October 2025

All Home Types
Detached
Attached

Local Market Insight

Tredyffrin-Easttown (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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October 2025

Tredyffrin-Easttown (Chester, PA)

New Listings 48

4.3% from Sep 2025: **46**

20.0% from Oct 2024: **40**

YTD	2025	2024	+/-
	555	**506**	9.7%

5-year Oct average: **47**

New Pendings 44

29.4% from Sep 2025: **34**

29.4% from Oct 2024: **34**

YTD	2025	2024	+/-
	457	**433**	5.5%

5-year Oct average: **44**

Closed Sales 34

-20.9% from Sep 2025: **43**

-19.0% from Oct 2024: **42**

YTD	2025	2024	+/-
	427	**420**	1.7%

5-year Oct average: **44**

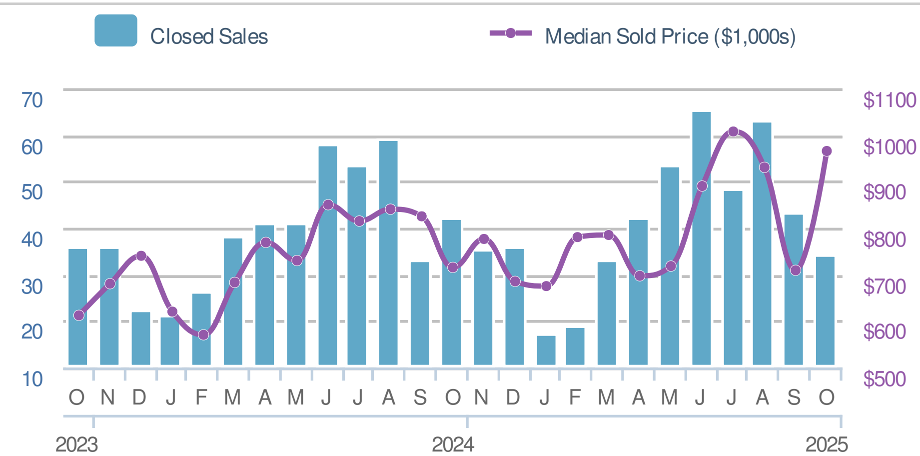
Median Sold Price $965,500

36.2% from Sep 2025: **$709,000**

35.0% from Oct 2024: **$715,000**

YTD	2025	2024	+/-
	$820,000	**$761,000**	7.8%

5-year Oct average: **$696,200**



Active Listings 58

58

Min 42 — 49 — Max 58

5-year Oct average

Sep 2025	Oct 2024
64	**42**

Avg DOM 20

20

Min 16 — 20 — Max 26

5-year Oct average

Sep 2025	Oct 2024	YTD
20	**26**	**16**

Avg Sold to OLP Ratio 99.8%

99.8%

Min 98.3% — 100.8% — Max 102.8%

5-year Oct average

Sep 2025	Oct 2024	YTD
99.7%	**102.8%**	**102.5%**

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Tredyffrin-Easttown (Chester, PA) - Detached

New Listings 25

4.2%	0.0%
from Sep 2025: **24**	from Oct 2024: **25**

YTD	2025	2024	+/-
	338	**315**	7.3%

5-year Oct average: **29**

New Pendings 26

30.0%	23.8%
from Sep 2025: **20**	from Oct 2024: **21**

YTD	2025	2024	+/-
	277	**263**	5.3%

5-year Oct average: **27**

Closed Sales 23

0.0%	4.5%
from Sep 2025: **23**	from Oct 2024: **22**

YTD	2025	2024	+/-
	251	**252**	-0.4%

5-year Oct average: **23**

Median Sold Price $1,260,000

28.6%	21.7%
from Sep 2025: **$980,000**	from Oct 2024: **$1,035,000**

YTD	2025	2024	+/-
	$1,080,000	**$976,000**	10.7%

5-year Oct average: **$987,200**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for October was $1,260,000, representing an increase of 28.6% compared to last month and an increase of 21.7% from Oct 2024. The average days on market for units sold in October was 21 days, 17% below the 5-year October average of 25 days. There was a 30% month over month increase in new contract activity with 26 New Pendings; a 15.6% MoM increase in All Pendings (new contracts + contracts carried over from September) to 37; and a 25% decrease in supply to 30 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, up from 0.80 in September and a decrease from 1.42 in October 2024. The Contract Ratio is 10% lower than the 5-year October average of 1.36. 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 30

30

Min 24 — 34 — Max 40

5-year Oct average

Sep 2025	Oct 2024
40	**24**

Avg DOM 21

21

Min 21 — 25 — Max 34

5-year Oct average

Sep 2025	Oct 2024	YTD
26	**34**	**15**

Avg Sold to OLP Ratio 100.5%

100.5%

Min 96.9% — 101.5% — Max 105.7%

5-year Oct average

Sep 2025	Oct 2024	YTD
100.0%	**105.7%**	**104.1%**

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

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New Listings 23

4.5% from Sep 2025: **22**
53.3% from Oct 2024: **15**

YTD	2025	2024	+/-
	217	**191**	13.6%

5-year Oct average: **18**

New Pendings 18

28.6% from Sep 2025: **14**
38.5% from Oct 2024: **13**

YTD	2025	2024	+/-
	180	**170**	5.9%

5-year Oct average: **17**

Closed Sales 11

-45.0% from Sep 2025: **20**
-45.0% from Oct 2024: **20**

YTD	2025	2024	+/-
	176	**168**	4.8%

5-year Oct average: **21**

Median Sold Price $525,000

22.4% from Sep 2025: **$428,750**
14.1% from Oct 2024: **$460,000**

YTD	2025	2024	+/-
	$423,750	**$465,500**	-9.0%

5-year Oct average: **$420,280**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for October was $525,000, representing an increase of 22.4% compared to last month and an increase of 14.1% from Oct 2024. The average days on market for units sold in October was 16 days, 19% above the 5-year October average of 13 days. There was a 28.6% month over month increase in new contract activity with 18 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from September) to 20; and a 16.7% increase in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.58 in September and a decrease from 0.83 in October 2024. The Contract Ratio is 58% lower than the 5-year October average of 1.71. 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 28

28
Min 9 — 16 (5-year Oct average) — Max 28

Sep 2025	Oct 2024
24	**18**

Avg DOM 16

16
Min 8 — 13 (5-year Oct average) — Max 17

Sep 2025	Oct 2024	YTD
13	**17**	**18**

Avg Sold to OLP Ratio 98.1%

98.1%
Min 98.1% — 99.8% (5-year Oct average) — Max 101.3%

Sep 2025	Oct 2024	YTD
99.3%	**99.7%**	**100.3%**

MarketStats