October 2025

All Home Types
Detached
Attached

Local Market **Insight**

West Chester Area (Delaware, PA)

MarketStats
by ShowingTime

Presented by
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October 2025

West Chester Area (Delaware, PA)

New Listings 5

↔ 0.0% from Sep 2025: **5**

▼ -44.4% from Oct 2024: **9**

YTD	2025	2024	+/-
	79	**66**	19.7%

5-year Oct average: **5**

New Pendings 6

▼ -40.0% from Sep 2025: **10**

▼ -14.3% from Oct 2024: **7**

YTD	2025	2024	+/-
	66	**46**	43.5%

5-year Oct average: **5**

Closed Sales 9

▲ 50.0% from Sep 2025: **6**

▲ 200.0% from Oct 2024: **3**

YTD	2025	2024	+/-
	66	**49**	34.7%

5-year Oct average: **6**

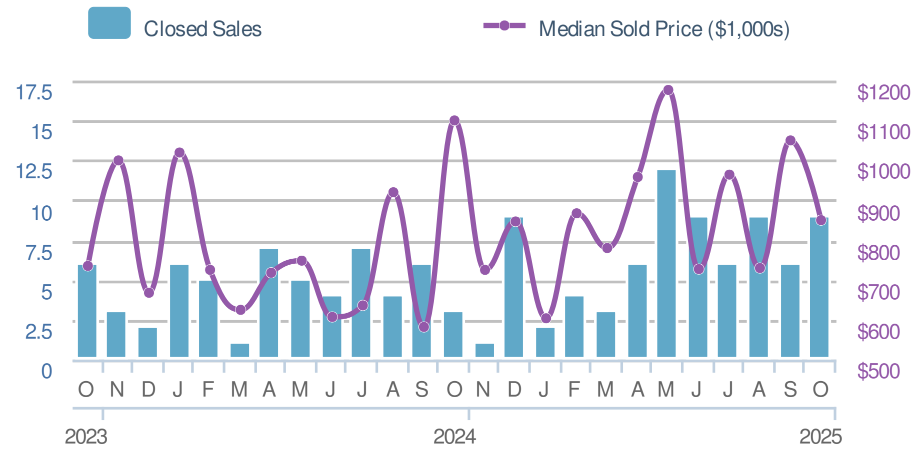
Median Sold Price $850,000

▼ -19.0% from Sep 2025: **$1,050,000**

▼ -22.7% from Oct 2024: **$1,100,000**

YTD	2025	2024	+/-
	$851,400	**$737,500**	15.4%

5-year Oct average: **$827,000**



Active Listings 14

14

Min 6 — 10 — Max 17

5-year Oct average

Sep 2025	Oct 2024
13	**17**

Avg DOM 8

8

Min 8 — 19 — Max 33

5-year Oct average

Sep 2025	Oct 2024	YTD
16	**22**	**24**

Avg Sold to OLP Ratio 99.5%

99.5%

Min 94.4% — 100.1% — Max 104.1%

5-year Oct average

Sep 2025	Oct 2024	YTD
102.4%	**104.1%**	**100.0%**

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

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West Chester Area (Delaware, PA) - Detached

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New Listings 4

↔ 0.0% from Sep 2025: **4**

▼ -50.0% from Oct 2024: **8**

YTD	2025	2024	+/-
	64	**45**	42.2%

5-year Oct average: **4**

New Pendings 6

▼ -14.3% from Sep 2025: **7**

↔ 0.0% from Oct 2024: **6**

YTD	2025	2024	+/-
	53	**32**	65.6%

5-year Oct average: **5**

Closed Sales 6

↔ 0.0% from Sep 2025: **6**

▲ 100.0% from Oct 2024: **3**

YTD	2025	2024	+/-
	52	**34**	52.9%

5-year Oct average: **4**

Median Sold Price $975,000

▼ -7.1% from Sep 2025: **$1,050,000**

▼ -11.4% from Oct 2024: **$1,100,000**

YTD	2025	2024	+/-
	$964,500	**$855,000**	12.8%

5-year Oct average: **$847,530**

Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for October was $975,000, representing a decrease of 7.1% compared to last month and a decrease of 11.4% from Oct 2024. The average days on market for units sold in October was 10 days, 56% below the 5-year October average of 23 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 7; and no change in supply with 13 active units.

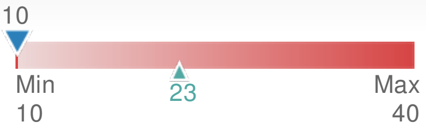
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, no change from September and a decrease from 0.55 in October 2024. The Contract Ratio is 48% lower than the 5-year October average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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 13

5-year Oct average

Sep 2025	Oct 2024
13	**11**

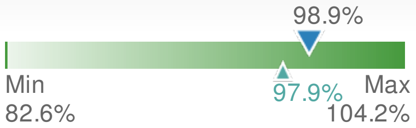
Avg DOM 10



5-year Oct average

Sep 2025	Oct 2024	YTD
16	**22**	**25**

Avg Sold to OLP Ratio 98.9%



5-year Oct average

Sep 2025	Oct 2024	YTD
102.4%	**104.1%**	**100.0%**

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

MarketStats by ShowingTime

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October 2025

West Chester Area (Delaware, PA) - Attached

New Listings 1

↔ 0.0%	↔ 0.0%
from Sep 2025: **1**	from Oct 2024: **1**

YTD	2025	2024	+/-
	15	**21**	-28.6%

5-year Oct average: **1**

New Pendings 0

▼ -100.0%	▼ -100.0%
from Sep 2025: **3**	from Oct 2024: **1**

YTD	2025	2024	+/-
	13	**14**	-7.1%

5-year Oct average: **0**

Closed Sales 3

↔ 0.0%	↔ 0.0%
from Sep 2025: **0**	from Oct 2024: **0**

YTD	2025	2024	+/-
	14	**15**	-6.7%

5-year Oct average: **2**

Median Sold Price $784,900

↔ 0.0%	↔ 0.0%
from Sep 2025: **$0**	from Oct 2024: **$0**

YTD	2025	2024	+/-
	$633,750	**$600,000**	5.6%

5-year Oct average: **$469,980**

Summary

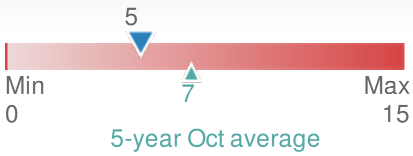
In West Chester Area (Delaware, PA), the median sold price for Attached properties for October was $784,900, representing an increase of 0% compared to last month and an increase of 0% from Oct 2024. The average days on market for units sold in October was 5 days, 31% below the 5-year October average of 7 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 1; and a 0% increase in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in September and an increase from 0.17 in October 2024. The Contract Ratio is 58% higher than the 5-year October average of 0.63. 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 1

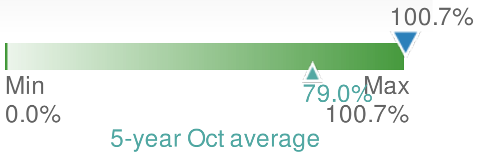
Sep 2025	Oct 2024
0	**6**

Avg DOM 5



Sep 2025	Oct 2024	YTD
0	**0**	**18**

Avg Sold to OLP Ratio 100.7%



Sep 2025	Oct 2024	YTD
0.0%	**0.0%**	**100.0%**

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