November 2025

All Home Types
Detached
Attached

Local Market **Insight**

Twin Valley (Chester, PA)

MarketStats
by ShowingTime

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

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New Listings 4

-63.6%	-42.9%
from Oct 2025: **11**	from Nov 2024: **7**

YTD	2025	2024	+/-
	158	**221**	-28.5%

5-year Nov average: **8**

New Pendings 7

-36.4%	-41.7%
from Oct 2025: **11**	from Nov 2024: **12**

YTD	2025	2024	+/-
	139	**172**	-19.2%

5-year Nov average: **11**

Closed Sales 13

0.0%	30.0%
from Oct 2025: **13**	from Nov 2024: **10**

YTD	2025	2024	+/-
	162	**170**	-4.7%

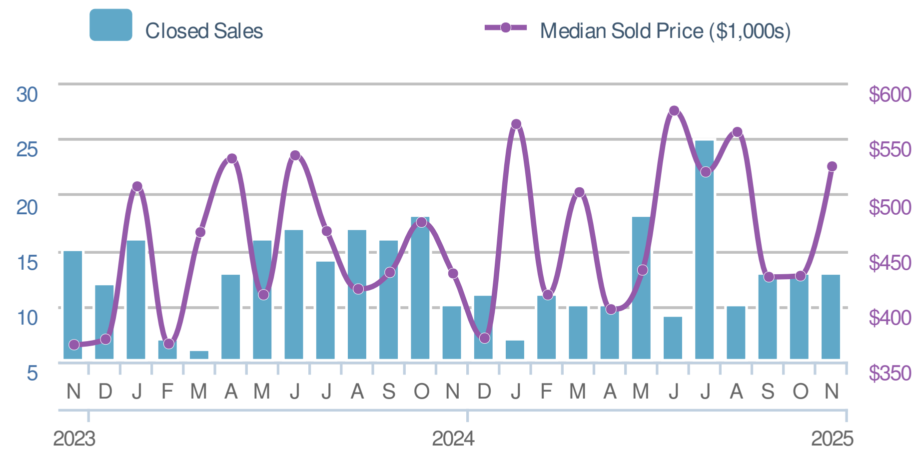
5-year Nov average: **13**

Median Sold Price $525,000

23.0%	22.2%
from Oct 2025: **$427,000**	from Nov 2024: **$429,500**

YTD	2025	2024	+/-
	$497,500	**$506,500**	-1.8%

5-year Nov average: **$407,900**



Active Listings 13

13

Min 6 | 13 | Max 18

5-year Nov average

Oct 2025	Nov 2024
18	**18**

Avg DOM 28

28

Min 9 | 22 | Max 34

5-year Nov average

Oct 2025	Nov 2024	YTD
29	**20**	**24**

Avg Sold to OLP Ratio 100.4%

100.4%

Min 94.4% | 101.6% | Max 106.9%

5-year Nov average

Oct 2025	Nov 2024	YTD
99.3%	**106.9%**	**99.5%**

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

MarketStats by ShowingTime

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Lauren Davis

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November 2025

Twin Valley (Chester, PA) - Detached

New Listings 4

▼ -50.0% from Oct 2025: **8**

↔ 0.0% from Nov 2024: **4**

YTD	2025	2024	+/-
	129	**191**	-32.5%

5-year Nov average: **5**

New Pendings 3

▼ -70.0% from Oct 2025: **10**

▼ -66.7% from Nov 2024: **9**

YTD	2025	2024	+/-
	109	**141**	-22.7%

5-year Nov average: **8**

Closed Sales 11

▲ 10.0% from Oct 2025: **10**

▲ 83.3% from Nov 2024: **6**

YTD	2025	2024	+/-
	135	**141**	-4.3%

5-year Nov average: **9**

Median Sold Price $575,000

▲ 31.0% from Oct 2025: **$439,000**

▼ -6.9% from Nov 2024: **$617,522**

YTD	2025	2024	+/-
	$560,000	**$543,406**	3.1%

5-year Nov average: **$456,504**

Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for November was $575,000, representing an increase of 31% compared to last month and a decrease of 6.9% from Nov 2024. The average days on market for units sold in November was 28 days, 9% above the 5-year November average of 26 days. There was a 70% month over month decrease in new contract activity with 3 New Pendings; a 57.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 6; and no change in supply with 12 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.17 in October and a decrease from 2.44 in November 2024. The Contract Ratio is 74% lower than the 5-year November average of 1.91. 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.

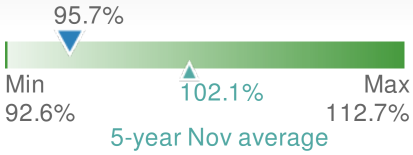
Active Listings 12

Oct 2025	Nov 2024
12	**16**

Avg DOM 28

Oct 2025	Nov 2024	YTD
32	**24**	**25**

Avg Sold to OLP Ratio 95.7%



Oct 2025	Nov 2024	YTD
98.6%	**112.7%**	**99.1%**

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

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New Listings 0

▼ -100.0% from Oct 2025: 3

▼ -100.0% from Nov 2024: 3

YTD	2025	2024	+/-
	29	30	-3.3%

5-year Nov average: **3**

New Pendings 4

▲ 300.0% from Oct 2025: 1

▲ 33.3% from Nov 2024: 3

YTD	2025	2024	+/-
	30	31	-3.2%

5-year Nov average: **3**

Closed Sales 2

▼ -33.3% from Oct 2025: 3

▼ -50.0% from Nov 2024: 4

YTD	2025	2024	+/-
	27	29	-6.9%

5-year Nov average: **4**

Median Sold Price $372,500

▼ -12.8% from Oct 2025: $427,000

▼ -11.7% from Nov 2024: $422,000

YTD	2025	2024	+/-
	$426,000	$405,000	5.2%

5-year Nov average: **$361,770**

Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for November was $372,500, representing a decrease of 12.8% compared to last month and a decrease of 11.7% from Nov 2024. The average days on market for units sold in November was 27 days, 102% above the 5-year November average of 13 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from October) to 4; and an 83.3% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 0.33 in October and an increase from 2.00 in November 2024. The Contract Ratio is 33% higher than the 5-year November average of 3.00. 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.

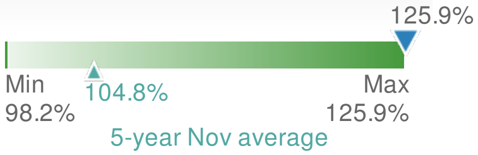
Active Listings 1

Oct 2025	Nov 2024
6	2

Avg DOM 27

Oct 2025	Nov 2024	YTD
19	15	23

Avg Sold to OLP Ratio 125.9%



Oct 2025	Nov 2024	YTD
101.6%	98.2%	101.8%

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