November 2025

All Home Types
Detached
Attached

Local Market Insight

Chester-Upland (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

November 2025

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings — 30

25.0% from Oct 2025: **24**

-14.3% from Nov 2024: **35**

YTD	2025	2024	+/-
	372	**412**	-9.7%

5-year Nov average: **31**

New Pendings — 36

100.0% from Oct 2025: **18**

28.6% from Nov 2024: **28**

YTD	2025	2024	+/-
	271	**291**	-6.9%

5-year Nov average: **26**

Closed Sales — 13

-13.3% from Oct 2025: **15**

-43.5% from Nov 2024: **23**

YTD	2025	2024	+/-
	236	**272**	-13.2%

5-year Nov average: **21**

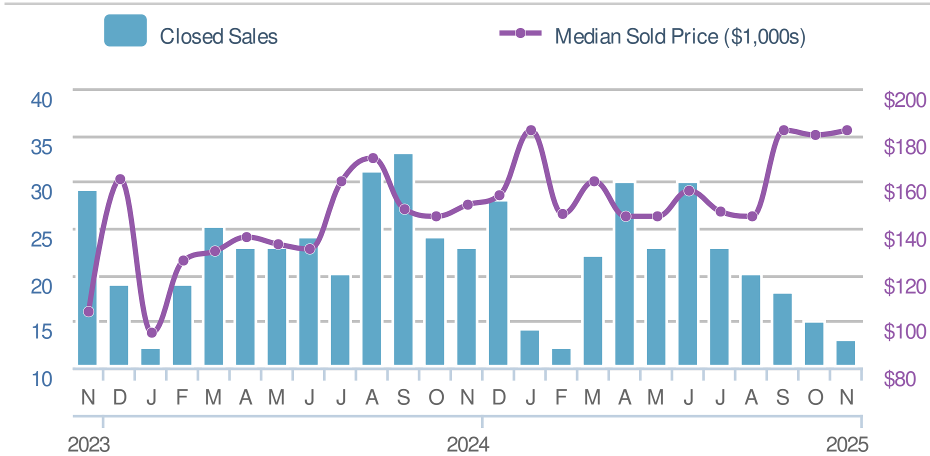
Median Sold Price — $182,000

1.1% from Oct 2025: **$180,000**

21.3% from Nov 2024: **$150,000**

YTD	2025	2024	+/-
	$155,000	**$145,000**	6.9%

5-year Nov average: **$135,800**



Active Listings — 57

57

Min 38 — 49 — Max 57

5-year Nov average

Oct 2025	Nov 2024
62	**50**

Avg DOM — 24

24

Min 22 — 28 — Max 36

5-year Nov average

Oct 2025	Nov 2024	YTD
24	**36**	**32**

Avg Sold to OLP Ratio — 97.0%

97.0%

Min 90.0% — 94.7% — Max 97.0%

5-year Nov average

Oct 2025	Nov 2024	YTD
97.9%	**95.0%**	**95.2%**

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

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

November 2025

Chester-Upland (Delaware, PA) - Detached

New Listings: 6

20.0% from Oct 2025: **5**
500.0% from Nov 2024: **1**

YTD	2025	2024	+/-
	48	**45**	6.7%

5-year Nov average: **4**

New Pendings: 8

166.7% from Oct 2025: **3**
700.0% from Nov 2024: **1**

YTD	2025	2024	+/-
	35	**37**	-5.4%

5-year Nov average: **3**

Closed Sales: 3

0.0% from Oct 2025: **3**
50.0% from Nov 2024: **2**

YTD	2025	2024	+/-
	31	**37**	-16.2%

5-year Nov average: **3**

Median Sold Price: $310,000

24.0% from Oct 2025: **$250,000**
87.9% from Nov 2024: **$164,950**

YTD	2025	2024	+/-
	$247,500	**$170,000**	45.6%

5-year Nov average: **$187,290**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for November was $310,000, representing an increase of 24% compared to last month and an increase of 87.9% from Nov 2024. The average days on market for units sold in November was 5 days, 72% below the 5-year November average of 18 days. There was a 166.7% month over month increase in new contract activity with 8 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from October) to 9; and a 25% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.63 in October and an increase from 0.80 in November 2024. The Contract Ratio is 44% higher than the 5-year November average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

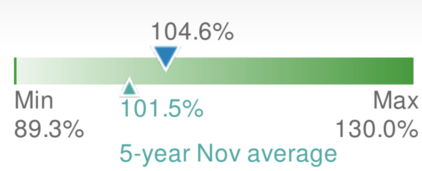
Active Listings: 6

Oct 2025	Nov 2024
8	**5**

Avg DOM: 5

Oct 2025	Nov 2024	YTD
27	**45**	**40**

Avg Sold to OLP Ratio: 104.6%



Oct 2025	Nov 2024	YTD
102.3%	**89.8%**	**95.7%**

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

Local Market **Insight**

Presented by
Lauren Davis

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

November 2025

Chester-Upland (Delaware, PA) - Attached

New Listings 24

26.3%	-29.4%
from Oct 2025: **19**	from Nov 2024: **34**

YTD	2025	2024	+/-
	324	**366**	-11.5%

5-year Nov average: **27**

New Pendings 28

86.7%	3.7%
from Oct 2025: **15**	from Nov 2024: **27**

YTD	2025	2024	+/-
	235	**254**	-7.5%

5-year Nov average: **23**

Closed Sales 10

-16.7%	-52.4%
from Oct 2025: **12**	from Nov 2024: **21**

YTD	2025	2024	+/-
	204	**235**	-13.2%

5-year Nov average: **18**

Median Sold Price $161,500

-10.3%	7.7%
from Oct 2025: **$180,000**	from Nov 2024: **$150,000**

YTD	2025	2024	+/-
	$150,000	**$140,000**	7.1%

5-year Nov average: **$131,075**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for November was $161,500, representing a decrease of 10.3% compared to last month and an increase of 7.7% from Nov 2024. The average days on market for units sold in November was 30 days, the same as the 5-year November average of 30 days. There was an 86.7% month over month increase in new contract activity with 28 New Pendings; a 63% MoM increase in All Pendings (new contracts + contracts carried over from October) to 44; and a 5.6% decrease in supply to 51 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.50 in October and an increase from 0.76 in November 2024. The Contract Ratio is 5% higher than the 5-year November average of 0.82. 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 51

51

Min 32 — 43 — Max 51
5-year Nov average

Oct 2025	Nov 2024
54	**45**

Avg DOM 30

30

Min 21 — 30 — Max 35
5-year Nov average

Oct 2025	Nov 2024	YTD
23	**35**	**31**

Avg Sold to OLP Ratio 94.8%

94.8%

Min 89.4% — 94.0% — Max 96.9%
5-year Nov average

Oct 2025	Nov 2024	YTD
96.8%	**95.4%**	**95.4%**

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