November 2025

All Home Types
Detached
Attached

Local Market Insight

Downingtown Area (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings 66

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

YTD	2025	2024	+/-
	1,005	**882**	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	+/-
	822	**766**	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	+/-
	772	**759**	1.7%

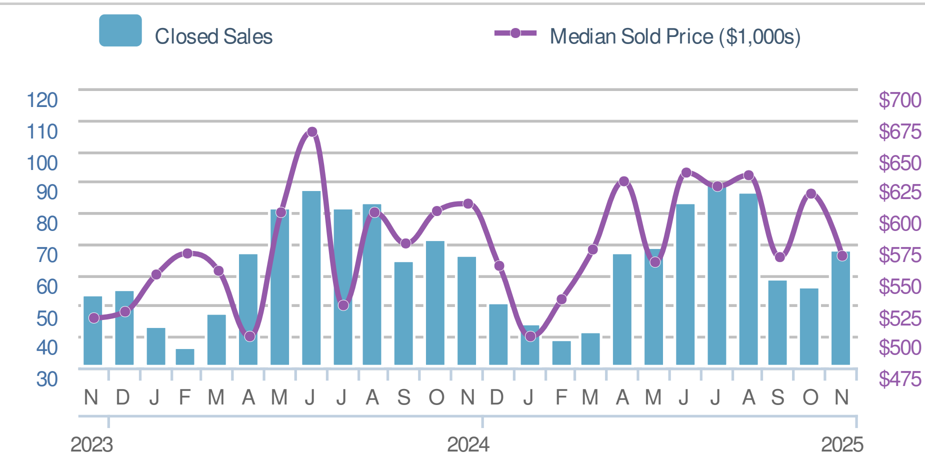
5-year Nov average: **69**

Median Sold Price $565,477

-8.1% from Oct 2025: **$615,000**
-6.8% from Nov 2024: **$607,000**

YTD	2025	2024	+/-
	$601,000	**$570,000**	5.4%

5-year Nov average: **$527,595**



Active Listings 95

95
Min 86
91
Max 98
5-year Nov average

Oct 2025	Nov 2024
115	**86**

Avg DOM 29

29
Min 15
19
Max 29
5-year Nov average

Oct 2025	Nov 2024	YTD
30	**19**	**21**

Avg Sold to OLP Ratio 100.2%

100.2%
Min 99.8%
100.8%
Max 102.4%
5-year Nov average

Oct 2025	Nov 2024	YTD
97.1%	**99.8%**	**101.6%**

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

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New Listings — 42

-14.3% from Oct 2025: **49**

44.8% from Nov 2024: **29**

YTD	2025	2024	+/-
	663	**575**	15.3%

5-year Nov average: **34**

New Pendings — 45

0.0% from Oct 2025: **45**

25.0% from Nov 2024: **36**

YTD	2025	2024	+/-
	539	**488**	10.5%

5-year Nov average: **39**

Closed Sales — 36

12.5% from Oct 2025: **32**

-23.4% from Nov 2024: **47**

YTD	2025	2024	+/-
	506	**447**	13.2%

5-year Nov average: **42**

Median Sold Price — $703,000

-8.7% from Oct 2025: **$770,000**

6.5% from Nov 2024: **$660,000**

YTD	2025	2024	+/-
	$691,000	**$670,000**	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

57

Min	5-year Nov average	Max
44	57	66

Oct 2025	Nov 2024
81	**66**

Avg DOM — 21

21

Min	5-year Nov average	Max
17	19	21

Oct 2025	Nov 2024	YTD
25	**17**	**15**

Avg Sold to OLP Ratio — 103.7%

103.7%

Min	5-year Nov average	Max
99.6%	101.6%	103.8%

Oct 2025	Nov 2024	YTD
97.1%	**100.0%**	**102.7%**

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

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New Listings — 24

0.0%	26.3%
from Oct 2025: **24**	from Nov 2024: **19**

YTD	2025	2024	+/-
	342	**307**	11.4%

5-year Nov average: **24**

New Pendings — 16

-52.9%	-5.9%
from Oct 2025: **34**	from Nov 2024: **17**

YTD	2025	2024	+/-
	283	**278**	1.8%

5-year Nov average: **20**

Closed Sales — 32

33.3%	68.4%
from Oct 2025: **24**	from Nov 2024: **19**

YTD	2025	2024	+/-
	266	**312**	-14.7%

5-year Nov average: **27**

Median Sold Price — $438,750

-14.6%	-5.5%
from Oct 2025: **$514,000**	from Nov 2024: **$464,500**

YTD	2025	2024	+/-
	$457,500	**$476,567**	-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 Pendings; a 24% MoM decrease in All Pendings (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
34	**20**

Avg DOM — 38

Oct 2025	Nov 2024	YTD
36	**26**	**31**

Avg Sold to OLP Ratio — 96.3%

Oct 2025	Nov 2024	YTD
97.0%	**99.0%**	**99.5%**

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