November 2025

All Home Types
Detached
Attached

Local Market Insight

West Chester Area (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings 50

-51.5%	-31.5%
from Oct 2025: **103**	from Nov 2024: **73**

YTD	2025	2024	+/-
	1,374	**1,267**	8.4%

5-year Nov average: **82**

New Pendings 63

-32.3%	-26.7%
from Oct 2025: **93**	from Nov 2024: **86**

YTD	2025	2024	+/-
	1,105	**1,093**	1.1%

5-year Nov average: **86**

Closed Sales 89

-2.2%	8.5%
from Oct 2025: **91**	from Nov 2024: **82**

YTD	2025	2024	+/-
	1,111	**1,034**	7.4%

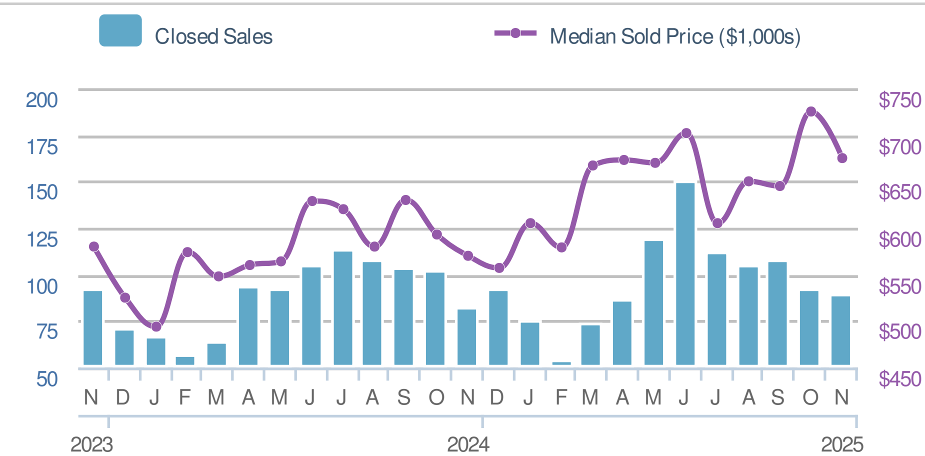
5-year Nov average: **94**

Median Sold Price $675,000

-6.9%	18.4%
from Oct 2025: **$725,000**	from Nov 2024: **$570,000**

YTD	2025	2024	+/-
	$670,000	**$585,000**	14.5%

5-year Nov average: **$577,096**



Active Listings 93

93

Min 75 | 87 | Max 96

5-year Nov average

Oct 2025	Nov 2024
117	**96**

Avg DOM 16

16

Min 16 | 17 | Max 19

5-year Nov average

Oct 2025	Nov 2024	YTD
23	**19**	**15**

Avg Sold to OLP Ratio 99.8%

99.8%

Min 99.2% | 99.9% | Max 100.9%

5-year Nov average

Oct 2025	Nov 2024	YTD
99.3%	**99.2%**	**100.5%**

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West Chester Area (Chester, PA) - Detached

New Listings 26

-51.9% from Oct 2025: **54**

-38.1% from Nov 2024: **42**

YTD	2025	2024	+/-
	819	**679**	20.6%

5-year Nov average: **45**

New Pendings 29

-38.3% from Oct 2025: **47**

-46.3% from Nov 2024: **54**

YTD	2025	2024	+/-
	617	**563**	9.6%

5-year Nov average: **49**

Closed Sales 53

0.0% from Oct 2025: **53**

23.3% from Nov 2024: **43**

YTD	2025	2024	+/-
	632	**501**	26.1%

5-year Nov average: **50**

Median Sold Price $888,500

6.4% from Oct 2025: **$835,000**

31.2% from Nov 2024: **$677,000**

YTD	2025	2024	+/-
	$835,000	**$755,000**	10.6%

5-year Nov average: **$686,700**

Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for November was $888,500, representing an increase of 6.4% compared to last month and an increase of 31.2% from Nov 2024. The average days on market for units sold in November was 14 days, 20% below the 5-year November average of 17 days. There was a 38.3% month over month decrease in new contract activity with 29 New Pendings; a 20.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 102; and a 17.6% decrease in supply to 56 active units.

This activity resulted in a Contract Ratio of 1.82 pendings per active listing, down from 1.88 in October and a decrease from 2.61 in November 2024. The Contract Ratio is 24% lower than the 5-year November average of 2.39. 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 56

56

Min 40 | 48 | Max 56

5-year Nov average

Oct 2025	Nov 2024
68	**54**

Avg DOM 14

14

Min 11 | 17 | Max 22

5-year Nov average

Oct 2025	Nov 2024	YTD
19	**22**	**12**

Avg Sold to OLP Ratio 100.3%

100.3%

Min 98.8% | 100.1% | Max 101.8%

5-year Nov average

Oct 2025	Nov 2024	YTD
99.8%	**99.0%**	**101.1%**

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

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November 2025

West Chester Area (Chester, PA) - Attached

New Listings — 24

-51.0% from Oct 2025: **49**
-22.6% from Nov 2024: **31**

YTD	2025	2024	+/-
	555	**588**	-5.6%

5-year Nov average: **37**

New Pendings — 34

-26.1% from Oct 2025: **46**
6.3% from Nov 2024: **32**

YTD	2025	2024	+/-
	488	**530**	-7.9%

5-year Nov average: **37**

Closed Sales — 36

-5.3% from Oct 2025: **38**
-7.7% from Nov 2024: **39**

YTD	2025	2024	+/-
	479	**533**	-10.1%

5-year Nov average: **44**

Median Sold Price — $480,000

-5.2% from Oct 2025: **$506,186**
-5.3% from Nov 2024: **$507,000**

YTD	2025	2024	+/-
	$499,000	**$507,000**	-1.6%

5-year Nov average: **$444,601**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for November was $480,000, representing a decrease of 5.2% compared to last month and a decrease of 5.3% from Nov 2024. The average days on market for units sold in November was 19 days, 7% above the 5-year November average of 18 days. There was a 26.1% month over month decrease in new contract activity with 34 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 58; and a 24.5% decrease in supply to 37 active units.

This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 1.18 in October and a decrease from 1.79 in November 2024. The Contract Ratio is 17% lower than the 5-year November average of 1.90. 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 — 37

37
Min 35 | 39 5-year Nov average | Max 44

Oct 2025	Nov 2024
49	**42**

Avg DOM — 19

19
Min 12 | 18 5-year Nov average | Max 28

Oct 2025	Nov 2024	YTD
29	**16**	**19**

Avg Sold to OLP Ratio — 99.2%

99.2%
Min 99.2% | 99.6% 5-year Nov average | Max 100.1%

Oct 2025	Nov 2024	YTD
98.6%	**99.3%**	**99.6%**

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