

October 2025

All Home Types
Detached
Attached

Local Market Insight

West Chester Area (Chester, PA)

October 2025

West Chester Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**103****↓ -25.9%**from Sep 2025:
139**↓ -3.7%**from Oct 2024:
107

YTD	2025	2024	+/-
	1,316	1,186	11.0%

5-year Oct average: **106****New Pendings****93****↓ -7.9%**from Sep 2025:
101**↓ -6.1%**from Oct 2024:
99

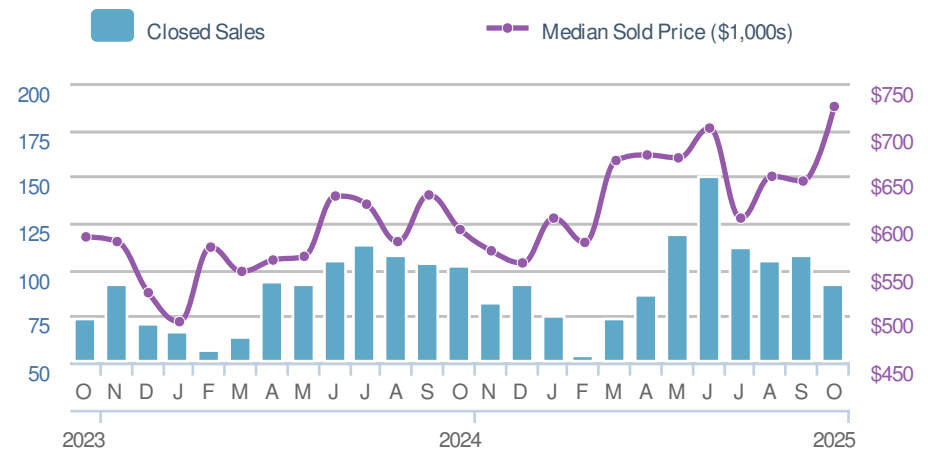
YTD	2025	2024	+/-
	1,038	1,009	2.9%

5-year Oct average: **102****Closed Sales****91****↓ -15.0%**from Sep 2025:
107**↓ -9.9%**from Oct 2024:
101

YTD	2025	2024	+/-
	1,018	950	7.2%

5-year Oct average: **98****Median Sold Price****\$725,000****↑ 12.4%**from Sep 2025:
\$645,000**↑ 22.3%**from Oct 2024:
\$593,000

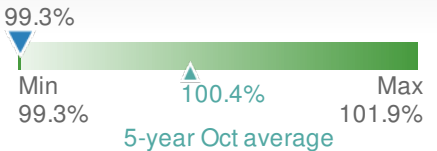
YTD	2025	2024	+/-
	\$661,500	\$587,710	12.6%

5-year Oct average: **\$581,850****Active Listings****117**

Sep 2025	Oct 2024
140	113

Avg DOM**23**

Sep 2025	Oct 2024	YTD
15	20	15

Avg Sold to OLP Ratio**99.3%**

Sep 2025	Oct 2024	YTD
99.0%	99.4%	100.5%

October 2025

West Chester Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****54**

↓ **-37.2%**
from Sep 2025:
86

↓ **-6.9%**
from Oct 2024:
58

YTD	2025	2024	+/-
	788	632	24.7%

5-year Oct average: **57****New Pendings****47**

↓ **-21.7%**
from Sep 2025:
60

↔ **0.0%**
from Oct 2024:
47

YTD	2025	2024	+/-
	586	509	15.1%

5-year Oct average: **49****Closed Sales****53**

↓ **-22.1%**
from Sep 2025:
68

↑ **12.8%**
from Oct 2024:
47

YTD	2025	2024	+/-
	575	457	25.8%

5-year Oct average: **51****Median
Sold Price****\$835,000**

↑ **9.8%**
from Sep 2025:
\$760,500

↑ **17.6%**
from Oct 2024:
\$710,000

YTD	2025	2024	+/-
	\$825,000	\$765,000	7.8%

5-year Oct average: **\$688,000****Summary**

In West Chester Area (Chester, PA), the median sold price for Detached properties for October was \$835,000, representing an increase of 9.8% compared to last month and an increase of 17.6% from Oct 2024. The average days on market for units sold in October was 19 days, 40% above the 5-year October average of 14 days. There was a 21.7% month over month decrease in new contract activity with 47 New Pendings; a 12.9% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 128; and a 22.7% decrease in supply to 68 active units.

This activity resulted in a Contract Ratio of 1.88 pendings per active listing, up from 1.67 in September and a decrease from 1.93 in October 2024. The Contract Ratio is 2% lower than the 5-year October average of 1.92. 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**68**

Sep 2025	Oct 2024
88	68

Avg DOM**19**

Sep 2025	Oct 2024	YTD
11	20	12

**Avg Sold to
OLP Ratio****99.8%**

Sep 2025	Oct 2024	YTD
99.6%	100.0%	101.2%

October 2025**West Chester Area (Chester, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****49** **-7.5%**from Sep 2025:
53 **0.0%**from Oct 2024:
49

YTD	2025	2024	+/-
	528	554	-4.7%

5-year Oct average: **49****New Pendings****46** **12.2%**from Sep 2025:
41 **-11.5%**from Oct 2024:
52

YTD	2025	2024	+/-
	452	500	-9.6%

5-year Oct average: **53****Closed Sales****38** **-2.6%**from Sep 2025:
39 **-29.6%**from Oct 2024:
54

YTD	2025	2024	+/-
	443	493	-10.1%

5-year Oct average: **47****Median
Sold Price****\$506,186** **8.9%**from Sep 2025:
\$465,000 **-2.7%**from Oct 2024:
\$520,000

YTD	2025	2024	+/-
	\$500,000	\$505,000	-1.0%

5-year Oct average: **\$454,537****Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for October was \$506,186, representing an increase of 8.9% compared to last month and a decrease of 2.7% from Oct 2024. The average days on market for units sold in October was 29 days, 61% above the 5-year October average of 18 days. There was a 12.2% month over month increase in new contract activity with 46 New Pendings; a 9.4% MoM increase in All Pendings (new contracts + contracts carried over from September) to 58; and a 5.8% decrease in supply to 49 active units.

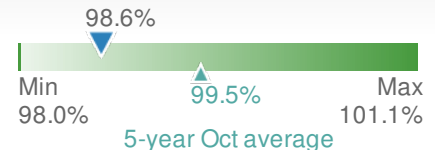
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 1.02 in September and a decrease from 1.91 in October 2024. The Contract Ratio is 34% lower than the 5-year October average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared 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**49**

Sep 2025	Oct 2024
52	45

Avg DOM**29**

Sep 2025	Oct 2024	YTD
21	19	19

**Avg Sold to
OLP Ratio****98.6%**

Sep 2025	Oct 2024	YTD
98.0%	98.8%	99.6%