November 2025

All Home Types
Detached
Attached

Local Market **Insight**

Spring-Ford Area (Chester, PA)

MarketStats
by ShowingTime

Presented by
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November 2025

Spring-Ford Area (Chester, PA)

New Listings 2

-33.3% from Oct 2025: **3**

0.0% from Nov 2024: **2**

YTD	2025	2024	+/-
	43	**68**	-36.8%

5-year Nov average: **3**

New Pendings 3

-50.0% from Oct 2025: **6**

-40.0% from Nov 2024: **5**

YTD	2025	2024	+/-
	37	**56**	-33.9%

5-year Nov average: **5**

Closed Sales 6

50.0% from Oct 2025: **4**

100.0% from Nov 2024: **3**

YTD	2025	2024	+/-
	36	**54**	-33.3%

5-year Nov average: **5**

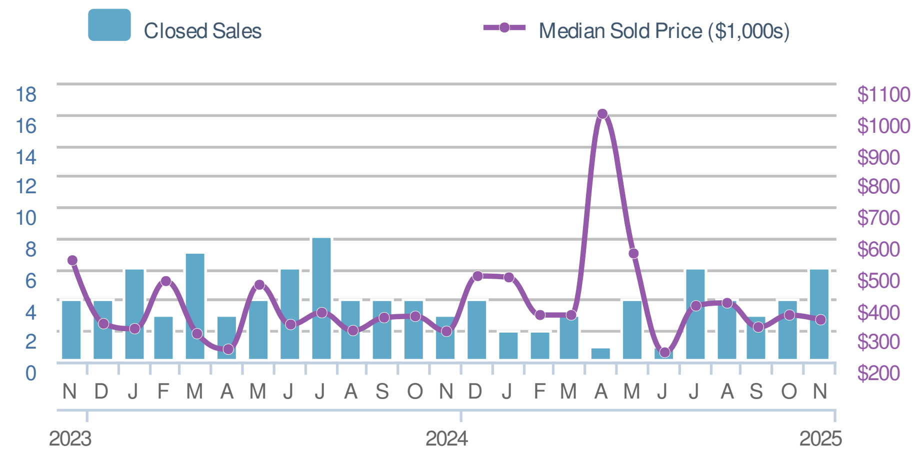
Median Sold Price $335,500

-4.1% from Oct 2025: **$350,000**

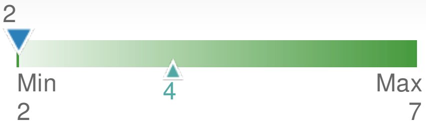
12.6% from Nov 2024: **$298,000**

YTD	2025	2024	+/-
	$370,000	**$342,500**	8.0%

5-year Nov average: **$403,811**



Active Listings 2

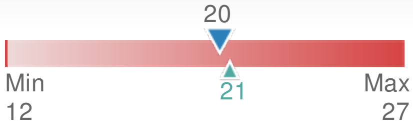


Min 2 Max 7

5-year Nov average

Oct 2025	Nov 2024
4	**6**

Avg DOM 20

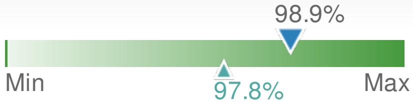


Min 12 Max 27

5-year Nov average

Oct 2025	Nov 2024	YTD
51	**26**	**33**

Avg Sold to OLP Ratio 98.9%



Min 94.0% Max 100.9%

5-year Nov average

Oct 2025	Nov 2024	YTD
96.8%	**94.0%**	**97.6%**

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

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November 2025

Spring-Ford Area (Chester, PA) - Detached

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New Listings 0

▼ -100.0% from Oct 2025: **2**

↔ 0.0% from Nov 2024: **0**

YTD	2025	2024	+/-
	17	**30**	-43.3%

5-year Nov average: **1**

New Pendings 1

▼ -66.7% from Oct 2025: **3**

▼ -66.7% from Nov 2024: **3**

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

5-year Nov average: **2**

Closed Sales 2

↔ 0.0% from Oct 2025: **2**

▲ 100.0% from Nov 2024: **1**

YTD	2025	2024	+/-
	16	**19**	-15.8%

5-year Nov average: **2**

Median Sold Price $385,400

▲ 10.1% from Oct 2025: **$350,000**

▲ 35.2% from Nov 2024: **$285,000**

YTD	2025	2024	+/-
	$462,500	**$360,250**	28.4%

5-year Nov average: **$462,262**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for November was $385,400, representing an increase of 10.1% compared to last month and an increase of 35.2% from Nov 2024. The average days on market for units sold in November was 11 days, 19% below the 5-year November average of 14 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 3; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in October and a decrease from 1.67 in November 2024. The Contract Ratio is 100% lower than the 5-year November average of 0.87. 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.

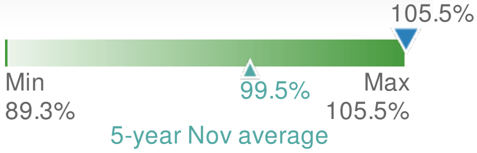
Active Listings 0

Oct 2025	Nov 2024
2	**3**

Avg DOM 11

Oct 2025	Nov 2024	YTD
5	**34**	**34**

Avg Sold to OLP Ratio 105.5%



Oct 2025	Nov 2024	YTD
101.8%	**89.3%**	**98.1%**

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

MarketStats by ShowingTime

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November 2025

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New Listings 2

▲ 100.0%	◄► 0.0%
from Oct 2025: 1	from Nov 2024: 2

YTD	2025	2024	+/-
	26	**38**	-31.6%

5-year Nov average: **2**

New Pendings 2

▼ -33.3%	◄► 0.0%
from Oct 2025: 3	from Nov 2024: 2

YTD	2025	2024	+/-
	20	**32**	-37.5%

5-year Nov average: **3**

Closed Sales 4

▲ 100.0%	▲ 100.0%
from Oct 2025: 2	from Nov 2024: 2

YTD	2025	2024	+/-
	20	**35**	-42.9%

5-year Nov average: **3**

Median Sold Price $303,450

▼ -16.9%	▼ -6.3%
from Oct 2025: $365,000	from Nov 2024: $324,000

YTD	2025	2024	+/-
	$318,112	**$338,500**	-6.0%

5-year Nov average: **$339,851**

Summary

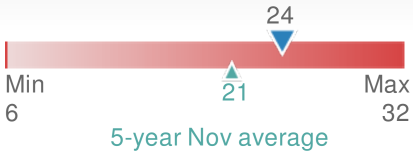
In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for November was $303,450, representing a decrease of 16.9% compared to last month and a decrease of 6.3% from Nov 2024. The average days on market for units sold in November was 24 days, 14% above the 5-year November average of 21 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 1; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.50 in October and a decrease from 1.00 in November 2024. The Contract Ratio is 15% higher than the 5-year November average of 0.43. 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 2

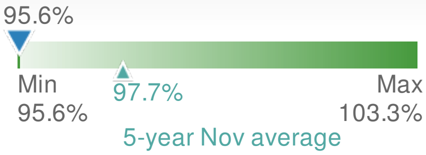
Oct 2025	Nov 2024
2	**3**

Avg DOM 24



Oct 2025	Nov 2024	YTD
97	**22**	**31**

Avg Sold to OLP Ratio 95.6%



Oct 2025	Nov 2024	YTD
91.8%	**96.4%**	**97.2%**

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