November 2025

All Home Types
Detached
Attached

Local Market Insight

Phoenixville Area (Chester, PA)

MarketStats by ShowingTime

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

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November 2025
Phoenixville Area (Chester, PA)

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New Listings 17

-62.2%	-22.7%
from Oct 2025: **45**	from Nov 2024: **22**

YTD	2025	2024	+/-
	479	**461**	3.9%

5-year Nov average: **29**

New Pendings 26

-29.7%	-13.3%
from Oct 2025: **37**	from Nov 2024: **30**

YTD	2025	2024	+/-
	412	**408**	1.0%

5-year Nov average: **32**

Closed Sales 26

-35.0%	-13.3%
from Oct 2025: **40**	from Nov 2024: **30**

YTD	2025	2024	+/-
	399	**389**	2.6%

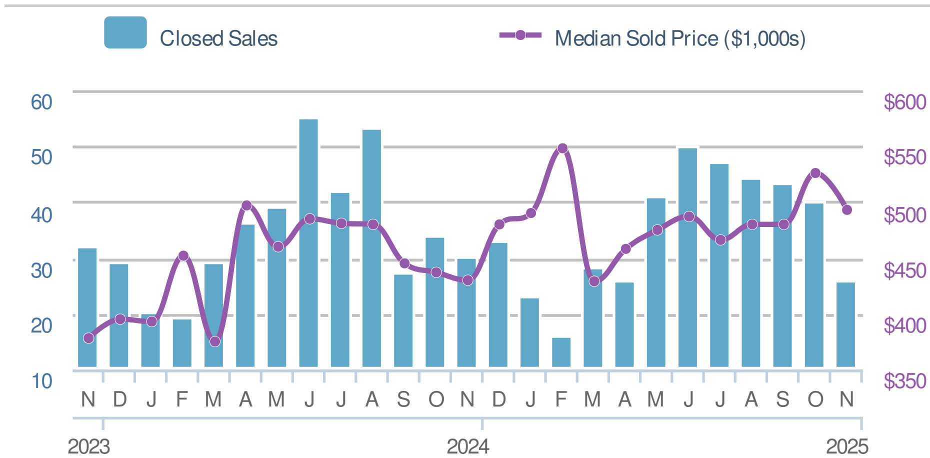
5-year Nov average: **35**

Median Sold Price $493,750

-6.2%	14.8%
from Oct 2025: **$526,625**	from Nov 2024: **$430,000**

YTD	2025	2024	+/-
	$475,000	**$455,000**	4.4%

5-year Nov average: **$394,450**



Active Listings 52

52

Min 32 — 41 — Max 52

5-year Nov average

Oct 2025	Nov 2024
63	**34**

Avg DOM 20

20

Min 11 — 21 — Max 34

5-year Nov average

Oct 2025	Nov 2024	YTD
22	**34**	**23**

Avg Sold to OLP Ratio 99.5%

99.5%

Min 98.2% — 99.8% — Max 101.9%

5-year Nov average

Oct 2025	Nov 2024	YTD
100.3%	**100.6%**	**100.3%**

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

MarketStats

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November 2025

Phoenixville Area (Chester, PA) - Detached

New Listings 9

-55.0% from Oct 2025: **20**
-10.0% from Nov 2024: **10**

YTD	2025	2024	+/-
	217	**234**	-7.3%

5-year Nov average: **16**

New Pendings 12

-45.5% from Oct 2025: **22**
-7.7% from Nov 2024: **13**

YTD	2025	2024	+/-
	187	**207**	-9.7%

5-year Nov average: **16**

Closed Sales 17

-10.5% from Oct 2025: **19**
30.8% from Nov 2024: **13**

YTD	2025	2024	+/-
	181	**201**	-10.0%

5-year Nov average: **15**

Median Sold Price $670,000

9.8% from Oct 2025: **$610,000**
54.0% from Nov 2024: **$435,000**

YTD	2025	2024	+/-
	$590,000	**$530,000**	11.3%

5-year Nov average: **$502,200**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for November was $670,000, representing an increase of 9.8% compared to last month and an increase of 54% from Nov 2024. The average days on market for units sold in November was 15 days, 18% below the 5-year November average of 18 days. There was a 45.5% month over month decrease in new contract activity with 12 New Pendings; a 17.9% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 23; and a 16.7% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.17 in October and an increase from 0.91 in November 2024. The Contract Ratio is 14% higher than the 5-year November average of 1.01. 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 20

20
Min 20 | 25 5-year Nov average | Max 34

Oct 2025	Nov 2024
24	**22**

Avg DOM 15

15
Min 11 | 18 5-year Nov average | Max 28

Oct 2025	Nov 2024	YTD
18	**12**	**17**

Avg Sold to OLP Ratio 100.3%

100.3%
Min 96.2% | 99.7% 5-year Nov average | Max 103.7%

Oct 2025	Nov 2024	YTD
101.6%	**102.1%**	**100.8%**

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

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November 2025
Phoenixville Area (Chester, PA) - Attached

New Listings — 8

-68.0%	-33.3%
from Oct 2025: **25**	from Nov 2024: **12**

YTD	2025	2024	+/-
	262	**227**	15.4%

5-year Nov average: **13**

New Pendings — 14

-6.7%	-17.6%
from Oct 2025: **15**	from Nov 2024: **17**

YTD	2025	2024	+/-
	225	**201**	11.9%

5-year Nov average: **16**

Closed Sales — 9

-57.1%	-47.1%
from Oct 2025: **21**	from Nov 2024: **17**

YTD	2025	2024	+/-
	218	**188**	16.0%

5-year Nov average: **20**

Median Sold Price — $338,500

-14.3%	-20.4%
from Oct 2025: **$395,000**	from Nov 2024: **$425,000**

YTD	2025	2024	+/-
	$411,012	**$409,000**	0.5%

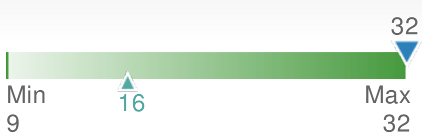
5-year Nov average: **$349,082**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for November was $338,500, representing a decrease of 14.3% compared to last month and a decrease of 20.4% from Nov 2024. The average days on market for units sold in November was 28 days, 12% above the 5-year November average of 25 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; a 21.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 23; and a 17.9% decrease in supply to 32 active units.

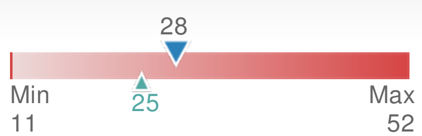
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, up from 0.49 in October and a decrease from 1.83 in November 2024. The Contract Ratio is 54% lower than the 5-year November average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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 — 32



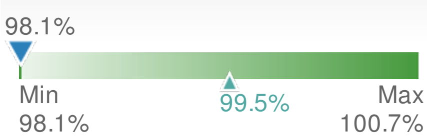
Oct 2025	Nov 2024
39	**12**

Avg DOM — 28



Oct 2025	Nov 2024	YTD
25	**52**	**28**

Avg Sold to OLP Ratio — 98.1%



Oct 2025	Nov 2024	YTD
99.2%	**99.4%**	**99.8%**