November 2025

All Home Types
Detached
Attached

Local Market Insight

Kennett Consolidated (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 17

-46.9% from Oct 2025: **32**
-5.6% from Nov 2024: **18**

YTD	2025	2024	+/-
	345	**285**	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	+/-
	260	**256**	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	+/-
	233	**244**	-4.5%

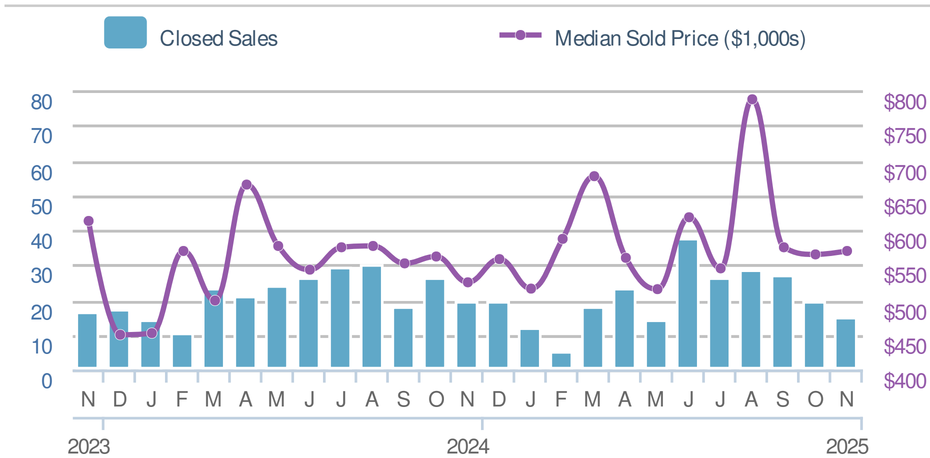
5-year Nov average: **25**

Median Sold Price — $570,000

0.9% from Oct 2025: **$565,000**
8.6% from Nov 2024: **$525,000**

YTD	2025	2024	+/-
	$582,500	**$550,000**	5.9%

5-year Nov average: **$543,449**



Active Listings — 63

63
Min 26 — 39 — Max 63
5-year Nov average

Oct 2025	Nov 2024
79	**36**

Avg DOM — 30

30
Min 7 — 20 — Max 31
5-year Nov average

Oct 2025	Nov 2024	YTD
24	**15**	**23**

Avg Sold to OLP Ratio — 99.7%

99.7%
Min 98.1% — 100.6% — Max 104.8%
5-year Nov average

Oct 2025	Nov 2024	YTD
98.6%	**98.9%**	**99.8%**

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

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New Listings 11

10.0% from Oct 2025: **10**
0.0% from Nov 2024: **11**

YTD	2025	2024	+/-
	221	**189**	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	+/-
	179	**169**	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	+/-
	159	**163**	-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	+/-
	$655,000	**$625,000**	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

25
Min 17 | 21 (5-year Nov average) | Max 25

Oct 2025	Nov 2024
36	**24**

Avg DOM 29

29
Min 8 | 18 (5-year Nov average) | Max 29

Oct 2025	Nov 2024	YTD
16	**17**	**17**

Avg Sold to OLP Ratio 98.8%

98.8%
Min 97.3% | 98.8% (5-year Nov average) | Max 100.9%

Oct 2025	Nov 2024	YTD
98.5%	**97.3%**	**99.9%**

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New Listings 6

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

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

YTD	2025	2024	+/-
	124	**96**	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	+/-
	81	**87**	-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	+/-
	74	**81**	-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	+/-
	$488,000	**$464,720**	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

38

Min 5 — 17 (5-year Nov average) — Max 38

Oct 2025	Nov 2024
43	**12**

Avg DOM 32

32

Min 5 — 22 (5-year Nov average) — Max 50

Oct 2025	Nov 2024	YTD
33	**13**	**35**

Avg Sold to OLP Ratio 101.6%

101.6%

Min 100.5% — 103.6% (5-year Nov average) — Max 109.0%

Oct 2025	Nov 2024	YTD
98.6%	**101.6%**	**99.5%**

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

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