October 2025

All Home Types
Detached
Attached

Local Market Insight

Twin Valley (Chester, PA)

MarketStats by ShowingTime

Presented by
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October 2025
Twin Valley (Chester, PA)

New Listings — 11

-15.4%	-26.7%
from Sep 2025: **13**	from Oct 2024: **15**

YTD	2025	2024	+/-
	153	**205**	-25.4%

5-year Oct average: **14**

New Pendings — 11

-15.4%	-15.4%
from Sep 2025: **13**	from Oct 2024: **13**

YTD	2025	2024	+/-
	132	**158**	-16.5%

5-year Oct average: **13**

Closed Sales — 13

0.0%	-27.8%
from Sep 2025: **13**	from Oct 2024: **18**

YTD	2025	2024	+/-
	149	**157**	-5.1%

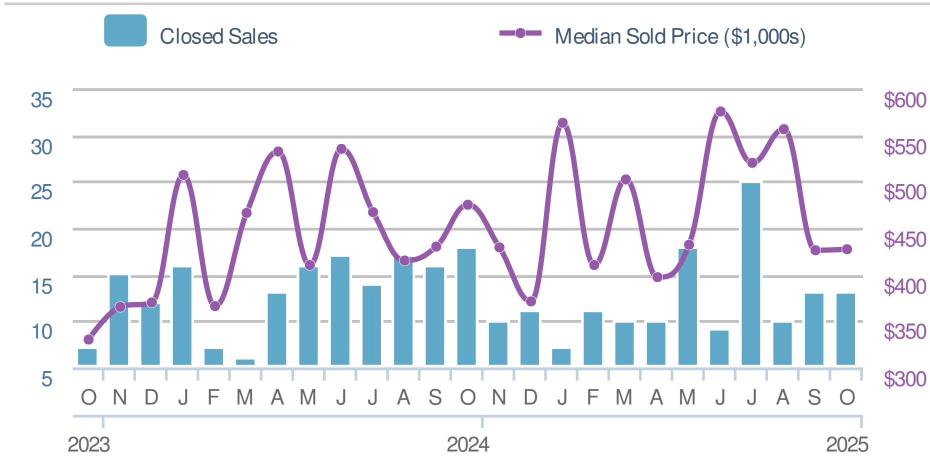
5-year Oct average: **12**

Median Sold Price — $427,000

0.2%	-10.1%
from Sep 2025: **$426,000**	from Oct 2024: **$475,000**

YTD	2025	2024	+/-
	$495,000	**$498,000**	-0.6%

5-year Oct average: **$379,871**



Active Listings — 18

18
Min 7 — 15 — Max 25
5-year Oct average

Sep 2025	Oct 2024
19	**17**

Avg DOM — 29

29
Min 6 — 18 — Max 29
5-year Oct average

Sep 2025	Oct 2024	YTD
21	**23**	**24**

Avg Sold to OLP Ratio — 99.3%

99.3%
Min 97.5% — 100.9% — Max 104.2%
5-year Oct average

Sep 2025	Oct 2024	YTD
103.1%	**97.5%**	**99.5%**

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

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Twin Valley (Chester, PA) - Detached

New Listings — 8

14.3% from Sep 2025: **7**
-27.3% from Oct 2024: **11**

YTD	2025	2024	+/-
	124	**178**	-30.3%

5-year Oct average: **11**

New Pendings — 10

0.0% from Sep 2025: **10**
-9.1% from Oct 2024: **11**

YTD	2025	2024	+/-
	106	**130**	-18.5%

5-year Oct average: **10**

Closed Sales — 10

0.0% from Sep 2025: **10**
-28.6% from Oct 2024: **14**

YTD	2025	2024	+/-
	124	**132**	-6.1%

5-year Oct average: **9**

Median Sold Price — $439,000

8.8% from Sep 2025: **$403,550**
-17.2% from Oct 2024: **$530,000**

YTD	2025	2024	+/-
	$558,750	**$536,360**	4.2%

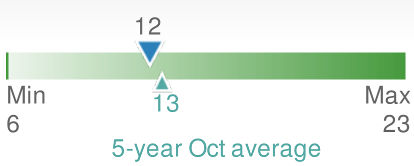
5-year Oct average: **$397,397**

Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for October was $439,000, representing an increase of 8.8% compared to last month and a decrease of 17.2% from Oct 2024. The average days on market for units sold in October was 32 days, 48% above the 5-year October average of 22 days. There was no month over month change in new contract activity with 10 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 14; and a 14.3% decrease in supply to 12 active units.

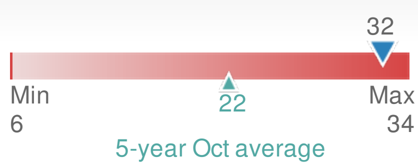
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 1.14 in September and a decrease from 2.53 in October 2024. The Contract Ratio is 33% lower than the 5-year October average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared 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 — 12



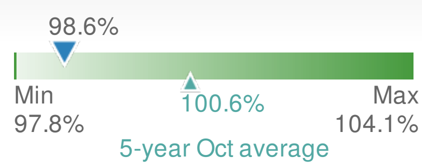
Sep 2025	Oct 2024
14	**15**

Avg DOM — 32



Sep 2025	Oct 2024	YTD
26	**21**	**24**

Avg Sold to OLP Ratio — 98.6%



Sep 2025	Oct 2024	YTD
103.2%	**97.8%**	**99.4%**

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

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New Listings 3

-50.0% from Sep 2025: **6**

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

YTD	2025	2024	+/-
	29	**27**	7.4%

5-year Oct average: **3**

New Pendings 1

-66.7% from Sep 2025: **3**

-50.0% from Oct 2024: **2**

YTD	2025	2024	+/-
	26	**28**	-7.1%

5-year Oct average: **3**

Closed Sales 3

0.0% from Sep 2025: **3**

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

YTD	2025	2024	+/-
	25	**25**	0.0%

5-year Oct average: **4**

Median Sold Price $427,000

0.2% from Sep 2025: **$426,000**

6.2% from Oct 2024: **$402,000**

YTD	2025	2024	+/-
	$426,000	**$400,000**	6.5%

5-year Oct average: **$362,900**

Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for October was $427,000, representing an increase of 0.2% compared to last month and an increase of 6.2% from Oct 2024. The average days on market for units sold in October was 19 days, 51% above the 5-year October average of 13 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 2; and a 20% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.80 in September and a decrease from 2.50 in October 2024. The Contract Ratio is 88% lower than the 5-year October average of 2.67. 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 6

6

Min 0 — 2 (5-year Oct average) — Max 6

Sep 2025	Oct 2024
5	**2**

Avg DOM 19

19

Min 3 — 13 (5-year Oct average) — Max 28

Sep 2025	Oct 2024	YTD
3	**28**	**22**

Avg Sold to OLP Ratio 101.6%

101.6%

Min 96.7% — 101.3% (5-year Oct average) — Max 104.2%

Sep 2025	Oct 2024	YTD
102.8%	**96.7%**	**99.9%**

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

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