November 2025

All Home Types
Detached
Attached

Local Market Insight

Avon Grove (Chester, PA)

MarketStats by ShowingTime

Presented by
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November 2025
Avon Grove (Chester, PA)

New Listings — 14

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

YTD	2025	2024	+/-
	266	**359**	-25.9%

5-year Nov average: **25**

New Pendings — 14

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

YTD	2025	2024	+/-
	220	**283**	-22.3%

5-year Nov average: **24**

Closed Sales — 20

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

YTD	2025	2024	+/-
	224	**265**	-15.5%

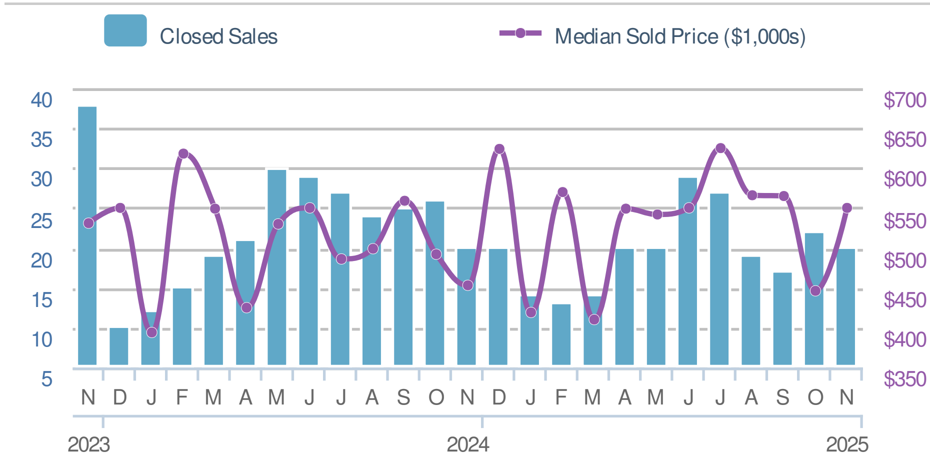
5-year Nov average: **27**

Median Sold Price — $550,000

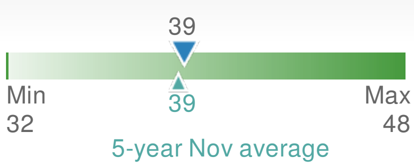
23.3% from Oct 2025: **$446,000**
21.3% from Nov 2024: **$453,270**

YTD	2025	2024	+/-
	$540,000	**$510,115**	5.9%

5-year Nov average: **$492,656**

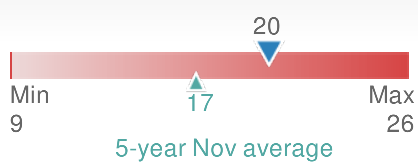


Active Listings — 39



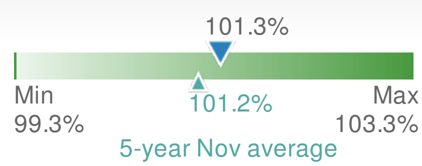
Oct 2025	Nov 2024
50	**32**

Avg DOM — 20



Oct 2025	Nov 2024	YTD
24	**14**	**25**

Avg Sold to OLP Ratio — 101.3%



Oct 2025	Nov 2024	YTD
100.8%	**100.7%**	**99.6%**

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

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New Listings 14

-41.7% from Oct 2025: **24**

-12.5% from Nov 2024: **16**

YTD	2025	2024	+/-
	249	**339**	-26.5%

5-year Nov average: **21**

New Pendings 12

-25.0% from Oct 2025: **16**

-33.3% from Nov 2024: **18**

YTD	2025	2024	+/-
	203	**259**	-21.6%

5-year Nov average: **20**

Closed Sales 18

-5.3% from Oct 2025: **19**

0.0% from Nov 2024: **18**

YTD	2025	2024	+/-
	206	**243**	-15.2%

5-year Nov average: **23**

Median Sold Price $559,958

23.1% from Oct 2025: **$455,000**

20.8% from Nov 2024: **$463,350**

YTD	2025	2024	+/-
	$550,655	**$530,000**	3.9%

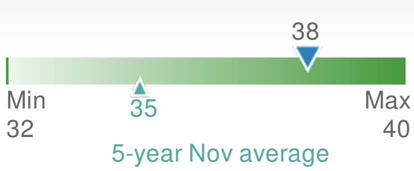
5-year Nov average: **$516,537**

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.

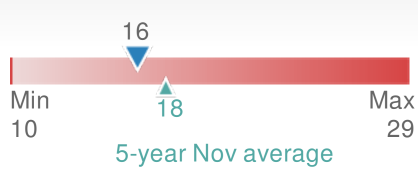
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.60 in October and a decrease from 1.56 in November 2024. The Contract Ratio is 52% lower than the 5-year November average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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
47	**32**

Avg DOM 16



Oct 2025	Nov 2024	YTD
22	**15**	**25**

Avg Sold to OLP Ratio 101.7%

Oct 2025	Nov 2024	YTD
101.3%	**100.7%**	**99.7%**

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New Listings — 0

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

YTD	2025	2024	+/-
	17	**20**	-15.0%

5-year Nov average: **4**

New Pendings — 2

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

YTD	2025	2024	+/-
	17	**24**	-29.2%

5-year Nov average: **4**

Closed Sales — 2

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

YTD	2025	2024	+/-
	18	**22**	-18.2%

5-year Nov average: **4**

Median Sold Price — $457,500

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

YTD	2025	2024	+/-
	$386,250	**$382,250**	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

1

Min 0 — 4 (5-year Nov average) — Max 8

Oct 2025	Nov 2024
3	**0**

Avg DOM — 55

55

Min 6 — 19 (5-year Nov average) — Max 55

Oct 2025	Nov 2024	YTD
36	**12**	**29**

Avg Sold to OLP Ratio — 98.2%

98.2%

Min 98.2% — 101.3% (5-year Nov average) — Max 104.8%

Oct 2025	Nov 2024	YTD
97.4%	**101.4%**	**98.6%**

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