# November 2025

All Home Types
Detached
Attached

# Local Market Insight

## Tredyffrin-Easttown (Chester, PA)

MarketStats by ShowingTime

Presented by
**Lauren Davis**
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## Tredyffrin-Easttown (Chester, PA)

### New Listings — 22

-54.2% from Oct 2025: **48**
-24.1% from Nov 2024: **29**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **585** | **537** | 8.9% |

5-year Nov average: **32**

### New Pendings — 24

-45.5% from Oct 2025: **44**
-17.2% from Nov 2024: **29**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **485** | **464** | 4.5% |

5-year Nov average: **30**

### Closed Sales — 41

20.6% from Oct 2025: **34**
17.1% from Nov 2024: **35**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **469** | **455** | 3.1% |

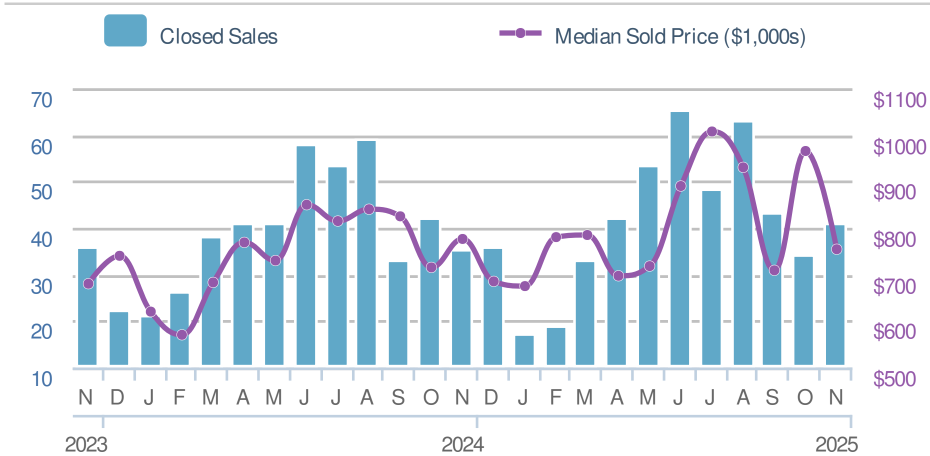
5-year Nov average: **39**

### Median Sold Price — $754,500

-21.9% from Oct 2025: **$965,500**
-2.8% from Nov 2024: **$776,000**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$805,000** | **$765,000** | 5.2% |

5-year Nov average: **$719,900**




### Active Listings — 44

44
Min 37 | 46 (5-year Nov average) | Max 54

| Oct 2025 | Nov 2024 |
|---|---|
| **58** | **37** |

### Avg DOM — 17

17
Min 11 | 18 (5-year Nov average) | Max 26

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **20** | **18** | **16** |

### Avg Sold to OLP Ratio — 100.0%

100.0%
Min 98.2% | 99.8% (5-year Nov average) | Max 102.7%

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **99.8%** | **99.3%** | **102.3%** |


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

Presented by
Lauren Davis

# November 2025

## Tredyffrin-Easttown (Chester, PA) - Detached

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

### New Listings 17

-32.0% from Oct 2025: **25**
41.7% from Nov 2024: **12**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **361** | **327** | 10.4% |

5-year Nov average: **19**

### New Pendings 12

-53.8% from Oct 2025: **26**
33.3% from Nov 2024: **9**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **293** | **272** | 7.7% |

5-year Nov average: **17**

### Closed Sales 24

4.3% from Oct 2025: **23**
20.0% from Nov 2024: **20**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **276** | **272** | 1.5% |

5-year Nov average: **24**

### Median Sold Price $957,500

-24.0% from Oct 2025: **$1,260,000**
12.0% from Nov 2024: **$855,000**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$1,074,500** | **$961,000** | 11.8% |

5-year Nov average: **$900,100**

## Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for November was $957,500, representing a decrease of 24% compared to last month and an increase of 12% from Nov 2024. The average days on market for units sold in November was 19 days, 10% below the 5-year November average of 21 days. There was a 53.8% month over month decrease in new contract activity with 12 New Pendings; a 24.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 28; and a 13.3% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.23 in October and an increase from 1.05 in November 2024. The Contract Ratio is 15% lower than the 5-year November average of 1.28. 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 26

26
Min 22 | 31 5-year Nov average | Max 40

| Oct 2025 | Nov 2024 |
|---|---|
| **30** | **22** |

### Avg DOM 19

19
Min 10 | 21 5-year Nov average | Max 35

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **21** | **21** | **15** |

### Avg Sold to OLP Ratio 100.7%

100.7%
Min 96.8% | 100.1% 5-year Nov average | Max 104.7%

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **100.5%** | **99.5%** | **103.8%** |


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

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## Tredyffrin-Easttown (Chester, PA) - Attached

### New Listings 5

-78.3% from Oct 2025: **23**

-70.6% from Nov 2024: **17**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **224** | **210** | 6.7% |

5-year Nov average: **13**

### New Pendings 12

-33.3% from Oct 2025: **18**

-40.0% from Nov 2024: **20**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **192** | **192** | 0.0% |

5-year Nov average: **13**

### Closed Sales 17

54.5% from Oct 2025: **11**

13.3% from Nov 2024: **15**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **193** | **183** | 5.5% |

5-year Nov average: **16**

### Median Sold Price $365,000

-30.5% from Oct 2025: **$525,000**

-27.0% from Nov 2024: **$500,000**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$415,000** | **$475,000** | -12.6% |

5-year Nov average: **$399,800**

## Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for November was $365,000, representing a decrease of 30.5% compared to last month and a decrease of 27% from Nov 2024. The average days on market for units sold in November was 14 days, 13% above the 5-year November average of 12 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 15; and a 35.7% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.71 in October and a decrease from 1.47 in November 2024. The Contract Ratio is 32% lower than the 5-year November average of 1.21. 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 18

18

Min 13 | 15 5-year Nov average | Max 18

| Oct 2025 | Nov 2024 |
|---|---|
| **28** | **15** |

### Avg DOM 14

14

Min 10 | 12 5-year Nov average | Max 15

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **16** | **15** | **18** |

### Avg Sold to OLP Ratio 98.9%

98.9%

Min 98.8% | 99.4% 5-year Nov average | Max 100.6%

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **98.1%** | **99.1%** | **100.2%** |


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

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