6

5-year Oct average

Sep 2025	Oct 2024
6	**2**

Avg DOM 97

97

Min 8 | 44 | Max 97

5-year Oct average

Sep 2025	Oct 2024	YTD
11	**8**	**33**

Avg Sold to OLP Ratio 91.8%

91.8%

Min 91.8% | 97.1% | Max 103.4%

5-year Oct average

Sep 2025	Oct 2024	YTD
100.6%	**103.4%**	**97.6%**

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