# November 2025

All Home Types
Detached
Attached

# Local Market **Insight**

## Chester County, PA

MarketStats by ShowingTime

Presented by
**Lauren Davis**
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# November 2025

## Chester County, PA

### New Listings 321

▼ -41.1%
from Oct 2025:
**545**

▼ -3.9%
from Nov 2024:
**334**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **6,734** | **6,398** | 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 | +/- |
|---|---|---|---|
| | **5,487** | **5,363** | 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 | +/- |
|---|---|---|---|
| | **5,373** | **5,113** | 5.1% |

5-year Nov average: **482**

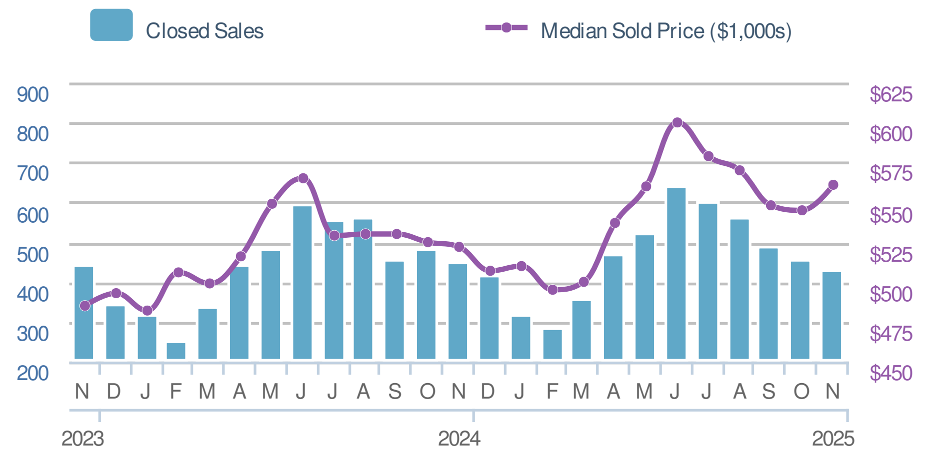
### Median Sold Price $561,232

▲ 3.0%
from Oct 2025:
**$545,000**

▲ 7.3%
from Nov 2024:
**$522,885**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$557,555** | **$529,854** | 5.2% |

5-year Nov average: **$495,343**



### Active Listings 739

739
Min 586
637
Max 739
5-year Nov average

| Oct 2025 | Nov 2024 |
|---|---|
| **877** | **650** |

### Avg DOM 25

25
Min 17
20
Max 25
5-year Nov average

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **26** | **21** | **22** |

### Avg Sold to OLP Ratio 99.9%

99.9%
Min 99.6%
100.0%
Max 100.4%
5-year Nov average

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **99.0%** | **99.6%** | **100.7%** |

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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# November 2025

## Chester County, PA - Detached

### New Listings 204

▼ -39.6% from Oct 2025: **338**

▼ -2.9% from Nov 2024: **210**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **4,471** | **4,250** | 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 | +/- |
|---|---|---|---|
| | **3,601** | **3,481** | 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 | +/- |
|---|---|---|---|
| | **3,535** | **3,246** | 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 | +/- |
|---|---|---|---|
| | **$644,487** | **$600,000** | 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.

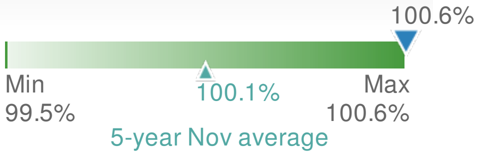
### Active Listings 483

| Oct 2025 | Nov 2024 |
|---|---|
| **586** | **474** |

### Avg DOM 24

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **24** | **21** | **20** |

### Avg Sold to OLP Ratio 100.6%



| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **99.4%** | **99.8%** | **101.2%** |

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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# November 2025

## Chester County, PA - Attached

### New Listings 117

▼-43.5% from Oct 2025: **207**

▼-5.6% from Nov 2024: **124**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **2,262** | **2,148** | 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 | +/- |
|---|---|---|---|
| | **1,885** | **1,881** | 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 | +/- |
|---|---|---|---|
| | **1,837** | **1,866** | -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 | +/- |
|---|---|---|---|
| | **$435,000** | **$432,912** | 0.5% |

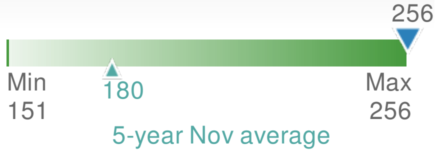
5-year Nov average: **$392,240**

## 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 |
|---|---|
| **291** | **176** |

### Avg DOM 28

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **31** | **20** | **25** |

### Avg Sold to OLP Ratio 98.5%

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **98.1%** | **99.3%** | **99.5%** |

Data Source: Bright MLS. Statistics calculated December 04, 2025.