

# November 2025

All Home Types  
Detached  
Attached

## Local Market Insight

Chester County, PA

**November 2025**  
Chester County, PA

Email: ldavis@tcsr.realtor

**New Listings****321****↓ -41.1%**from Oct 2025:  
**545****↓ -3.9%**from Nov 2024:  
**334**

YTD	2025	2024	+/-
	<b>6,734</b>	<b>6,398</b>	5.3%

5-year Nov average: **404****New Pendings****373****↓ -24.0%**from Oct 2025:  
**491****↓ -6.8%**from Nov 2024:  
**400**

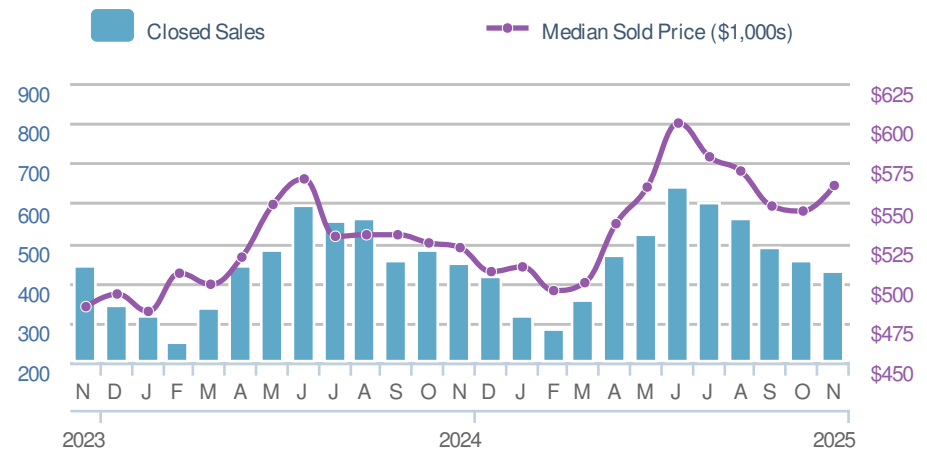
YTD	2025	2024	+/-
	<b>5,487</b>	<b>5,363</b>	2.3%

5-year Nov average: **428****Closed Sales****428****↓ -5.7%**from Oct 2025:  
**454****↓ -4.7%**from Nov 2024:  
**449**

YTD	2025	2024	+/-
	<b>5,373</b>	<b>5,113</b>	5.1%

5-year Nov average: **482****Median Sold Price****\$561,232****↑ 3.0%**from Oct 2025:  
**\$545,000****↑ 7.3%**from Nov 2024:  
**\$522,885**

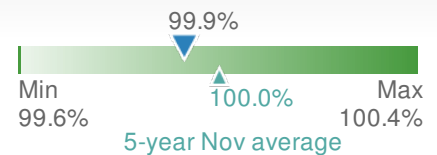
YTD	2025	2024	+/-
	<b>\$557,555</b>	<b>\$529,854</b>	5.2%

5-year Nov average: **\$495,343****Active Listings****739**

Oct 2025	Nov 2024
<b>877</b>	<b>650</b>

**Avg DOM****25**

Oct 2025	Nov 2024	YTD
<b>26</b>	<b>21</b>	<b>22</b>

**Avg Sold to OLP Ratio****99.9%**

Oct 2025	Nov 2024	YTD
<b>99.0%</b>	<b>99.6%</b>	<b>100.7%</b>

**November 2025**

## Chester County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****204** **-39.6%**from Oct 2025:  
**338** **-2.9%**from Nov 2024:  
**210**

YTD	2025	2024	+/-
	<b>4,471</b>	<b>4,250</b>	5.2%

5-year Nov average: **257****New Pendings****242** **-25.5%**from Oct 2025:  
**325** **-8.0%**from Nov 2024:  
**263**

YTD	2025	2024	+/-
	<b>3,601</b>	<b>3,481</b>	3.4%

5-year Nov average: **279****Closed Sales****288** **-4.6%**from Oct 2025:  
**302** **-2.7%**from Nov 2024:  
**296**

YTD	2025	2024	+/-
	<b>3,535</b>	<b>3,246</b>	8.9%

5-year Nov average: **310****Median  
Sold Price****\$670,000** **11.8%**from Oct 2025:  
**\$599,500** **14.5%**from Nov 2024:  
**\$585,000**

YTD	2025	2024	+/-
	<b>\$644,487</b>	<b>\$600,000</b>	7.4%

5-year Nov average: **\$570,952****Summary**

In Chester County, PA, the median sold price for Detached properties for November was \$670,000, representing an increase of 11.8% compared to last month and an increase of 14.5% from Nov 2024. The average days on market for units sold in November was 24 days, 12% above the 5-year November average of 21 days. There was a 25.5% month over month decrease in new contract activity with 242 New Pendings; a 9.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 524; and a 17.6% decrease in supply to 483 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.99 in October and a decrease from 1.25 in November 2024. The Contract Ratio is 14% lower than the 5-year November average of 1.26. 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****483**

Oct 2025	Nov 2024
<b>586</b>	<b>474</b>

**Avg DOM****24**

Oct 2025	Nov 2024	YTD
<b>24</b>	<b>21</b>	<b>20</b>

**Avg Sold to  
OLP Ratio****100.6%**

Oct 2025	Nov 2024	YTD
<b>99.4%</b>	<b>99.8%</b>	<b>101.2%</b>

**November 2025**

Chester County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****117**

↓ -43.5%

from Oct 2025:  
**207**

↓ -5.6%

from Nov 2024:  
**124**

YTD	2025	2024	+/-
	<b>2,262</b>	<b>2,148</b>	5.3%

5-year Nov average: **148****New Pendings****131**

↓ -21.1%

from Oct 2025:  
**166**

↓ -4.4%

from Nov 2024:  
**137**

YTD	2025	2024	+/-
	<b>1,885</b>	<b>1,881</b>	0.2%

5-year Nov average: **149****Closed Sales****140**

↓ -7.9%

from Oct 2025:  
**152**

↓ -8.5%

from Nov 2024:  
**153**

YTD	2025	2024	+/-
	<b>1,837</b>	<b>1,866</b>	-1.6%

5-year Nov average: **172****Median Sold Price****\$400,000**

↓ -13.5%

from Oct 2025:  
**\$462,250**

↓ -10.5%

from Nov 2024:  
**\$447,000**

YTD	2025	2024	+/-
	<b>\$435,000</b>	<b>\$432,912</b>	0.5%

5-year Nov average: **\$392,240****Summary**

In Chester County, PA, the median sold price for Attached properties for November was \$400,000, representing a decrease of 13.5% compared to last month and a decrease of 10.5% from Nov 2024. The average days on market for units sold in November was 28 days, 46% above the 5-year November average of 19 days. There was a 21.1% month over month decrease in new contract activity with 131 New Pendings; a 0.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 242; and a 12% decrease in supply to 256 active units.

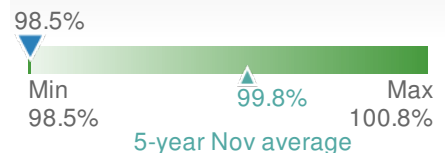
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.84 in October and a decrease from 1.44 in November 2024. The Contract Ratio is 48% lower than the 5-year November average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared 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****256**

Oct 2025	Nov 2024
<b>291</b>	<b>176</b>

**Avg DOM****28**

Oct 2025	Nov 2024	YTD
<b>31</b>	<b>20</b>	<b>25</b>

**Avg Sold to OLP Ratio****98.5%**

Oct 2025	Nov 2024	YTD
<b>98.1%</b>	<b>99.3%</b>	<b>99.5%</b>

**November 2025**

Avon Grove (Chester, PA)



Email: ldavis@tcsr.realtor

**New Listings****14**

 **-46.2%**      **-22.2%**  
 from Oct 2025:     from Nov 2024:  
**26**                      **18**

YTD	2025	2024	+/-
	<b>266</b>	<b>359</b>	-25.9%

5-year Nov average: **25****New Pendings****14**

 **-17.6%**      **-33.3%**  
 from Oct 2025:     from Nov 2024:  
**17**                      **21**

YTD	2025	2024	+/-
	<b>220</b>	<b>283</b>	-22.3%

5-year Nov average: **24****Closed Sales****20**

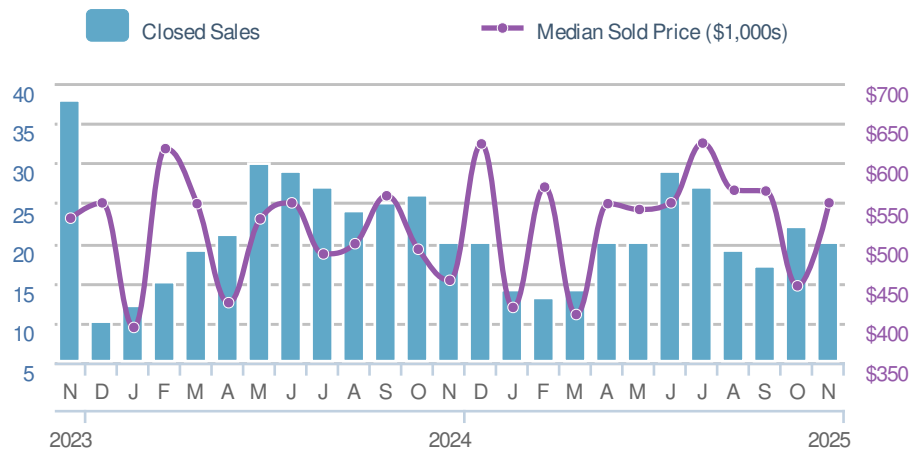
 **-9.1%**      **0.0%**  
 from Oct 2025:     from Nov 2024:  
**22**                      **20**

YTD	2025	2024	+/-
	<b>224</b>	<b>265</b>	-15.5%

5-year Nov average: **27****Median Sold Price****\$550,000**

 **23.3%**      **21.3%**  
 from Oct 2025:     from Nov 2024:  
**\$446,000**             **\$453,270**

YTD	2025	2024	+/-
	<b>\$540,000</b>	<b>\$510,115</b>	5.9%

5-year Nov average: **\$492,656****Active Listings****39**

Oct 2025	Nov 2024
<b>50</b>	<b>32</b>

**Avg DOM****20**

Oct 2025	Nov 2024	YTD
<b>24</b>	<b>14</b>	<b>25</b>

**Avg Sold to OLP Ratio****101.3%**

Oct 2025	Nov 2024	YTD
<b>100.8%</b>	<b>100.7%</b>	<b>99.6%</b>

**November 2025**

## Avon Grove (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****14**

↓ **-41.7%**    ↓ **-12.5%**  
from Oct 2025: **24**    from Nov 2024: **16**

YTD	2025	2024	+/-
	<b>249</b>	<b>339</b>	-26.5%

5-year Nov average: **21****New Pendings****12**

↓ **-25.0%**    ↓ **-33.3%**  
from Oct 2025: **16**    from Nov 2024: **18**

YTD	2025	2024	+/-
	<b>203</b>	<b>259</b>	-21.6%

5-year Nov average: **20****Closed Sales****18**

↓ **-5.3%**    ↔ **0.0%**  
from Oct 2025: **19**    from Nov 2024: **18**

YTD	2025	2024	+/-
	<b>206</b>	<b>243</b>	-15.2%

5-year Nov average: **23****Median Sold Price****\$559,958**

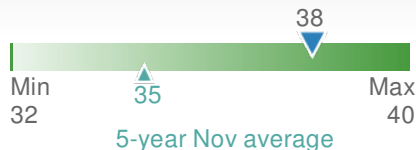
↑ **23.1%**    ↑ **20.8%**  
from Oct 2025: **\$455,000**    from Nov 2024: **\$463,350**

YTD	2025	2024	+/-
	<b>\$550,655</b>	<b>\$530,000</b>	3.9%

5-year Nov average: **\$516,537****Summary**

In Avon Grove (Chester, PA), the median sold price for Detached properties for November was \$559,958, representing an increase of 23.1% compared to last month and an increase of 20.8% from Nov 2024. The average days on market for units sold in November was 16 days, 9% below the 5-year November average of 18 days. There was a 25% month over month decrease in new contract activity with 12 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 24; and a 19.1% decrease in supply to 38 active units.

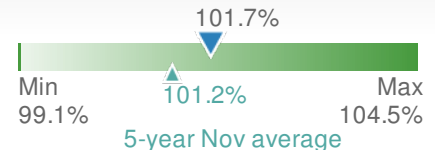
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.60 in October and a decrease from 1.56 in November 2024. The Contract Ratio is 52% lower than the 5-year November average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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****38**

Oct 2025	Nov 2024
<b>47</b>	<b>32</b>

**Avg DOM****16**

Oct 2025	Nov 2024	YTD
<b>22</b>	<b>15</b>	<b>25</b>

**Avg Sold to OLP Ratio****101.7%**

Oct 2025	Nov 2024	YTD
<b>101.3%</b>	<b>100.7%</b>	<b>99.7%</b>

**November 2025**

## Avon Grove (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****0**

↓ -100.0%   ↓ -100.0%  
from Oct 2025: 2   from Nov 2024: 2

YTD	2025	2024	+/-
	<b>17</b>	<b>20</b>	-15.0%

5-year Nov average: 4

**New Pendings****2**

↑ 100.0%   ↓ -33.3%  
from Oct 2025: 1   from Nov 2024: 3

YTD	2025	2024	+/-
	<b>17</b>	<b>24</b>	-29.2%

5-year Nov average: 4

**Closed Sales****2**

↓ -33.3%   ↔ 0.0%  
from Oct 2025: 3   from Nov 2024: 2

YTD	2025	2024	+/-
	<b>18</b>	<b>22</b>	-18.2%

5-year Nov average: 4

**Median Sold Price****\$457,500**

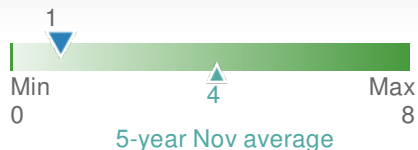
↑ 13.8%   ↑ 13.0%  
from Oct 2025: \$402,000   from Nov 2024: \$404,950

YTD	2025	2024	+/-
	<b>\$386,250</b>	<b>\$382,250</b>	1.0%

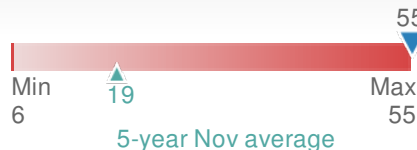
5-year Nov average: **\$419,217****Summary**

In Avon Grove (Chester, PA), the median sold price for Attached properties for November was \$457,500, representing an increase of 13.8% compared to last month and an increase of 13% from Nov 2024. The average days on market for units sold in November was 55 days, 184% above the 5-year November average of 19 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 2; and a 66.7% decrease in supply to 1 active units.

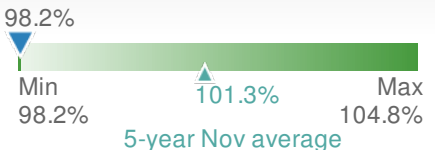
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.67 in October and an increase from 0.00 in November 2024. The Contract Ratio is 1% lower than the 5-year November average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2025	Nov 2024
<b>3</b>	<b>0</b>

**Avg DOM****55**

Oct 2025	Nov 2024	YTD
<b>36</b>	<b>12</b>	<b>29</b>

**Avg Sold to OLP Ratio****98.2%**

Oct 2025	Nov 2024	YTD
<b>97.4%</b>	<b>101.4%</b>	<b>98.6%</b>

**November 2025**

Coatesville Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****49** **-31.9%**from Oct 2025:  
**72** **25.6%**from Nov 2024:  
**39**

YTD	2025	2024	+/-
	<b>893</b>	<b>800</b>	11.6%

5-year Nov average: **60****New Pendings****46** **-29.2%**from Oct 2025:  
**65** **-17.9%**from Nov 2024:  
**56**

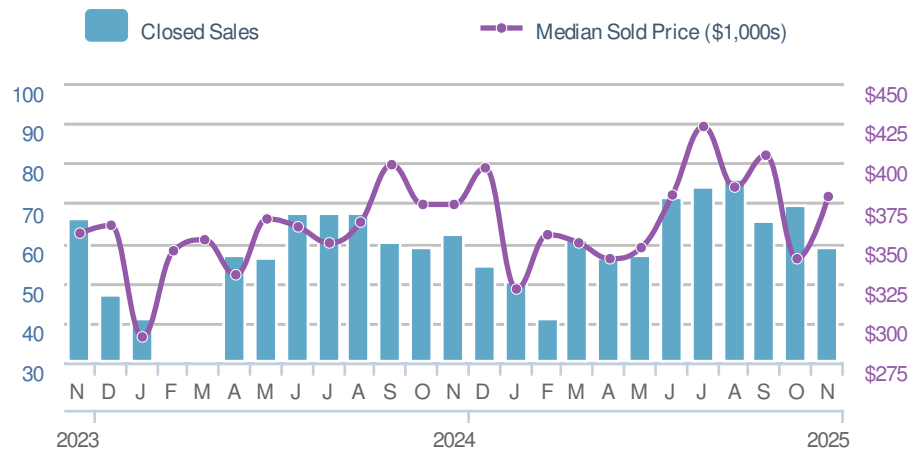
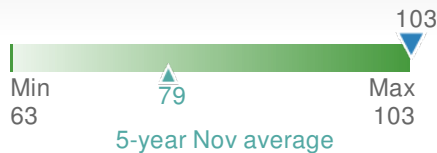
YTD	2025	2024	+/-
	<b>746</b>	<b>674</b>	10.7%

5-year Nov average: **61****Closed Sales****59** **-14.5%**from Oct 2025:  
**69** **-4.8%**from Nov 2024:  
**62**

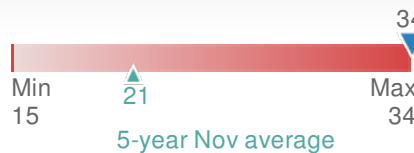
YTD	2025	2024	+/-
	<b>723</b>	<b>630</b>	14.8%

5-year Nov average: **68****Median Sold Price****\$379,000** **11.5%**from Oct 2025:  
**\$340,000** **1.1%**from Nov 2024:  
**\$374,990**

YTD	2025	2024	+/-
	<b>\$360,000</b>	<b>\$350,000</b>	2.9%

5-year Nov average: **\$338,998****Active Listings****103**

Oct 2025	Nov 2024
<b>113</b>	<b>86</b>

**Avg DOM****34**

Oct 2025	Nov 2024	YTD
<b>30</b>	<b>21</b>	<b>23</b>

**Avg Sold to OLP Ratio****100.7%**

Oct 2025	Nov 2024	YTD
<b>96.9%</b>	<b>100.5%</b>	<b>99.9%</b>



**November 2025**

## Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****25**

↓ **-46.8%**    ↑ **19.0%**  
from Oct 2025: **47**    from Nov 2024: **21**

YTD	2025	2024	+/-
	<b>561</b>	<b>496</b>	13.1%

5-year Nov average: **35****New Pendings****32**

↓ **-30.4%**    ↓ **-20.0%**  
from Oct 2025: **46**    from Nov 2024: **40**

YTD	2025	2024	+/-
	<b>490</b>	<b>428</b>	14.5%

5-year Nov average: **40****Closed Sales****42**

↓ **-14.3%**    ↑ **5.0%**  
from Oct 2025: **49**    from Nov 2024: **40**

YTD	2025	2024	+/-
	<b>460</b>	<b>400</b>	15.0%

5-year Nov average: **44****Median Sold Price****\$428,000**

↑ **22.3%**    ↓ **-6.3%**  
from Oct 2025: **\$350,000**    from Nov 2024: **\$457,000**

YTD	2025	2024	+/-
	<b>\$420,000</b>	<b>\$405,950</b>	3.5%

5-year Nov average: **\$404,990****Summary**

In Coatesville Area (Chester, PA), the median sold price for Detached properties for November was \$428,000, representing an increase of 22.3% compared to last month and a decrease of 6.3% from Nov 2024. The average days on market for units sold in November was 29 days, 36% above the 5-year November average of 21 days. There was a 30.4% month over month decrease in new contract activity with 32 New Pendings; a 14.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 65; and a 22.1% decrease in supply to 53 active units.

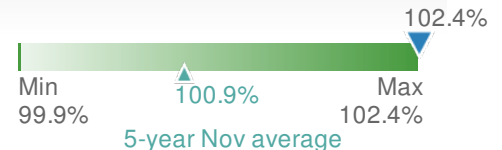
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, up from 1.12 in October and an increase from 1.00 in November 2024. The Contract Ratio is 4% higher than the 5-year November average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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****53**

Oct 2025	Nov 2024
<b>68</b>	<b>59</b>

**Avg DOM****29**

Oct 2025	Nov 2024	YTD
<b>31</b>	<b>30</b>	<b>23</b>

**Avg Sold to OLP Ratio****102.4%**

Oct 2025	Nov 2024	YTD
<b>96.5%</b>	<b>99.9%</b>	<b>100.0%</b>

**November 2025**

## Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****24** **-4.0%**from Oct 2025:  
**25** **33.3%**from Nov 2024:  
**18**

YTD	2025	2024	+/-
	<b>332</b>	<b>304</b>	9.2%

5-year Nov average: **25****New Pendings****14** **-26.3%**from Oct 2025:  
**19** **-12.5%**from Nov 2024:  
**16**

YTD	2025	2024	+/-
	<b>256</b>	<b>246</b>	4.1%

5-year Nov average: **21****Closed Sales****17** **-15.0%**from Oct 2025:  
**20** **-22.7%**from Nov 2024:  
**22**

YTD	2025	2024	+/-
	<b>263</b>	<b>230</b>	14.3%

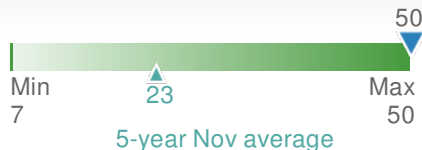
5-year Nov average: **24****Median  
Sold Price****\$318,000** **-0.6%**from Oct 2025:  
**\$320,000** **-1.4%**from Nov 2024:  
**\$322,495**

YTD	2025	2024	+/-
	<b>\$325,000</b>	<b>\$317,254</b>	2.4%

5-year Nov average: **\$268,799****Summary**

In Coatesville Area (Chester, PA), the median sold price for Attached properties for November was \$318,000, representing a decrease of 0.6% compared to last month and a decrease of 1.4% from Nov 2024. The average days on market for units sold in November was 47 days, 122% above the 5-year November average of 21 days. There was a 26.3% month over month decrease in new contract activity with 14 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 49; and an 11.1% increase in supply to 50 active units.

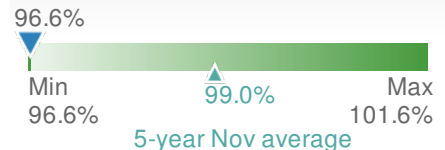
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.09 in October and a decrease from 2.07 in November 2024. The Contract Ratio is 68% lower than the 5-year November average of 3.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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****50**

Oct 2025	Nov 2024
<b>45</b>	<b>27</b>

**Avg DOM****47**

Oct 2025	Nov 2024	YTD
<b>27</b>	<b>5</b>	<b>22</b>

**Avg Sold to  
OLP Ratio****96.6%**

Oct 2025	Nov 2024	YTD
<b>97.9%</b>	<b>101.6%</b>	<b>99.6%</b>

**November 2025**

Downingtown Area (Chester, PA)


Email: ldavis@tcsr.realtor

**New Listings****66** **-9.6%**  
from Oct 2025:  
**73** **37.5%**  
from Nov 2024:  
**48**

YTD	2025	2024	+/-
	<b>1,005</b>	<b>882</b>	13.9%

5-year Nov average: **58****New Pendings****61** **-22.8%**  
from Oct 2025:  
**79** **15.1%**  
from Nov 2024:  
**53**

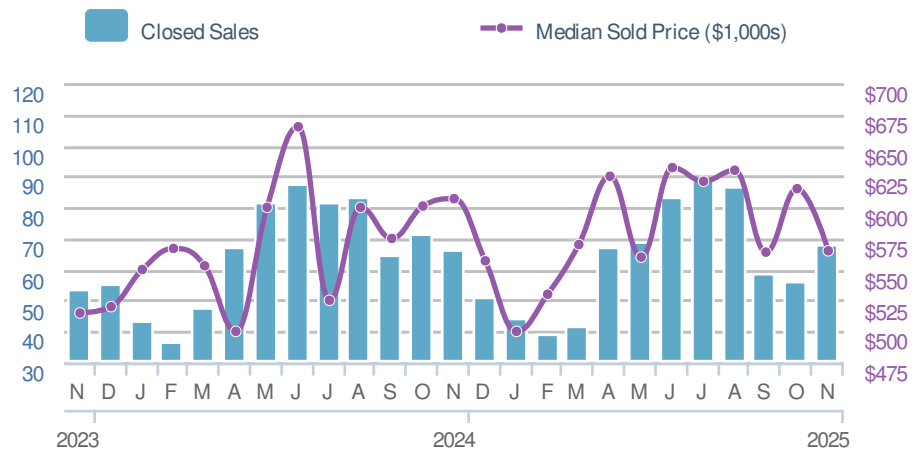
YTD	2025	2024	+/-
	<b>822</b>	<b>766</b>	7.3%

5-year Nov average: **59****Closed Sales****68** **21.4%**  
from Oct 2025:  
**56** **3.0%**  
from Nov 2024:  
**66**

YTD	2025	2024	+/-
	<b>772</b>	<b>759</b>	1.7%

5-year Nov average: **69****Median Sold Price****\$565,477** **-8.1%**  
from Oct 2025:  
**\$615,000** **-6.8%**  
from Nov 2024:  
**\$607,000**

YTD	2025	2024	+/-
	<b>\$601,000</b>	<b>\$570,000</b>	5.4%

5-year Nov average: **\$527,595****Active Listings****95**

Oct 2025	Nov 2024
<b>115</b>	<b>86</b>

**Avg DOM****29**

Oct 2025	Nov 2024	YTD
<b>30</b>	<b>19</b>	<b>21</b>

**Avg Sold to OLP Ratio****100.2%**

Oct 2025	Nov 2024	YTD
<b>97.1%</b>	<b>99.8%</b>	<b>101.6%</b>

**November 2025**

## Downingtown Area (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****42**

↓ **-14.3%**    ↑ **44.8%**  
from Oct 2025: **49**    from Nov 2024: **29**

YTD	2025	2024	+/-
	<b>663</b>	<b>575</b>	15.3%

5-year Nov average: **34****New Pendings****45**

↔ **0.0%**    ↑ **25.0%**  
from Oct 2025: **45**    from Nov 2024: **36**

YTD	2025	2024	+/-
	<b>539</b>	<b>488</b>	10.5%

5-year Nov average: **39****Closed Sales****36**

↑ **12.5%**    ↓ **-23.4%**  
from Oct 2025: **32**    from Nov 2024: **47**

YTD	2025	2024	+/-
	<b>506</b>	<b>447</b>	13.2%

5-year Nov average: **42****Median  
Sold Price****\$703,000**

↓ **-8.7%**    ↑ **6.5%**  
from Oct 2025: **\$770,000**    from Nov 2024: **\$660,000**

YTD	2025	2024	+/-
	<b>\$691,000</b>	<b>\$670,000</b>	3.1%

5-year Nov average: **\$618,590****Summary**

In Downingtown Area (Chester, PA), the median sold price for Detached properties for November was \$703,000, representing a decrease of 8.7% compared to last month and an increase of 6.5% from Nov 2024. The average days on market for units sold in November was 21 days, 9% above the 5-year November average of 19 days. There was no month over month change in new contract activity with 45 New Pendings; a 5.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 103; and a 29.6% decrease in supply to 57 active units.

This activity resulted in a Contract Ratio of 1.81 pendings per active listing, up from 1.21 in October and an increase from 1.14 in November 2024. The Contract Ratio is 16% higher than the 5-year November average of 1.56. 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****57**

Oct 2025	Nov 2024
<b>81</b>	<b>66</b>

**Avg DOM****21**

Oct 2025	Nov 2024	YTD
<b>25</b>	<b>17</b>	<b>15</b>

**Avg Sold to  
OLP Ratio****103.7%**

Oct 2025	Nov 2024	YTD
<b>97.1%</b>	<b>100.0%</b>	<b>102.7%</b>

**November 2025**

## Downingtown Area (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****24**

↔ 0.0%

from Oct 2025:  
**24**

↑ 26.3%

from Nov 2024:  
**19**

YTD	2025	2024	+/-
	<b>342</b>	<b>307</b>	11.4%

5-year Nov average: **24****New Pending****16**

↓ -52.9%

from Oct 2025:  
**34**

↓ -5.9%

from Nov 2024:  
**17**

YTD	2025	2024	+/-
	<b>283</b>	<b>278</b>	1.8%

5-year Nov average: **20****Closed Sales****32**

↑ 33.3%

from Oct 2025:  
**24**

↑ 68.4%

from Nov 2024:  
**19**

YTD	2025	2024	+/-
	<b>266</b>	<b>312</b>	-14.7%

5-year Nov average: **27****Median  
Sold Price****\$438,750**

↓ -14.6%

from Oct 2025:  
**\$514,000**

↓ -5.5%

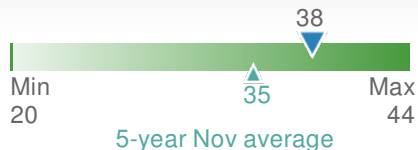
from Nov 2024:  
**\$464,500**

YTD	2025	2024	+/-
	<b>\$457,500</b>	<b>\$476,567</b>	-4.0%

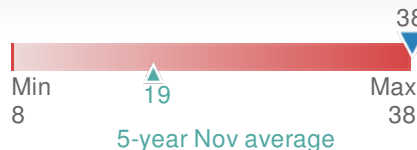
5-year Nov average: **\$440,000****Summary**

In Downingtown Area (Chester, PA), the median sold price for Attached properties for November was \$438,750, representing a decrease of 14.6% compared to last month and a decrease of 5.5% from Nov 2024. The average days on market for units sold in November was 38 days, 100% above the 5-year November average of 19 days. There was a 52.9% month over month decrease in new contract activity with 16 New Pending; a 24% MoM decrease in All Pending (new contracts + contracts carried over from October) to 38; and an 11.8% increase in supply to 38 active units.

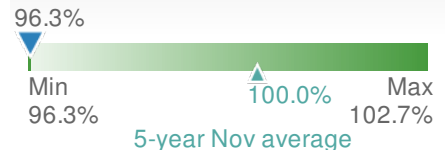
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.47 in October and a decrease from 1.35 in November 2024. The Contract Ratio is 43% lower than the 5-year November average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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****38**

Oct 2025	Nov 2024
<b>34</b>	<b>20</b>

**Avg DOM****38**

Oct 2025	Nov 2024	YTD
<b>36</b>	<b>26</b>	<b>31</b>

**Avg Sold to  
OLP Ratio****96.3%**

Oct 2025	Nov 2024	YTD
<b>97.0%</b>	<b>99.0%</b>	<b>99.5%</b>

**November 2025**

Great Valley (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****26** **-40.9%**from Oct 2025:  
**44** **23.8%**from Nov 2024:  
**21**

YTD	2025	2024	+/-
	<b>501</b>	<b>400</b>	25.3%

5-year Nov average: **26****New Pendings****30** **-30.2%**from Oct 2025:  
**43** **15.4%**from Nov 2024:  
**26**

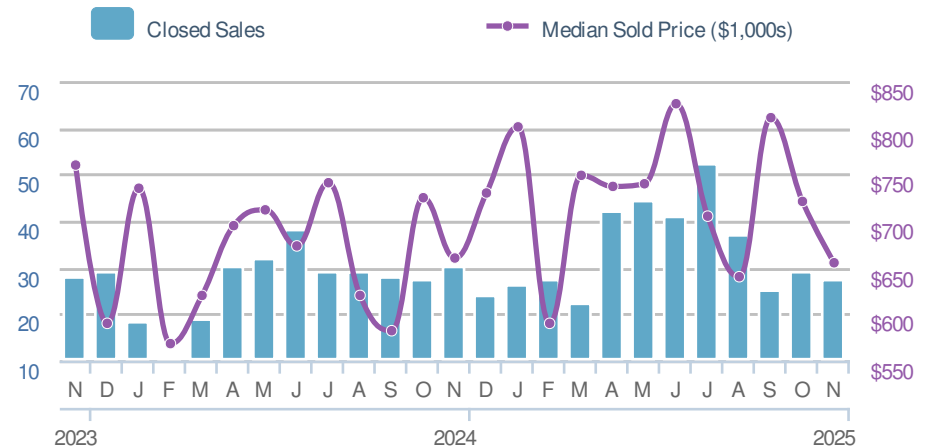
YTD	2025	2024	+/-
	<b>397</b>	<b>302</b>	31.5%

5-year Nov average: **28****Closed Sales****27** **-6.9%**from Oct 2025:  
**29** **-10.0%**from Nov 2024:  
**30**

YTD	2025	2024	+/-
	<b>383</b>	<b>294</b>	30.3%

5-year Nov average: **31****Median Sold Price****\$655,000** **-9.2%**from Oct 2025:  
**\$721,500** **-0.8%**from Nov 2024:  
**\$660,000**

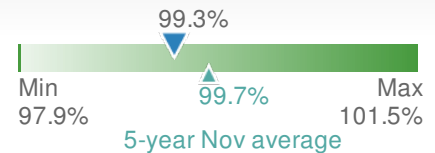
YTD	2025	2024	+/-
	<b>\$725,000</b>	<b>\$663,500</b>	9.3%

5-year Nov average: **\$650,815****Active Listings****61**

Oct 2025	Nov 2024
<b>66</b>	<b>56</b>

**Avg DOM****30**

Oct 2025	Nov 2024	YTD
<b>29</b>	<b>22</b>	<b>30</b>

**Avg Sold to OLP Ratio****99.3%**

Oct 2025	Nov 2024	YTD
<b>100.6%</b>	<b>97.9%</b>	<b>100.7%</b>



**November 2025**

## Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****8**

 **-68.0%**      **-42.9%**  
 from Oct 2025: **25**     from Nov 2024: **14**

YTD	2025	2024	+/-
	<b>265</b>	<b>217</b>	22.1%

5-year Nov average: **16****New Pendings****16**

 **-38.5%**      **23.1%**  
 from Oct 2025: **26**     from Nov 2024: **13**


YTD	2025	2024	+/-
	<b>209</b>	<b>171</b>	22.2%

5-year Nov average: **17****Closed Sales****16**

 **6.7%**      **-5.9%**  
 from Oct 2025: **15**     from Nov 2024: **17**

YTD	2025	2024	+/-
	<b>204</b>	<b>166</b>	22.9%

5-year Nov average: **19****Median Sold Price****\$832,500**

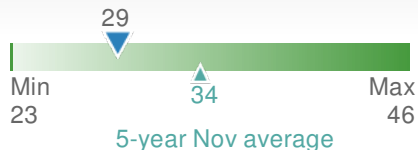
 **-6.7%**      **11.7%**  
 from Oct 2025: **\$892,000**     from Nov 2024: **\$745,000**

YTD	2025	2024	+/-
	<b>\$875,000</b>	<b>\$804,950</b>	8.7%

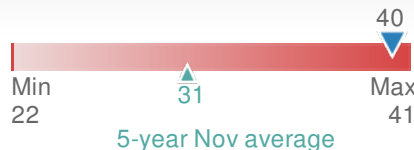
5-year Nov average: **\$738,105****Summary**

In Great Valley (Chester, PA), the median sold price for Detached properties for November was \$832,500, representing a decrease of 6.7% compared to last month and an increase of 11.7% from Nov 2024. The average days on market for units sold in November was 40 days, 31% above the 5-year November average of 31 days. There was a 38.5% month over month decrease in new contract activity with 16 New Pendings; a 3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 34; and a 23.7% decrease in supply to 29 active units.

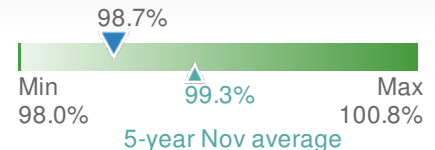
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 0.87 in October and a decrease from 1.22 in November 2024. The Contract Ratio is 5% higher than the 5-year November average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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****29**

Oct 2025	Nov 2024
<b>38</b>	<b>23</b>

**Avg DOM****40**

Oct 2025	Nov 2024	YTD
<b>27</b>	<b>26</b>	<b>29</b>



**Avg Sold to OLP Ratio****98.7%**

Oct 2025	Nov 2024	YTD
<b>103.5%</b>	<b>98.0%</b>	<b>102.5%</b>

**November 2025**



## Great Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18**

 **-5.3%**  
 from Oct 2025: **19**
 **157.1%**  
 from Nov 2024: **7**

YTD	2025	2024	+/-
	<b>235</b>	<b>183</b>	28.4%

5-year Nov average: **10****New Pendings****14**

 **-17.6%**  
 from Oct 2025: **17**
 **7.7%**  
 from Nov 2024: **13**



YTD	2025	2024	+/-
	<b>187</b>	<b>131</b>	42.7%

5-year Nov average: **11****Closed Sales****11**

 **-21.4%**  
 from Oct 2025: **14**
 **-15.4%**  
 from Nov 2024: **13**

YTD	2025	2024	+/-
	<b>178</b>	<b>128</b>	39.1%

5-year Nov average: **12****Median Sold Price****\$390,000**

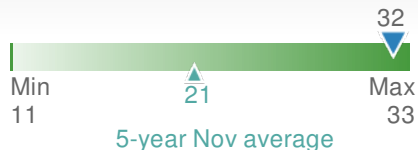
 **-43.4%**  
 from Oct 2025: **\$689,500**
 **-29.6%**  
 from Nov 2024: **\$553,700**

YTD	2025	2024	+/-
	<b>\$600,500</b>	<b>\$587,000</b>	2.3%

5-year Nov average: **\$496,140****Summary**

In Great Valley (Chester, PA), the median sold price for Attached properties for November was \$390,000, representing a decrease of 43.4% compared to last month and a decrease of 29.6% from Nov 2024. The average days on market for units sold in November was 15 days, 17% above the 5-year November average of 13 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from October) to 24; and a 14.3% increase in supply to 32 active units.

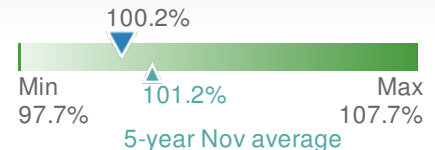
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.71 in October and an increase from 0.36 in November 2024. The Contract Ratio is 52% lower than the 5-year November average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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****32**

Oct 2025	Nov 2024
<b>28</b>	<b>33</b>

**Avg DOM****15**

Oct 2025	Nov 2024	YTD
<b>31</b>	<b>16</b>	<b>30</b>

**Avg Sold to OLP Ratio****100.2%**

Oct 2025	Nov 2024	YTD
<b>97.6%</b>	<b>97.7%</b>	<b>98.6%</b>



**November 2025**

Kennett Consolidated (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****17****↓ -46.9%**from Oct 2025:  
**32****↓ -5.6%**from Nov 2024:  
**18**

YTD	2025	2024	+/-
	<b>345</b>	<b>285</b>	21.1%

5-year Nov average: **20****New Pendings****30****↑ 114.3%**from Oct 2025:  
**14****↑ 87.5%**from Nov 2024:  
**16**

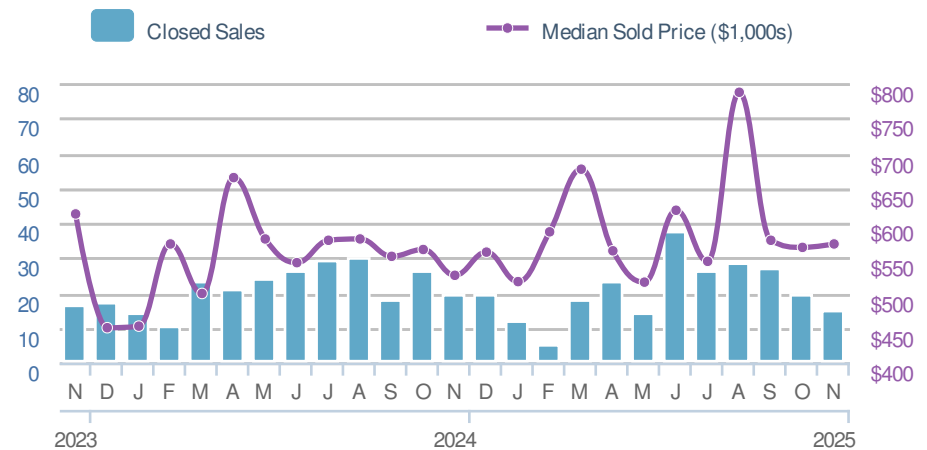
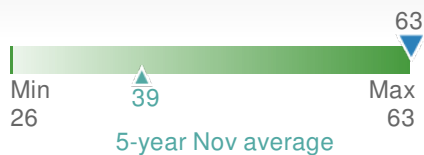
YTD	2025	2024	+/-
	<b>260</b>	<b>256</b>	1.6%

5-year Nov average: **22****Closed Sales****15****↓ -21.1%**from Oct 2025:  
**19****↓ -21.1%**from Nov 2024:  
**19**

YTD	2025	2024	+/-
	<b>233</b>	<b>244</b>	-4.5%

5-year Nov average: **25****Median Sold Price****\$570,000****↑ 0.9%**from Oct 2025:  
**\$565,000****↑ 8.6%**from Nov 2024:  
**\$525,000**

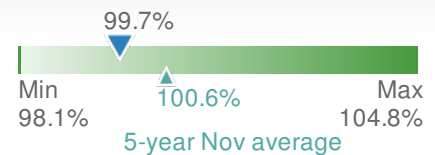
YTD	2025	2024	+/-
	<b>\$582,500</b>	<b>\$550,000</b>	5.9%

5-year Nov average: **\$543,449****Active Listings****63**

Oct 2025	Nov 2024
<b>79</b>	<b>36</b>

**Avg DOM****30**

Oct 2025	Nov 2024	YTD
<b>24</b>	<b>15</b>	<b>23</b>

**Avg Sold to OLP Ratio****99.7%**

Oct 2025	Nov 2024	YTD
<b>98.6%</b>	<b>98.9%</b>	<b>99.8%</b>

**November 2025**

## Kennett Consolidated (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****11** **10.0%**from Oct 2025:  
**10** **0.0%**from Nov 2024:  
**11**

YTD	2025	2024	+/-
	<b>221</b>	<b>189</b>	16.9%

5-year Nov average: **12****New Pendings****21** **110.0%**from Oct 2025:  
**10** **90.9%**from Nov 2024:  
**11**

YTD	2025	2024	+/-
	<b>179</b>	<b>169</b>	5.9%

5-year Nov average: **13****Closed Sales****10** **0.0%**from Oct 2025:  
**10** **-16.7%**from Nov 2024:  
**12**

YTD	2025	2024	+/-
	<b>159</b>	<b>163</b>	-2.5%

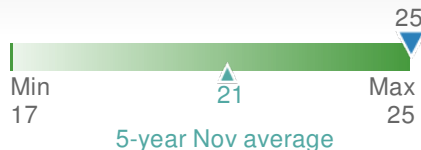
5-year Nov average: **16****Median  
Sold Price****\$640,000** **0.9%**from Oct 2025:  
**\$634,000** **-5.7%**from Nov 2024:  
**\$678,400**

YTD	2025	2024	+/-
	<b>\$655,000</b>	<b>\$625,000</b>	4.8%

5-year Nov average: **\$612,680****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for November was \$640,000, representing an increase of 0.9% compared to last month and a decrease of 5.7% from Nov 2024. The average days on market for units sold in November was 29 days, 59% above the 5-year November average of 18 days. There was a 110% month over month increase in new contract activity with 21 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 28; and a 30.6% decrease in supply to 25 active units.

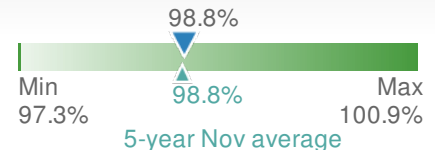
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 0.58 in October and an increase from 0.63 in November 2024. The Contract Ratio is 17% higher than the 5-year November average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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****25**

Oct 2025	Nov 2024
<b>36</b>	<b>24</b>

**Avg DOM****29**

Oct 2025	Nov 2024	YTD
<b>16</b>	<b>17</b>	<b>17</b>


**Avg Sold to  
OLP Ratio****98.8%**


Oct 2025	Nov 2024	YTD
<b>98.5%</b>	<b>97.3%</b>	<b>99.9%</b>

**November 2025**

## Kennett Consolidated (Chester, PA) - Attached


Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****6**


 **-72.7%**  
 from Oct 2025: **22**

 **-14.3%**  
 from Nov 2024: **7**

YTD	2025	2024	+/-
	<b>124</b>	<b>96</b>	29.2%


5-year Nov average: **8****New Pendings****9**


 **125.0%**  
 from Oct 2025: **4**

 **80.0%**  
 from Nov 2024: **5**

YTD	2025	2024	+/-
	<b>81</b>	<b>87</b>	-6.9%


5-year Nov average: **8****Closed Sales****5**


 **-44.4%**  
 from Oct 2025: **9**

 **-28.6%**  
 from Nov 2024: **7**

YTD	2025	2024	+/-
	<b>74</b>	<b>81</b>	-8.6%

5-year Nov average: **9****Median Sold Price****\$490,000**

 **-2.0%**  
 from Oct 2025: **\$500,000**

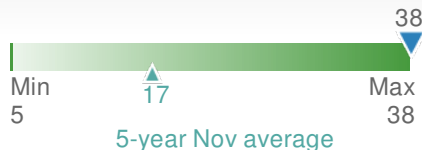
 **5.4%**  
 from Nov 2024: **\$465,000**

YTD	2025	2024	+/-
	<b>\$488,000</b>	<b>\$464,720</b>	5.0%

5-year Nov average: **\$469,006****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for November was \$490,000, representing a decrease of 2% compared to last month and an increase of 5.4% from Nov 2024. The average days on market for units sold in November was 32 days, 46% above the 5-year November average of 22 days. There was a 125% month over month increase in new contract activity with 9 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from October) to 14; and an 11.6% decrease in supply to 38 active units.

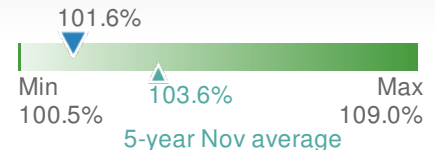
This activity resulted in a Contract Ratio of 0.37 pendings per active listing, up from 0.23 in October and a decrease from 1.17 in November 2024. The Contract Ratio is 83% lower than the 5-year November average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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****38**

Oct 2025	Nov 2024
<b>43</b>	<b>12</b>

**Avg DOM****32**

Oct 2025	Nov 2024	YTD
<b>33</b>	<b>13</b>	<b>35</b>

**Avg Sold to OLP Ratio****101.6%**

Oct 2025	Nov 2024	YTD
<b>98.6%</b>	<b>101.6%</b>	<b>99.5%</b>

**November 2025**

Octorara Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****7** **-36.4%**from Oct 2025:  
**11** **75.0%**from Nov 2024:  
**4**

YTD	2025	2024	+/-
	<b>142</b>	<b>184</b>	-22.8%

5-year Nov average: **8****New Pendings****10** **-16.7%**from Oct 2025:  
**12** **25.0%**from Nov 2024:  
**8**

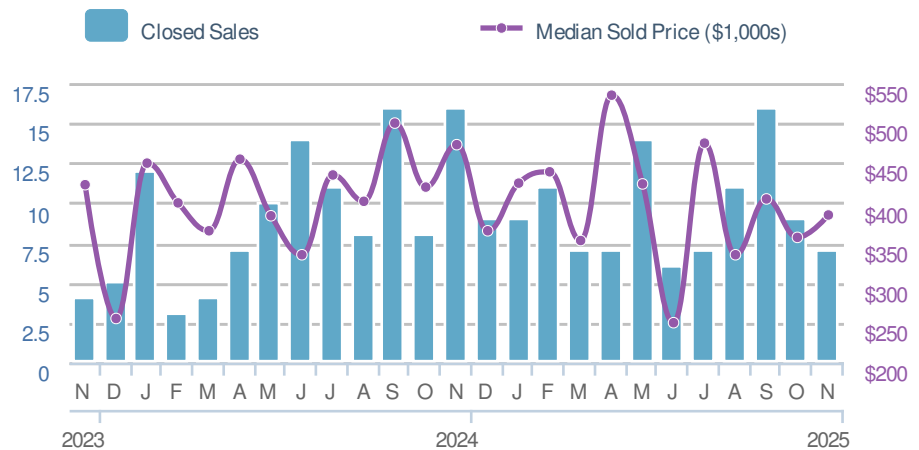
YTD	2025	2024	+/-
	<b>106</b>	<b>141</b>	-24.8%

5-year Nov average: **9****Closed Sales****7** **-22.2%**from Oct 2025:  
**9** **-56.3%**from Nov 2024:  
**16**

YTD	2025	2024	+/-
	<b>121</b>	<b>116</b>	4.3%

5-year Nov average: **10****Median Sold Price****\$385,000** **7.7%**from Oct 2025:  
**\$357,500** **-18.7%**from Nov 2024:  
**\$473,370**

YTD	2025	2024	+/-
	<b>\$430,000</b>	<b>\$432,500</b>	-0.6%

5-year Nov average: **\$391,359****Active Listings****26**

Oct 2025	Nov 2024
<b>27</b>	<b>25</b>

**Avg DOM****31**

Oct 2025	Nov 2024	YTD
<b>44</b>	<b>27</b>	<b>24</b>



**Avg Sold to OLP Ratio****101.5%**

Oct 2025	Nov 2024	YTD
<b>99.5%</b>	<b>101.3%</b>	<b>103.2%</b>

**November 2025****Octorara Area (Chester, PA) - Detached****Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor



**New Listings****6**

 **-14.3%**
 **100.0%**

from Oct 2025: **7**
 from Nov 2024: **3**

YTD	2025	2024	+/-
	<b>124</b>	<b>168</b>	-26.2%



5-year Nov average: **6****New Pendings****7**

 **-30.0%**
 **0.0%**

from Oct 2025: **10**
 from Nov 2024: **7**

YTD	2025	2024	+/-
	<b>92</b>	<b>126</b>	-27.0%

5-year Nov average: **7****Closed Sales****7**

 **0.0%**
 **-56.3%**

from Oct 2025: **7**
 from Nov 2024: **16**

YTD	2025	2024	+/-
	<b>110</b>	<b>100</b>	10.0%

5-year Nov average: **9****Median Sold Price****\$385,000**

 **-6.1%**
 **-18.7%**

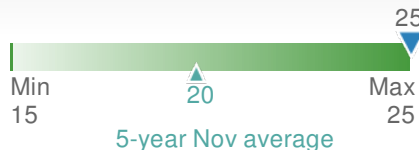
from Oct 2025: **\$410,000**
 from Nov 2024: **\$473,370**

YTD	2025	2024	+/-
	<b>\$438,917</b>	<b>\$447,950</b>	-2.0%

5-year Nov average: **\$398,509****Summary**

In Octorara Area (Chester, PA), the median sold price for Detached properties for November was \$385,000, representing a decrease of 6.1% compared to last month and a decrease of 18.7% from Nov 2024. The average days on market for units sold in November was 31 days, 99% above the 5-year November average of 16 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 13; and no change in supply with 25 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.56 in October and a decrease from 1.44 in November 2024. The Contract Ratio is 41% lower than the 5-year November average of 0.88. 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****25**

Oct 2025	Nov 2024
<b>25</b>	<b>25</b>

**Avg DOM****31**

Oct 2025	Nov 2024	YTD
<b>30</b>	<b>27</b>	<b>22</b>

**Avg Sold to OLP Ratio****101.5%**

Oct 2025	Nov 2024	YTD
<b>99.9%</b>	<b>101.3%</b>	<b>103.3%</b>

**November 2025****Octorara Area (Chester, PA) - Attached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****1** **-75.0%**

from Oct 2025:

**4** **0.0%**

from Nov 2024:

**1**

YTD	2025	2024	+/-
	<b>18</b>	<b>16</b>	12.5%

5-year Nov average: **2****New Pendings****3** **50.0%**

from Oct 2025:

**2** **200.0%**

from Nov 2024:

**1**

YTD	2025	2024	+/-
	<b>14</b>	<b>15</b>	-6.7%

5-year Nov average: **2****Closed Sales****0** **-100.0%**

from Oct 2025:

**2** **0.0%**

from Nov 2024:

**0**

YTD	2025	2024	+/-
	<b>11</b>	<b>16</b>	-31.3%

5-year Nov average: **1****Median Sold Price****\$0** **-100.0%**

from Oct 2025:

**\$321,250** **0.0%**

from Nov 2024:

**\$0**

YTD	2025	2024	+/-
	<b>\$285,000</b>	<b>\$226,500</b>	25.8%

5-year Nov average: **\$120,157****Summary**

In Octorara Area (Chester, PA), the median sold price for Attached properties for November was \$0, representing a decrease of 100% compared to last month and no change from Nov 2024. The average days on market for units sold in November was 0 days, 100% below the 5-year November average of 15 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from October) to 4; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 1.00 in October and an increase from 0.00 in November 2024. The Contract Ratio is 91% higher than the 5-year November average of 2.10. 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**

Oct 2025	Nov 2024
<b>2</b>	<b>0</b>

**Avg DOM****0**

Oct 2025	Nov 2024	YTD
<b>92</b>	<b>0</b>	<b>40</b>

**Avg Sold to OLP Ratio****0.0%**

Oct 2025	Nov 2024	YTD
<b>98.0%</b>	<b>0.0%</b>	<b>102.8%</b>

**November 2025**

Owen J Roberts (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****20****↓ -44.4%**from Oct 2025:  
**36****↓ -9.1%**from Nov 2024:  
**22**

YTD	2025	2024	+/-
	<b>403</b>	<b>415</b>	-2.9%

5-year Nov average: **23****New Pendings****27****↓ -15.6%**from Oct 2025:  
**32****↑ 42.1%**from Nov 2024:  
**19**

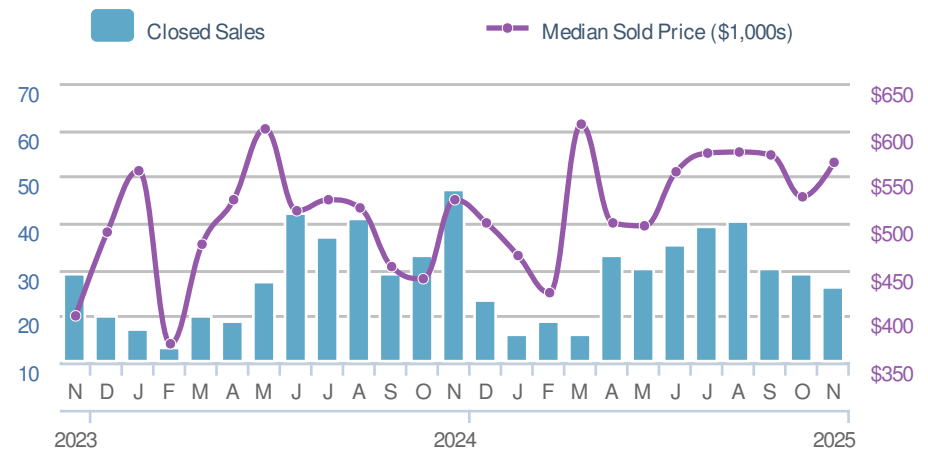
YTD	2025	2024	+/-
	<b>336</b>	<b>341</b>	-1.5%

5-year Nov average: **26****Closed Sales****26****↓ -10.3%**from Oct 2025:  
**29****↓ -44.7%**from Nov 2024:  
**47**

YTD	2025	2024	+/-
	<b>317</b>	<b>329</b>	-3.6%

5-year Nov average: **36****Median Sold Price****\$565,000****↑ 7.0%**from Oct 2025:  
**\$528,000****↑ 7.6%**from Nov 2024:  
**\$525,000**

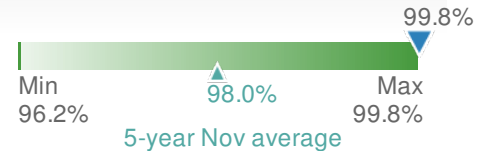
YTD	2025	2024	+/-
	<b>\$540,000</b>	<b>\$518,000</b>	4.2%

5-year Nov average: **\$490,000****Active Listings****45**

Oct 2025	Nov 2024
<b>55</b>	<b>42</b>

**Avg DOM****20**

Oct 2025	Nov 2024	YTD
<b>26</b>	<b>26</b>	<b>27</b>



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

Oct 2025	Nov 2024	YTD
<b>97.6%</b>	<b>96.8%</b>	<b>99.4%</b>

**November 2025**



Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****17**

 **-46.9%**      **-10.5%**  
 from Oct 2025: **32**     from Nov 2024: **19**



YTD	2025	2024	+/-
	<b>342</b>	<b>337</b>	1.5%

5-year Nov average: **19****New Pendings****23**

 **-14.8%**      **43.8%**  
 from Oct 2025: **27**     from Nov 2024: **16**



YTD	2025	2024	+/-
	<b>277</b>	<b>269</b>	3.0%

5-year Nov average: **21****Closed Sales****22**

 **-15.4%**      **-43.6%**  
 from Oct 2025: **26**     from Nov 2024: **39**

YTD	2025	2024	+/-
	<b>258</b>	<b>255</b>	1.2%

5-year Nov average: **30****Median Sold Price****\$667,500**

 **21.4%**      **4.3%**  
 from Oct 2025: **\$550,000**     from Nov 2024: **\$639,900**

YTD	2025	2024	+/-
	<b>\$600,000</b>	<b>\$577,500</b>	3.9%

5-year Nov average: **\$554,880****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for November was \$667,500, representing an increase of 21.4% compared to last month and an increase of 4.3% from Nov 2024. The average days on market for units sold in November was 18 days, 34% below the 5-year November average of 27 days. There was a 14.8% month over month decrease in new contract activity with 23 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 38; and a 15.7% decrease in supply to 43 active units.

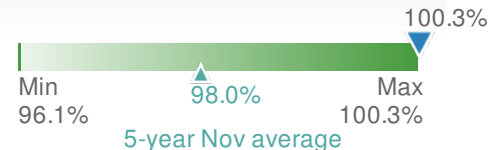
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.75 in October and an increase from 0.74 in November 2024. The Contract Ratio is 8% lower than the 5-year November average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared 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****43**

Oct 2025	Nov 2024
<b>51</b>	<b>38</b>

**Avg DOM****18**

Oct 2025	Nov 2024	YTD
<b>26</b>	<b>25</b>	<b>28</b>

**Avg Sold to OLP Ratio****100.3%**

Oct 2025	Nov 2024	YTD
<b>97.3%</b>	<b>97.1%</b>	<b>99.4%</b>



**November 2025**

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****3** **-25.0%**

from Oct 2025:

**4** **0.0%**

from Nov 2024:

**3**

YTD	2025	2024	+/-
	<b>61</b>	<b>78</b>	-21.8%

5-year Nov average: **4****New Pendings****4** **-20.0%**

from Oct 2025:

**5** **33.3%**

from Nov 2024:

**3**

YTD	2025	2024	+/-
	<b>59</b>	<b>72</b>	-18.1%

5-year Nov average: **6****Closed Sales****4** **33.3%**

from Oct 2025:

**3** **-50.0%**

from Nov 2024:

**8**

YTD	2025	2024	+/-
	<b>59</b>	<b>74</b>	-20.3%

5-year Nov average: **6****Median Sold Price****\$476,000** **18.7%**

from Oct 2025:

**\$401,000** **-3.4%**

from Nov 2024:

**\$492,500**

YTD	2025	2024	+/-
	<b>\$405,000</b>	<b>\$422,500</b>	-4.1%

5-year Nov average: **\$401,493****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for November was \$476,000, representing an increase of 18.7% compared to last month and a decrease of 3.4% from Nov 2024. The average days on market for units sold in November was 29 days, 20% above the 5-year November average of 24 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 5; and a 50% decrease in supply to 2 active units.

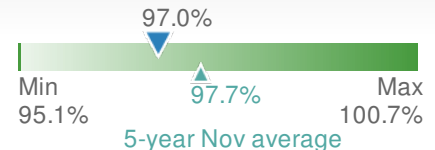
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.25 in October and an increase from 1.25 in November 2024. The Contract Ratio is 24% higher than the 5-year November average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2025	Nov 2024
<b>4</b>	<b>4</b>

**Avg DOM****29**

Oct 2025	Nov 2024	YTD
<b>24</b>	<b>27</b>	<b>20</b>

**Avg Sold to OLP Ratio****97.0%**

Oct 2025	Nov 2024	YTD
<b>99.7%</b>	<b>95.1%</b>	<b>99.3%</b>

**November 2025**

Oxford Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****16** **6.7%**from Oct 2025:  
**15** **-23.8%**from Nov 2024:  
**21**

YTD	2025	2024	+/-
	<b>272</b>	<b>256</b>	6.3%

5-year Nov average: **18****New Pendings****17** **6.3%**from Oct 2025:  
**16** **-29.2%**from Nov 2024:  
**24**

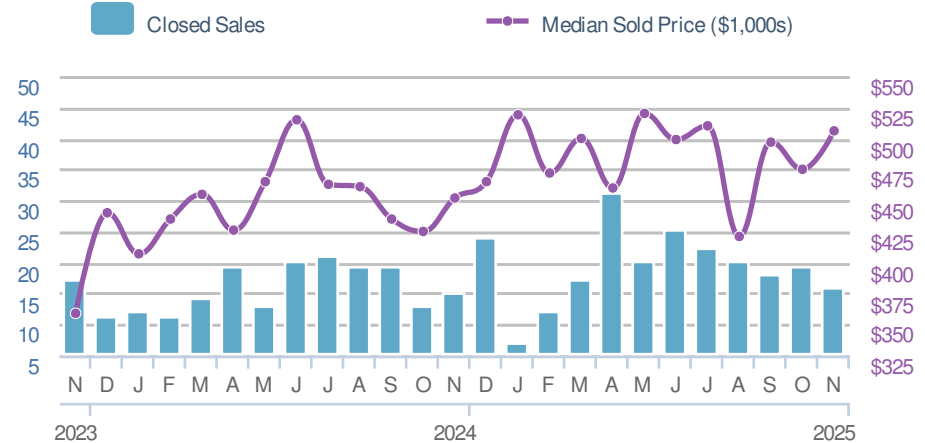
YTD	2025	2024	+/-
	<b>205</b>	<b>206</b>	-0.5%

5-year Nov average: **20****Closed Sales****16** **-15.8%**from Oct 2025:  
**19** **6.7%**from Nov 2024:  
**15**

YTD	2025	2024	+/-
	<b>214</b>	<b>184</b>	16.3%

5-year Nov average: **18****Median Sold Price****\$506,000** **6.5%**from Oct 2025:  
**\$475,000** **11.8%**from Nov 2024:  
**\$452,500**

YTD	2025	2024	+/-
	<b>\$498,107</b>	<b>\$455,000</b>	9.5%

5-year Nov average: **\$429,439****Active Listings****65**

Oct 2025	Nov 2024
<b>67</b>	<b>61</b>

**Avg DOM****56**

Oct 2025	Nov 2024	YTD
<b>18</b>	<b>11</b>	<b>22</b>

**Avg Sold to OLP Ratio****98.1%**

Oct 2025	Nov 2024	YTD
<b>103.6%</b>	<b>106.4%</b>	<b>104.0%</b>

**November 2025**

## Oxford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****15** **7.1%**from Oct 2025:  
**14** **-28.6%**from Nov 2024:  
**21**

YTD	2025	2024	+/-
	<b>261</b>	<b>242</b>	7.9%

5-year Nov average: **17****New Pendings****16** **0.0%**from Oct 2025:  
**16** **-30.4%**from Nov 2024:  
**23**

YTD	2025	2024	+/-
	<b>196</b>	<b>195</b>	0.5%

5-year Nov average: **18****Closed Sales****16** **-15.8%**from Oct 2025:  
**19** **14.3%**from Nov 2024:  
**14**

YTD	2025	2024	+/-
	<b>207</b>	<b>174</b>	19.0%

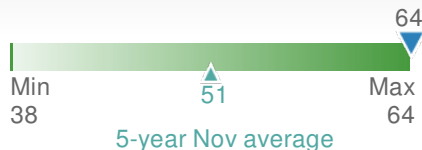
5-year Nov average: **17****Median  
Sold Price****\$506,000** **6.5%**from Oct 2025:  
**\$475,000** **8.8%**from Nov 2024:  
**\$465,000**

YTD	2025	2024	+/-
	<b>\$501,000</b>	<b>\$461,775</b>	8.5%

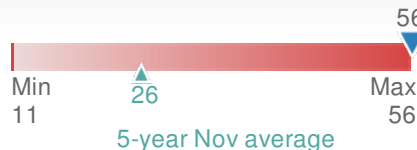
5-year Nov average: **\$441,669****Summary**

In Oxford Area (Chester, PA), the median sold price for Detached properties for November was \$506,000, representing an increase of 6.5% compared to last month and an increase of 8.8% from Nov 2024. The average days on market for units sold in November was 56 days, 114% above the 5-year November average of 26 days. There was no month over month change in new contract activity with 16 New Pendings; a 6.5% MoM increase in All Pendings (new contracts + contracts carried over from October) to 33; and a 1.5% decrease in supply to 64 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, up from 0.48 in October and a decrease from 0.90 in November 2024. The Contract Ratio is 42% lower than the 5-year November average of 0.90. 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****64**

Oct 2025	Nov 2024
<b>65</b>	<b>59</b>

**Avg DOM****56**

Oct 2025	Nov 2024	YTD
<b>18</b>	<b>11</b>	<b>22</b>

**Avg Sold to  
OLP Ratio****98.1%**

Oct 2025	Nov 2024	YTD
<b>103.6%</b>	<b>106.3%</b>	<b>104.3%</b>

**November 2025**

Oxford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****1**

↔ 0.0% ↔ 0.0%

from Oct 2025: 1 from Nov 2024: 0

YTD	2025	2024	+/-
	<b>11</b>	<b>14</b>	-21.4%

5-year Nov average: 1

**New Pendings****1**

↔ 0.0% ↔ 0.0%

from Oct 2025: 0 from Nov 2024: 1

YTD	2025	2024	+/-
	<b>9</b>	<b>11</b>	-18.2%

5-year Nov average: 1

**Closed Sales****0**

↔ 0.0% ↘ -100.0%

from Oct 2025: 0 from Nov 2024: 1

YTD	2025	2024	+/-
	<b>7</b>	<b>10</b>	-30.0%

5-year Nov average: 1

**Median Sold Price****\$0**

↔ 0.0% ↘ -100.0%

from Oct 2025: \$0 from Nov 2024: \$350,000

YTD	2025	2024	+/-
	<b>\$250,000</b>	<b>\$280,000</b>	-10.7%

5-year Nov average: \$181,000

**Summary**

In Oxford Area (Chester, PA), the median sold price for Attached properties for November was \$0, representing no change compared to last month and a decrease of 100% from Nov 2024. The average days on market for units sold in November was 0 days, 100% below the 5-year November average of 13 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from October) to 2; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.50 in October and an increase from 0.50 in November 2024. The Contract Ratio is 122% higher than the 5-year November average of 0.90. 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**

Oct 2025	Nov 2024
<b>2</b>	<b>2</b>

**Avg DOM****0**

Oct 2025	Nov 2024	YTD
<b>0</b>	<b>8</b>	<b>33</b>

**Avg Sold to OLP Ratio****0.0%**

Oct 2025	Nov 2024	YTD
<b>0.0%</b>	<b>107.7%</b>	<b>93.0%</b>

**November 2025**

Phoenixville Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****17**

↓ **-62.2%**  
from Oct 2025:  
**45**

↓ **-22.7%**  
from Nov 2024:  
**22**

YTD	2025	2024	+/-
	<b>479</b>	<b>461</b>	3.9%

5-year Nov average: **29****New Pendings****26**

↓ **-29.7%**  
from Oct 2025:  
**37**

↓ **-13.3%**  
from Nov 2024:  
**30**

YTD	2025	2024	+/-
	<b>412</b>	<b>408</b>	1.0%

5-year Nov average: **32****Closed Sales****26**

↓ **-35.0%**  
from Oct 2025:  
**40**

↓ **-13.3%**  
from Nov 2024:  
**30**

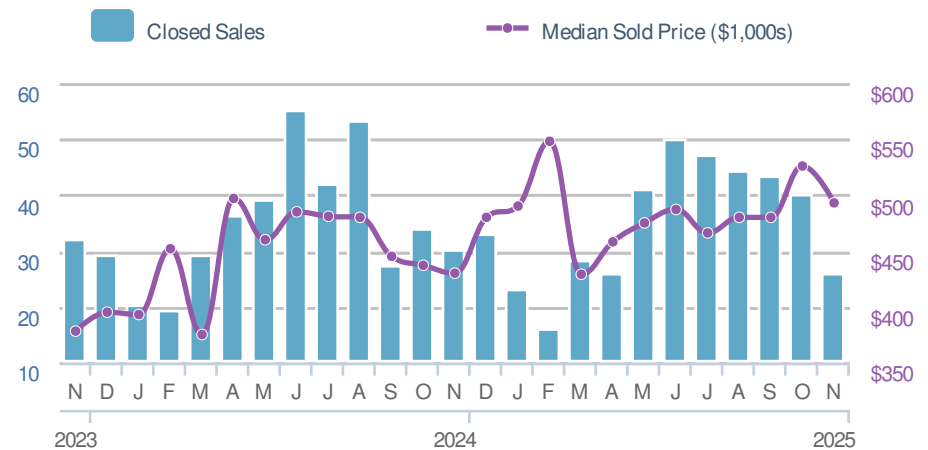
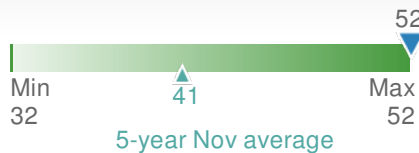
YTD	2025	2024	+/-
	<b>399</b>	<b>389</b>	2.6%

5-year Nov average: **35****Median Sold Price****\$493,750**

↓ **-6.2%**  
from Oct 2025:  
**\$526,625**

↑ **14.8%**  
from Nov 2024:  
**\$430,000**

YTD	2025	2024	+/-
	<b>\$475,000</b>	<b>\$455,000</b>	4.4%

5-year Nov average: **\$394,450****Active Listings****52**

Oct 2025	Nov 2024
<b>63</b>	<b>34</b>

**Avg DOM****20**

Oct 2025	Nov 2024	YTD
<b>22</b>	<b>34</b>	<b>23</b>

**Avg Sold to OLP Ratio****99.5%**

Oct 2025	Nov 2024	YTD
<b>100.3%</b>	<b>100.6%</b>	<b>100.3%</b>

**November 2025**

## Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****9**

 **-55.0%**  
 from Oct 2025: **20**

 **-10.0%**  
 from Nov 2024: **10**

YTD	2025	2024	+/-
	<b>217</b>	<b>234</b>	-7.3%

5-year Nov average: **16****New Pendings****12**

 **-45.5%**  
 from Oct 2025: **22**

 **-7.7%**  
 from Nov 2024: **13**

YTD	2025	2024	+/-
	<b>187</b>	<b>207</b>	-9.7%


5-year Nov average: **16****Closed Sales****17**


 **-10.5%**  
 from Oct 2025: **19**

 **30.8%**  
 from Nov 2024: **13**

YTD	2025	2024	+/-
	<b>181</b>	<b>201</b>	-10.0%

5-year Nov average: **15****Median Sold Price****\$670,000**

 **9.8%**  
 from Oct 2025: **\$610,000**

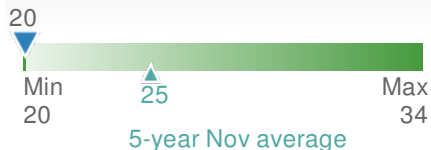
 **54.0%**  
 from Nov 2024: **\$435,000**

YTD	2025	2024	+/-
	<b>\$590,000</b>	<b>\$530,000</b>	11.3%

5-year Nov average: **\$502,200****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for November was \$670,000, representing an increase of 9.8% compared to last month and an increase of 54% from Nov 2024. The average days on market for units sold in November was 15 days, 18% below the 5-year November average of 18 days. There was a 45.5% month over month decrease in new contract activity with 12 New Pendings; a 17.9% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 23; and a 16.7% decrease in supply to 20 active units.

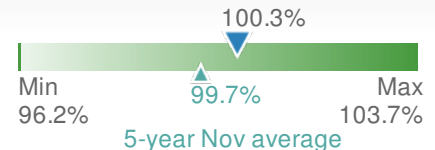
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.17 in October and an increase from 0.91 in November 2024. The Contract Ratio is 14% higher than the 5-year November average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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****20**

Oct 2025	Nov 2024
<b>24</b>	<b>22</b>

**Avg DOM****15**

Oct 2025	Nov 2024	YTD
<b>18</b>	<b>12</b>	<b>17</b>

**Avg Sold to OLP Ratio****100.3%**

Oct 2025	Nov 2024	YTD
<b>101.6%</b>	<b>102.1%</b>	<b>100.8%</b>

**November 2025**

## Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****8**

↓ **-68.0%**    ↓ **-33.3%**  
from Oct 2025:    from Nov 2024:  
**25**                    **12**

YTD	2025	2024	+/-
	<b>262</b>	<b>227</b>	15.4%

5-year Nov average: **13****New Pendings****14**

↓ **-6.7%**    ↓ **-17.6%**  
from Oct 2025:    from Nov 2024:  
**15**                    **17**

YTD	2025	2024	+/-
	<b>225</b>	<b>201</b>	11.9%

5-year Nov average: **16****Closed Sales****9**

↓ **-57.1%**    ↓ **-47.1%**  
from Oct 2025:    from Nov 2024:  
**21**                    **17**

YTD	2025	2024	+/-
	<b>218</b>	<b>188</b>	16.0%

5-year Nov average: **20****Median  
Sold Price****\$338,500**

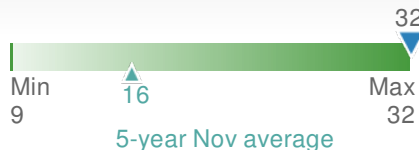
↓ **-14.3%**    ↓ **-20.4%**  
from Oct 2025:    from Nov 2024:  
**\$395,000**            **\$425,000**

YTD	2025	2024	+/-
	<b>\$411,012</b>	<b>\$409,000</b>	0.5%

5-year Nov average: **\$349,082****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for November was \$338,500, representing a decrease of 14.3% compared to last month and a decrease of 20.4% from Nov 2024. The average days on market for units sold in November was 28 days, 12% above the 5-year November average of 25 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; a 21.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 23; and a 17.9% decrease in supply to 32 active units.

This activity resulted in a Contract Ratio of 0.72 pendings per active listing, up from 0.49 in October and a decrease from 1.83 in November 2024. The Contract Ratio is 54% lower than the 5-year November average of 1.55. 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****32**

Oct 2025	Nov 2024
<b>39</b>	<b>12</b>

**Avg DOM****28**

Oct 2025	Nov 2024	YTD
<b>25</b>	<b>52</b>	<b>28</b>

**Avg Sold to  
OLP Ratio****98.1%**

Oct 2025	Nov 2024	YTD
<b>99.2%</b>	<b>99.4%</b>	<b>99.8%</b>

**November 2025**

Spring-Ford Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****2**

↓ **-33.3%**  
from Oct 2025:  
**3**

↔ **0.0%**  
from Nov 2024:  
**2**

YTD	2025	2024	+/-
	<b>43</b>	<b>68</b>	-36.8%

5-year Nov average: **3****New Pendings****3**

↓ **-50.0%**  
from Oct 2025:  
**6**

↓ **-40.0%**  
from Nov 2024:  
**5**

YTD	2025	2024	+/-
	<b>37</b>	<b>56</b>	-33.9%

5-year Nov average: **5****Closed Sales****6**

↑ **50.0%**  
from Oct 2025:  
**4**

↑ **100.0%**  
from Nov 2024:  
**3**

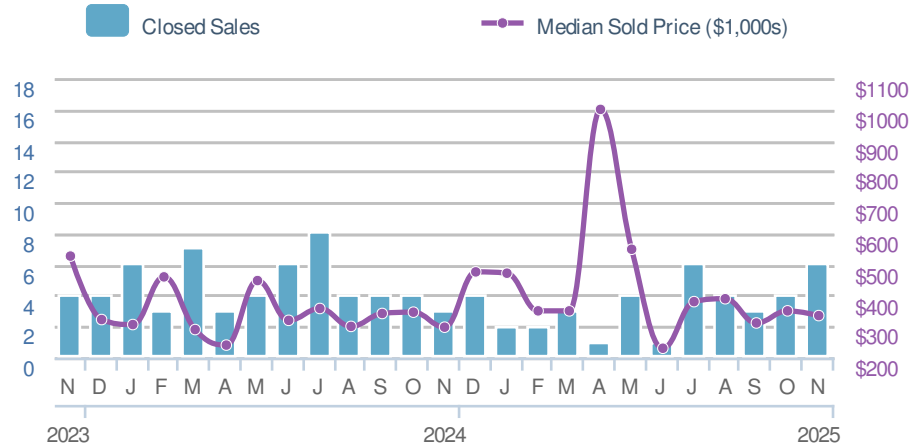
YTD	2025	2024	+/-
	<b>36</b>	<b>54</b>	-33.3%

5-year Nov average: **5****Median Sold Price****\$335,500**

↓ **-4.1%**  
from Oct 2025:  
**\$350,000**

↑ **12.6%**  
from Nov 2024:  
**\$298,000**

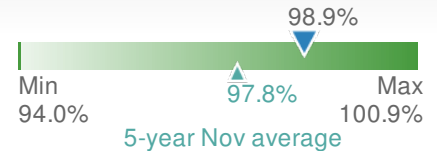
YTD	2025	2024	+/-
	<b>\$370,000</b>	<b>\$342,500</b>	8.0%

5-year Nov average: **\$403,811****Active Listings****2**

Oct 2025	Nov 2024
<b>4</b>	<b>6</b>

**Avg DOM****20**

Oct 2025	Nov 2024	YTD
<b>51</b>	<b>26</b>	<b>33</b>

**Avg Sold to OLP Ratio****98.9%**

Oct 2025	Nov 2024	YTD
<b>96.8%</b>	<b>94.0%</b>	<b>97.6%</b>



**November 2025**

## Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****0** **-100.0%**

from Oct 2025:

**2** **0.0%**

from Nov 2024:

**0**

YTD	2025	2024	+/-
	<b>17</b>	<b>30</b>	-43.3%

5-year Nov average: **1****New Pendings****1** **-66.7%**

from Oct 2025:

**3** **-66.7%**

from Nov 2024:

**3**

YTD	2025	2024	+/-
	<b>17</b>	<b>24</b>	-29.2%

5-year Nov average: **2****Closed Sales****2** **0.0%**

from Oct 2025:

**2** **100.0%**

from Nov 2024:

**1**

YTD	2025	2024	+/-
	<b>16</b>	<b>19</b>	-15.8%

5-year Nov average: **2****Median Sold Price****\$385,400** **10.1%**

from Oct 2025:

**\$350,000** **35.2%**

from Nov 2024:

**\$285,000**

YTD	2025	2024	+/-
	<b>\$462,500</b>	<b>\$360,250</b>	28.4%

5-year Nov average: **\$462,262****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for November was \$385,400, representing an increase of 10.1% compared to last month and an increase of 35.2% from Nov 2024. The average days on market for units sold in November was 11 days, 19% below the 5-year November average of 14 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 3; and a 100% decrease in supply to 0 active units.

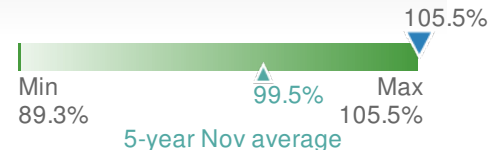
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in October and a decrease from 1.67 in November 2024. The Contract Ratio is 100% lower than the 5-year November average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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****0**

Oct 2025	Nov 2024
<b>2</b>	<b>3</b>

**Avg DOM****11**

Oct 2025	Nov 2024	YTD
<b>5</b>	<b>34</b>	<b>34</b>

**Avg Sold to OLP Ratio****105.5%**

Oct 2025	Nov 2024	YTD
<b>101.8%</b>	<b>89.3%</b>	<b>98.1%</b>

**November 2025**

## Spring-Ford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****2** **100.0%**

from Oct 2025:

**1** **0.0%**

from Nov 2024:

**2**

YTD	2025	2024	+/-
	<b>26</b>	<b>38</b>	-31.6%

5-year Nov average: **2****New Pendings****2** **-33.3%**

from Oct 2025:

**3** **0.0%**

from Nov 2024:

**2**

YTD	2025	2024	+/-
	<b>20</b>	<b>32</b>	-37.5%

5-year Nov average: **3****Closed Sales****4** **100.0%**

from Oct 2025:

**2** **100.0%**

from Nov 2024:

**2**

YTD	2025	2024	+/-
	<b>20</b>	<b>35</b>	-42.9%

5-year Nov average: **3****Median Sold Price****\$303,450** **-16.9%**

from Oct 2025:

**\$365,000** **-6.3%**

from Nov 2024:

**\$324,000**

YTD	2025	2024	+/-
	<b>\$318,112</b>	<b>\$338,500</b>	-6.0%

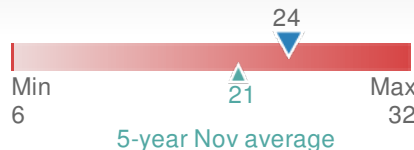
5-year Nov average: **\$339,851****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for November was \$303,450, representing a decrease of 16.9% compared to last month and a decrease of 6.3% from Nov 2024. The average days on market for units sold in November was 24 days, 14% above the 5-year November average of 21 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 1; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.50 in October and a decrease from 1.00 in November 2024. The Contract Ratio is 15% higher than the 5-year November average of 0.43. 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**

Oct 2025	Nov 2024
<b>2</b>	<b>3</b>

**Avg DOM****24**

Oct 2025	Nov 2024	YTD
<b>97</b>	<b>22</b>	<b>31</b>

**Avg Sold to OLP Ratio****95.6%**

Oct 2025	Nov 2024	YTD
<b>91.8%</b>	<b>96.4%</b>	<b>97.2%</b>

**November 2025**

Tredyffrin-Easttown (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****22**

↓ -54.2%   ↓ -24.1%  
from Oct 2025:   from Nov 2024:  
48   29

YTD	2025	2024	+/-
	<b>585</b>	<b>537</b>	8.9%

5-year Nov average: **32****New Pendings****24**

↓ -45.5%   ↓ -17.2%  
from Oct 2025:   from Nov 2024:  
44   29

YTD	2025	2024	+/-
	<b>485</b>	<b>464</b>	4.5%

5-year Nov average: **30****Closed Sales****41**

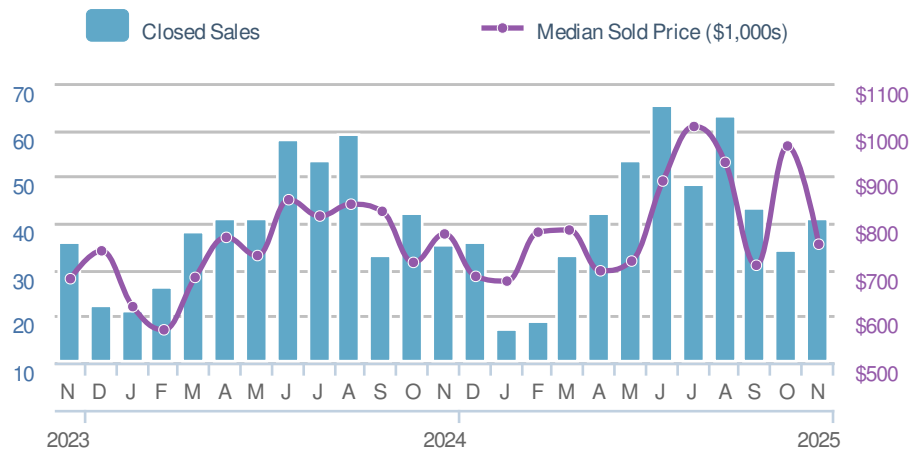
↑ 20.6%   ↑ 17.1%  
from Oct 2025:   from Nov 2024:  
34   35

YTD	2025	2024	+/-
	<b>469</b>	<b>455</b>	3.1%

5-year Nov average: **39****Median Sold Price****\$754,500**

↓ -21.9%   ↓ -2.8%  
from Oct 2025:   from Nov 2024:  
\$965,500   \$776,000

YTD	2025	2024	+/-
	<b>\$805,000</b>	<b>\$765,000</b>	5.2%

5-year Nov average: **\$719,900****Active Listings****44**

44  
Min 37   Max 54  
5-year Nov average 46

Oct 2025	Nov 2024
<b>58</b>	<b>37</b>

**Avg DOM****17**

17  
Min 11   Max 26  
5-year Nov average 18

Oct 2025	Nov 2024	YTD
<b>20</b>	<b>18</b>	<b>16</b>

**Avg Sold to OLP Ratio****100.0%**

100.0%  
Min 98.2%   Max 102.7%  
5-year Nov average 99.8%

Oct 2025	Nov 2024	YTD
<b>99.8%</b>	<b>99.3%</b>	<b>102.3%</b>

**November 2025****Tredyffrin-Easttown (Chester, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****17** **-32.0%**from Oct 2025:  
**25** **41.7%**from Nov 2024:  
**12**

YTD	2025	2024	+/-
	<b>361</b>	<b>327</b>	10.4%

5-year Nov average: **19****New Pendings****12** **-53.8%**from Oct 2025:  
**26** **33.3%**from Nov 2024:  
**9**

YTD	2025	2024	+/-
	<b>293</b>	<b>272</b>	7.7%

5-year Nov average: **17****Closed Sales****24** **4.3%**from Oct 2025:  
**23** **20.0%**from Nov 2024:  
**20**

YTD	2025	2024	+/-
	<b>276</b>	<b>272</b>	1.5%

5-year Nov average: **24****Median Sold Price****\$957,500** **-24.0%**from Oct 2025:  
**\$1,260,000** **12.0%**from Nov 2024:  
**\$855,000**

YTD	2025	2024	+/-
	<b>\$1,074,500</b>	<b>\$961,000</b>	11.8%

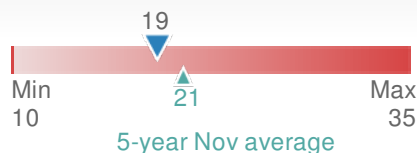
5-year Nov average: **\$900,100****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for November was \$957,500, representing a decrease of 24% compared to last month and an increase of 12% from Nov 2024. The average days on market for units sold in November was 19 days, 10% below the 5-year November average of 21 days. There was a 53.8% month over month decrease in new contract activity with 12 New Pendings; a 24.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 28; and a 13.3% decrease in supply to 26 active units.

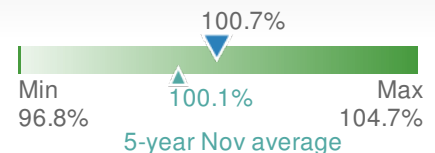
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.23 in October and an increase from 1.05 in November 2024. The Contract Ratio is 15% lower than the 5-year November average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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****26**

Oct 2025	Nov 2024
<b>30</b>	<b>22</b>

**Avg DOM****19**

Oct 2025	Nov 2024	YTD
<b>21</b>	<b>21</b>	<b>15</b>

**Avg Sold to OLP Ratio****100.7%**

Oct 2025	Nov 2024	YTD
<b>100.5%</b>	<b>99.5%</b>	<b>103.8%</b>

**November 2025**

## Tredyffrin-Easttown (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****5**

↓ **-78.3%**    ↓ **-70.6%**  
from Oct 2025: **23**    from Nov 2024: **17**

YTD	2025	2024	+/-
	<b>224</b>	<b>210</b>	6.7%

5-year Nov average: **13****New Pendings****12**

↓ **-33.3%**    ↓ **-40.0%**  
from Oct 2025: **18**    from Nov 2024: **20**

YTD	2025	2024	+/-
	<b>192</b>	<b>192</b>	0.0%

5-year Nov average: **13****Closed Sales****17**

↑ **54.5%**    ↑ **13.3%**  
from Oct 2025: **11**    from Nov 2024: **15**

YTD	2025	2024	+/-
	<b>193</b>	<b>183</b>	5.5%

5-year Nov average: **16****Median Sold Price****\$365,000**

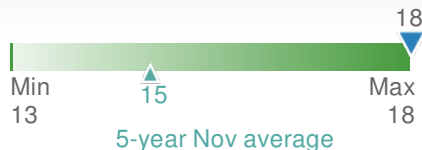
↓ **-30.5%**    ↓ **-27.0%**  
from Oct 2025: **\$525,000**    from Nov 2024: **\$500,000**

YTD	2025	2024	+/-
	<b>\$415,000</b>	<b>\$475,000</b>	-12.6%

5-year Nov average: **\$399,800****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for November was \$365,000, representing a decrease of 30.5% compared to last month and a decrease of 27% from Nov 2024. The average days on market for units sold in November was 14 days, 13% above the 5-year November average of 12 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 15; and a 35.7% decrease in supply to 18 active units.

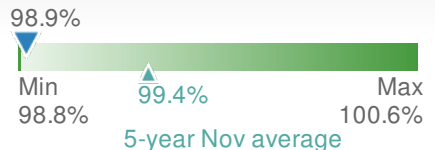
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.71 in October and a decrease from 1.47 in November 2024. The Contract Ratio is 32% lower than the 5-year November average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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****18**

Oct 2025	Nov 2024
<b>28</b>	<b>15</b>

**Avg DOM****14**

Oct 2025	Nov 2024	YTD
<b>16</b>	<b>15</b>	<b>18</b>

**Avg Sold to OLP Ratio****98.9%**

Oct 2025	Nov 2024	YTD
<b>98.1%</b>	<b>99.1%</b>	<b>100.2%</b>

**November 2025**

Twin Valley (Chester, PA)



Email: ldavis@tcsr.realtor

**New Listings****4**

 **-63.6%**     **-42.9%**  
 from Oct 2025: **11**    from Nov 2024: **7**



YTD	2025	2024	+/-
	<b>158</b>	<b>221</b>	-28.5%

5-year Nov average: **8****New Pendings****7**

 **-36.4%**     **-41.7%**  
 from Oct 2025: **11**    from Nov 2024: **12**

YTD	2025	2024	+/-
	<b>139</b>	<b>172</b>	-19.2%

5-year Nov average: **11****Closed Sales****13**

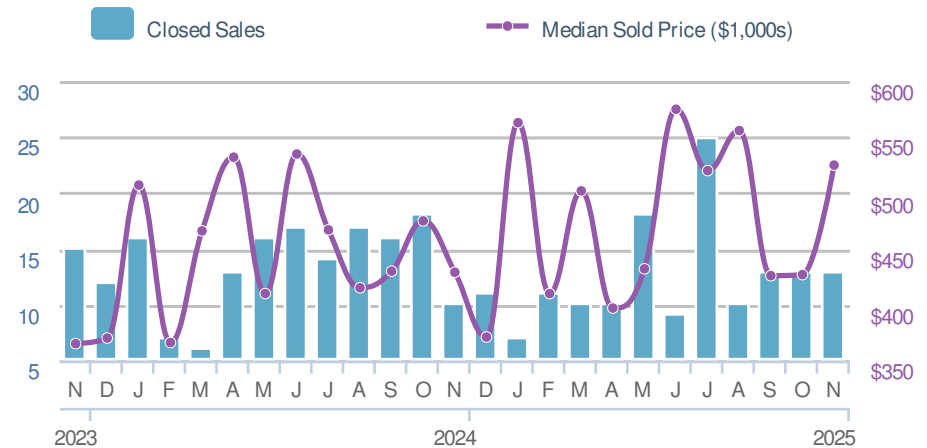
 **0.0%**     **30.0%**  
 from Oct 2025: **13**    from Nov 2024: **10**

YTD	2025	2024	+/-
	<b>162</b>	<b>170</b>	-4.7%

5-year Nov average: **13****Median Sold Price****\$525,000**

 **23.0%**     **22.2%**  
 from Oct 2025: **\$427,000**    from Nov 2024: **\$429,500**

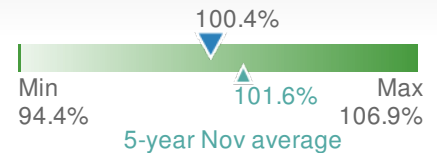
YTD	2025	2024	+/-
	<b>\$497,500</b>	<b>\$506,500</b>	-1.8%

5-year Nov average: **\$407,900****Active Listings****13**

Oct 2025	Nov 2024
<b>18</b>	<b>18</b>

**Avg DOM****28**

Oct 2025	Nov 2024	YTD
<b>29</b>	<b>20</b>	<b>24</b>

**Avg Sold to OLP Ratio****100.4%**

Oct 2025	Nov 2024	YTD
<b>99.3%</b>	<b>106.9%</b>	<b>99.5%</b>

**November 2025**

## Twin Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****4** **-50.0%**from Oct 2025:  
**8** **0.0%**from Nov 2024:  
**4**

YTD	2025	2024	+/-
	<b>129</b>	<b>191</b>	-32.5%

5-year Nov average: **5****New Pendings****3** **-70.0%**from Oct 2025:  
**10** **-66.7%**from Nov 2024:  
**9**

YTD	2025	2024	+/-
	<b>109</b>	<b>141</b>	-22.7%

5-year Nov average: **8****Closed Sales****11** **10.0%**from Oct 2025:  
**10** **83.3%**from Nov 2024:  
**6**

YTD	2025	2024	+/-
	<b>135</b>	<b>141</b>	-4.3%

5-year Nov average: **9****Median Sold Price****\$575,000** **31.0%**from Oct 2025:  
**\$439,000** **-6.9%**from Nov 2024:  
**\$617,522**

YTD	2025	2024	+/-
	<b>\$560,000</b>	<b>\$543,406</b>	3.1%

5-year Nov average: **\$456,504****Summary**

In Twin Valley (Chester, PA), the median sold price for Detached properties for November was \$575,000, representing an increase of 31% compared to last month and a decrease of 6.9% from Nov 2024. The average days on market for units sold in November was 28 days, 9% above the 5-year November average of 26 days. There was a 70% month over month decrease in new contract activity with 3 New Pendings; a 57.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 6; and no change in supply with 12 active units.

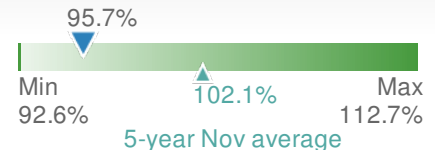
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.17 in October and a decrease from 2.44 in November 2024. The Contract Ratio is 74% lower than the 5-year November average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2025	Nov 2024
<b>12</b>	<b>16</b>

**Avg DOM****28**

Oct 2025	Nov 2024	YTD
<b>32</b>	<b>24</b>	<b>25</b>

**Avg Sold to OLP Ratio****95.7%**

Oct 2025	Nov 2024	YTD
<b>98.6%</b>	<b>112.7%</b>	<b>99.1%</b>

**November 2025**

## Twin Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****0**

↓ -100.0%   ↓ -100.0%  
from Oct 2025:   from Nov 2024:  
3   3

YTD	2025	2024	+/-
	<b>29</b>	<b>30</b>	-3.3%

5-year Nov average: **3****New Pendings****4**

↑ 300.0%   ↑ 33.3%  
from Oct 2025:   from Nov 2024:  
1   3

YTD	2025	2024	+/-
	<b>30</b>	<b>31</b>	-3.2%

5-year Nov average: **3****Closed Sales****2**

↓ -33.3%   ↓ -50.0%  
from Oct 2025:   from Nov 2024:  
3   4

YTD	2025	2024	+/-
	<b>27</b>	<b>29</b>	-6.9%

5-year Nov average: **4****Median  
Sold Price****\$372,500**

↓ -12.8%   ↓ -11.7%  
from Oct 2025:   from Nov 2024:  
**\$427,000**   **\$422,000**

YTD	2025	2024	+/-
	<b>\$426,000</b>	<b>\$405,000</b>	5.2%

5-year Nov average: **\$361,770****Summary**

In Twin Valley (Chester, PA), the median sold price for Attached properties for November was \$372,500, representing a decrease of 12.8% compared to last month and a decrease of 11.7% from Nov 2024. The average days on market for units sold in November was 27 days, 102% above the 5-year November average of 13 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from October) to 4; and an 83.3% decrease in supply to 1 active units.

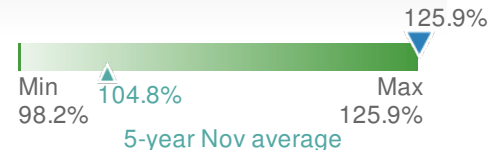
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 0.33 in October and an increase from 2.00 in November 2024. The Contract Ratio is 33% higher than the 5-year November average of 3.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2025	Nov 2024
<b>6</b>	<b>2</b>

**Avg DOM****27**

Oct 2025	Nov 2024	YTD
<b>19</b>	<b>15</b>	<b>23</b>

**Avg Sold to  
OLP Ratio****125.9%**

Oct 2025	Nov 2024	YTD
<b>101.6%</b>	<b>98.2%</b>	<b>101.8%</b>



**November 2025**

Unionville-Chadds Ford (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****11** **-54.2%**from Oct 2025:  
**24** **10.0%**from Nov 2024:  
**10**

YTD	2025	2024	+/-
	<b>260</b>	<b>257</b>	1.2%

5-year Nov average: **12****New Pendings****15** **-25.0%**from Oct 2025:  
**20** **0.0%**from Nov 2024:  
**15**

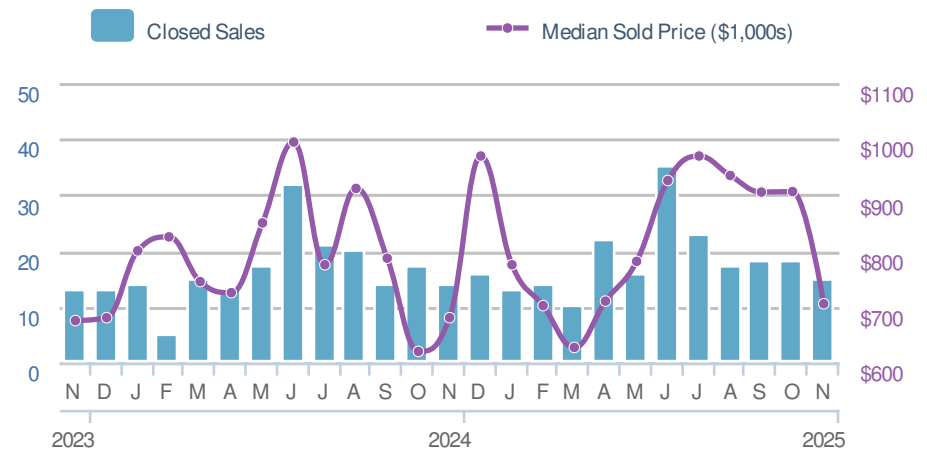
YTD	2025	2024	+/-
	<b>213</b>	<b>198</b>	7.6%

5-year Nov average: **14****Closed Sales****15** **-16.7%**from Oct 2025:  
**18** **7.1%**from Nov 2024:  
**14**

YTD	2025	2024	+/-
	<b>206</b>	<b>187</b>	10.2%

5-year Nov average: **13****Median Sold Price****\$705,000** **-22.2%**from Oct 2025:  
**\$906,250** **3.7%**from Nov 2024:  
**\$680,000**

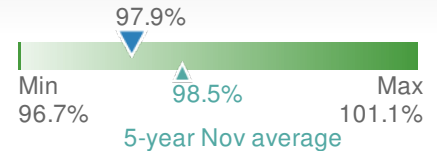
YTD	2025	2024	+/-
	<b>\$843,250</b>	<b>\$775,000</b>	8.8%

5-year Nov average: **\$732,220****Active Listings****38**

Oct 2025	Nov 2024
<b>44</b>	<b>35</b>

**Avg DOM****25**

Oct 2025	Nov 2024	YTD
<b>34</b>	<b>20</b>	<b>26</b>

**Avg Sold to OLP Ratio****97.9%**

Oct 2025	Nov 2024	YTD
<b>97.7%</b>	<b>96.7%</b>	<b>98.4%</b>

**November 2025**

## Unionville-Chadds Ford (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****10**

↓ -47.4%    ↑ 25.0%  
from Oct 2025:    from Nov 2024:  
19                      8

YTD	2025	2024	+/-
	<b>234</b>	<b>221</b>	5.9%

5-year Nov average: **10****New Pendings****13**

↓ -31.6%    ↑ 18.2%  
from Oct 2025:    from Nov 2024:  
19                      11

YTD	2025	2024	+/-
	<b>189</b>	<b>167</b>	13.2%

5-year Nov average: **12****Closed Sales****14**

↓ -12.5%    ↑ 40.0%  
from Oct 2025:    from Nov 2024:  
16                      10

YTD	2025	2024	+/-
	<b>182</b>	<b>162</b>	12.3%

5-year Nov average: **11****Median  
Sold Price****\$714,500**

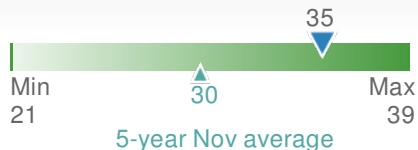
↓ -28.5%    ↓ -8.4%  
from Oct 2025:    from Nov 2024:  
**\$998,750**            **\$780,000**

YTD	2025	2024	+/-
	<b>\$873,500</b>	<b>\$842,500</b>	3.7%

5-year Nov average: **\$762,500****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for November was \$714,500, representing a decrease of 28.5% compared to last month and a decrease of 8.4% from Nov 2024. The average days on market for units sold in November was 26 days, 12% above the 5-year November average of 23 days. There was a 31.6% month over month decrease in new contract activity with 13 New Pendings; a 14.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 23; and a 7.9% decrease in supply to 35 active units.

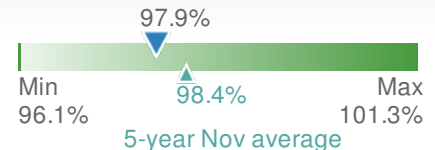
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.71 in October and a decrease from 0.71 in November 2024. The Contract Ratio is 21% lower than the 5-year November average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared 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****35**

Oct 2025	Nov 2024
<b>38</b>	<b>31</b>

**Avg DOM****26**

Oct 2025	Nov 2024	YTD
<b>34</b>	<b>19</b>	<b>25</b>

**Avg Sold to  
OLP Ratio****97.9%**

Oct 2025	Nov 2024	YTD
<b>97.7%</b>	<b>96.1%</b>	<b>98.4%</b>

**November 2025**

## Unionville-Chadds Ford (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****1**

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

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

YTD	2025	2024	+/-
	<b>26</b>	<b>36</b>	-27.8%


5-year Nov average: **1****New Pendings****2**


 **100.0%**  
 from Oct 2025: **1**

 **-50.0%**  
 from Nov 2024: **4**

YTD	2025	2024	+/-
	<b>24</b>	<b>30</b>	-20.0%


5-year Nov average: **3****Closed Sales****1**


 **-50.0%**  
 from Oct 2025: **2**

 **-75.0%**  
 from Nov 2024: **4**

YTD	2025	2024	+/-
	<b>24</b>	<b>24</b>	0.0%

5-year Nov average: **2****Median Sold Price****\$580,000**

 **1.3%**  
 from Oct 2025: **\$572,500**

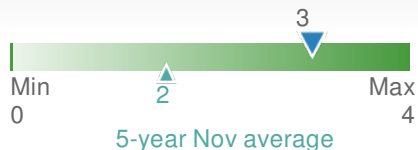
 **-2.2%**  
 from Nov 2024: **\$593,200**

YTD	2025	2024	+/-
	<b>\$580,750</b>	<b>\$576,000</b>	0.8%

5-year Nov average: **\$556,140****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for November was \$580,000, representing an increase of 1.3% compared to last month and a decrease of 2.2% from Nov 2024. The average days on market for units sold in November was 12 days, 2% above the 5-year November average of 12 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 3; and a 50% decrease in supply to 3 active units.

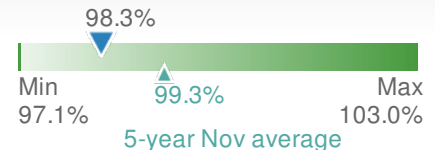
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.50 in October and a decrease from 1.50 in November 2024. The Contract Ratio is 43% higher than the 5-year November average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared 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****3**

Oct 2025	Nov 2024
<b>6</b>	<b>4</b>

**Avg DOM****12**

Oct 2025	Nov 2024	YTD
<b>36</b>	<b>23</b>	<b>31</b>

**Avg Sold to OLP Ratio****98.3%**

Oct 2025	Nov 2024	YTD
<b>97.4%</b>	<b>98.1%</b>	<b>98.4%</b>

**November 2025**

## West Chester Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****50**

↓ **-51.5%**    ↓ **-31.5%**  
from Oct 2025:    from Nov 2024:  
**103**                      **73**

YTD	2025	2024	+/-
	<b>1,374</b>	<b>1,267</b>	8.4%

5-year Nov average: **82****New Pendings****63**

↓ **-32.3%**    ↓ **-26.7%**  
from Oct 2025:    from Nov 2024:  
**93**                      **86**

YTD	2025	2024	+/-
	<b>1,105</b>	<b>1,093</b>	1.1%

5-year Nov average: **86****Closed Sales****89**

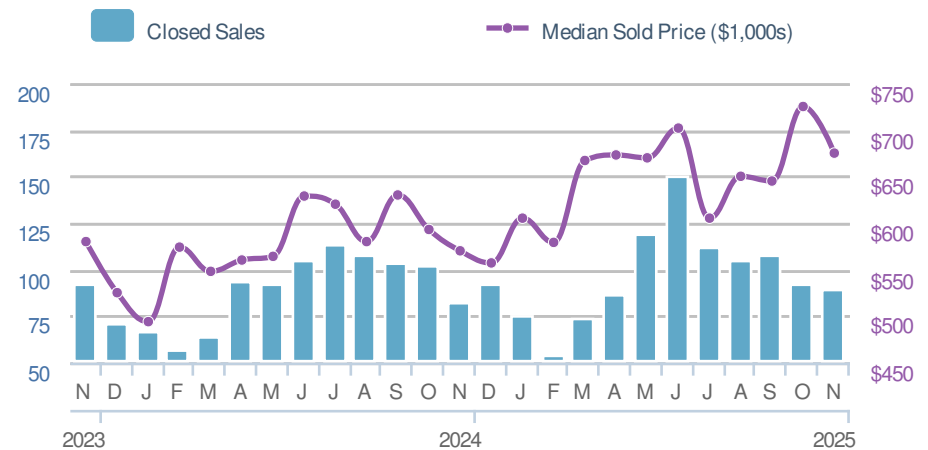
↓ **-2.2%**    ↑ **8.5%**  
from Oct 2025:    from Nov 2024:  
**91**                      **82**

YTD	2025	2024	+/-
	<b>1,111</b>	<b>1,034</b>	7.4%

5-year Nov average: **94****Median Sold Price****\$675,000**

↓ **-6.9%**    ↑ **18.4%**  
from Oct 2025:    from Nov 2024:  
**\$725,000**              **\$570,000**

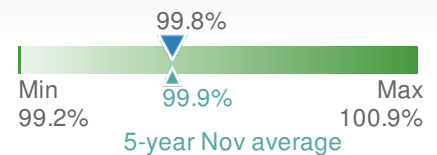
YTD	2025	2024	+/-
	<b>\$670,000</b>	<b>\$585,000</b>	14.5%

5-year Nov average: **\$577,096****Active Listings****93**

Oct 2025	Nov 2024
<b>117</b>	<b>96</b>



**Avg DOM****16**

Oct 2025	Nov 2024	YTD
<b>23</b>	<b>19</b>	<b>15</b>

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



Oct 2025	Nov 2024	YTD
<b>99.3%</b>	<b>99.2%</b>	<b>100.5%</b>

**November 2025****West Chester Area (Chester, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****26**

 **-51.9%**      **-38.1%**  
 from Oct 2025: **54**     from Nov 2024: **42**



YTD	2025	2024	+/-
	<b>819</b>	<b>679</b>	20.6%

5-year Nov average: **45****New Pending****29**

 **-38.3%**      **-46.3%**  
 from Oct 2025: **47**     from Nov 2024: **54**



YTD	2025	2024	+/-
	<b>617</b>	<b>563</b>	9.6%

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

 **0.0%**      **23.3%**  
 from Oct 2025: **53**     from Nov 2024: **43**

YTD	2025	2024	+/-
	<b>632</b>	<b>501</b>	26.1%

5-year Nov average: **50****Median  
Sold Price****\$888,500**

 **6.4%**      **31.2%**  
 from Oct 2025: **\$835,000**     from Nov 2024: **\$677,000**

YTD	2025	2024	+/-
	<b>\$835,000</b>	<b>\$755,000</b>	10.6%

5-year Nov average: **\$686,700****Summary**

In West Chester Area (Chester, PA), the median sold price for Detached properties for November was \$888,500, representing an increase of 6.4% compared to last month and an increase of 31.2% from Nov 2024. The average days on market for units sold in November was 14 days, 20% below the 5-year November average of 17 days. There was a 38.3% month over month decrease in new contract activity with 29 New Pending; a 20.3% MoM decrease in All Pending (new contracts + contracts carried over from October) to 102; and a 17.6% decrease in supply to 56 active units.

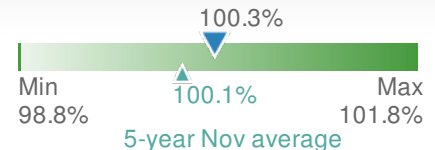
This activity resulted in a Contract Ratio of 1.82 pendings per active listing, down from 1.88 in October and a decrease from 2.61 in November 2024. The Contract Ratio is 24% lower than the 5-year November average of 2.39. A higher Contract Ratio signifies a relative increase in contract activity compared 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****56**

Oct 2025	Nov 2024
<b>68</b>	<b>54</b>


**Avg DOM****14**

Oct 2025	Nov 2024	YTD
<b>19</b>	<b>22</b>	<b>12</b>

**Avg Sold to  
OLP Ratio****100.3%**

Oct 2025	Nov 2024	YTD
<b>99.8%</b>	<b>99.0%</b>	<b>101.1%</b>


**November 2025****West Chester Area (Chester, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****24**


 **-51.0%**  
 from Oct 2025: **49**

 **-22.6%**  
 from Nov 2024: **31**

YTD	2025	2024	+/-
	<b>555</b>	<b>588</b>	-5.6%

5-year Nov average: **37****New Pending****34**

 **-26.1%**  
 from Oct 2025: **46**

 **6.3%**  
 from Nov 2024: **32**

YTD	2025	2024	+/-
	<b>488</b>	<b>530</b>	-7.9%

5-year Nov average: **37****Closed Sales****36**

 **-5.3%**  
 from Oct 2025: **38**

 **-7.7%**  
 from Nov 2024: **39**

YTD	2025	2024	+/-
	<b>479</b>	<b>533</b>	-10.1%

5-year Nov average: **44****Median  
Sold Price****\$480,000**

 **-5.2%**  
 from Oct 2025: **\$506,186**

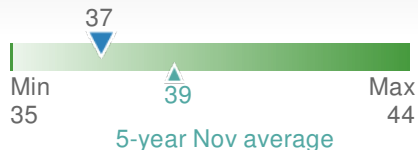
 **-5.3%**  
 from Nov 2024: **\$507,000**

YTD	2025	2024	+/-
	<b>\$499,000</b>	<b>\$507,000</b>	-1.6%

5-year Nov average: **\$444,601****Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for November was \$480,000, representing a decrease of 5.2% compared to last month and a decrease of 5.3% from Nov 2024. The average days on market for units sold in November was 19 days, 7% above the 5-year November average of 18 days. There was a 26.1% month over month decrease in new contract activity with 34 New Pending; no MoM change in All Pending (new contracts + contracts carried over from October) with 58; and a 24.5% decrease in supply to 37 active units.

This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 1.18 in October and a decrease from 1.79 in November 2024. The Contract Ratio is 17% lower than the 5-year November average of 1.90. 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****37**

Oct 2025	Nov 2024
<b>49</b>	<b>42</b>

**Avg DOM****19**

Oct 2025	Nov 2024	YTD
<b>29</b>	<b>16</b>	<b>19</b>

**Avg Sold to  
OLP Ratio****99.2%**

Oct 2025	Nov 2024	YTD
<b>98.6%</b>	<b>99.3%</b>	<b>99.6%</b>