November 2025

All Home Types
Detached
Attached

Local Market Insight

West Chester Area (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings 0

-100.0% from Oct 2025: 5

-100.0% from Nov 2024: 6

YTD	2025	2024	+/-
	79	73	8.2%

5-year Nov average: **2**

New Pendings 5

-16.7% from Oct 2025: 6

-28.6% from Nov 2024: 7

YTD	2025	2024	+/-
	71	52	36.5%

5-year Nov average: **4**

Closed Sales 6

-33.3% from Oct 2025: 9

500.0% from Nov 2024: 1

YTD	2025	2024	+/-
	72	50	44.0%

5-year Nov average: **4**

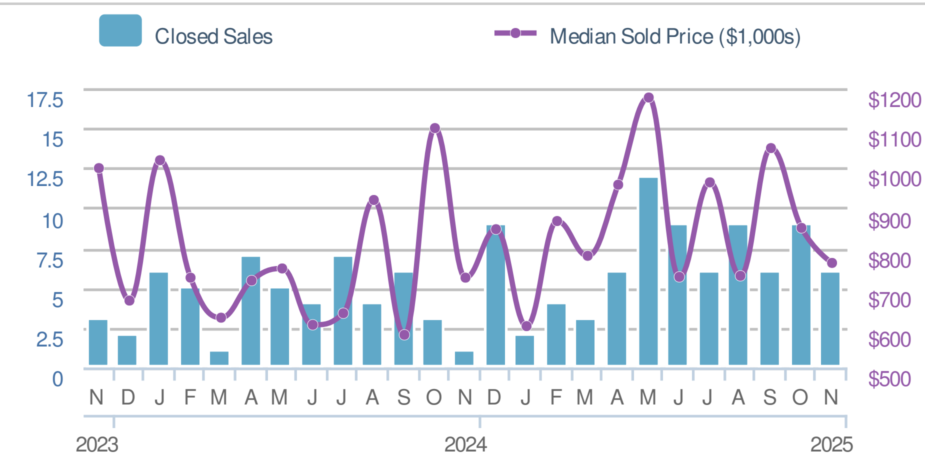
Median Sold Price $762,500

-10.3% from Oct 2025: $850,000

5.2% from Nov 2024: $725,000

YTD	2025	2024	+/-
	$843,000	$731,250	15.3%

5-year Nov average: **$746,300**



Active Listings 9

Min	5-year Nov average	Max
2	8	15

Oct 2025	Nov 2024
14	15

Avg DOM 27

Min	5-year Nov average	Max
8	15	27

Oct 2025	Nov 2024	YTD
8	14	24

Avg Sold to OLP Ratio 103.7%

Min	5-year Nov average	Max
97.0%	100.9%	103.7%

Oct 2025	Nov 2024	YTD
99.5%	103.6%	100.3%

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West Chester Area (Delaware, PA) - Detached

New Listings — 0

-100.0% from Oct 2025: 4	-100.0% from Nov 2024: 6

YTD	2025	2024	+/-
	64	**52**	23.1%

5-year Nov average: **2**

New Pendings — 5

-16.7% from Oct 2025: 6	0.0% from Nov 2024: 5

YTD	2025	2024	+/-
	58	**36**	61.1%

5-year Nov average: **3**

Closed Sales — 5

-16.7% from Oct 2025: 6	400.0% from Nov 2024: 1

YTD	2025	2024	+/-
	57	**35**	62.9%

5-year Nov average: **3**

Median Sold Price — $760,000

-22.1% from Oct 2025: $975,000	4.8% from Nov 2024: $725,000

YTD	2025	2024	+/-
	$930,000	**$850,000**	9.4%

5-year Nov average: **$745,800**

Summary

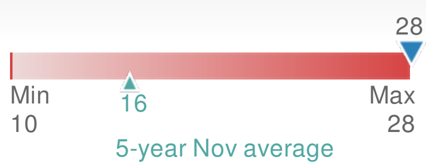
In West Chester Area (Delaware, PA), the median sold price for Detached properties for November was $760,000, representing a decrease of 22.1% compared to last month and an increase of 4.8% from Nov 2024. The average days on market for units sold in November was 28 days, 80% above the 5-year November average of 16 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 7; and a 38.5% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.54 in October and an increase from 0.75 in November 2024. The Contract Ratio is 46% lower than the 5-year November average of 1.64. 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 — 8

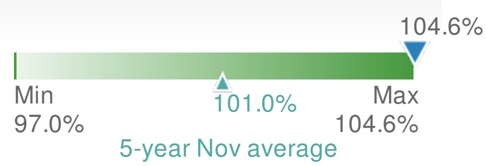
Oct 2025	Nov 2024
13	**12**

Avg DOM — 28



Oct 2025	Nov 2024	YTD
10	**14**	**26**

Avg Sold to OLP Ratio — 104.6%



Oct 2025	Nov 2024	YTD
98.9%	**103.6%**	**100.4%**

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New Listings 0

-100.0% from Oct 2025: **1**

0.0% from Nov 2024: **0**

YTD	2025	2024	+/-
	15	**21**	-28.6%

5-year Nov average: **0**

New Pendings 0

0.0% from Oct 2025: **0**

-100.0% from Nov 2024: **2**

YTD	2025	2024	+/-
	13	**16**	-18.8%

5-year Nov average: **1**

Closed Sales 1

-66.7% from Oct 2025: **3**

0.0% from Nov 2024: **0**

YTD	2025	2024	+/-
	15	**15**	0.0%

5-year Nov average: **1**

Median Sold Price $765,000

-2.5% from Oct 2025: **$784,900**

0.0% from Nov 2024: **$0**

YTD	2025	2024	+/-
	$635,000	**$600,000**	5.8%

5-year Nov average: **$260,500**

Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for November was $765,000, representing a decrease of 2.5% compared to last month and an increase of 0% from Nov 2024. The average days on market for units sold in November was 23 days, 311% above the 5-year November average of 6 days. There was no month over month change in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 0; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in October and a decrease from 1.00 in November 2024. The Contract Ratio is 100% lower than the 5-year November average of 0.50. 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

1

Min 0 | 2 | Max 3

5-year Nov average

Oct 2025	Nov 2024
1	**3**

Avg DOM 23

23

Min 0 | 6 | Max 23

5-year Nov average

Oct 2025	Nov 2024	YTD
5	**0**	**19**

Avg Sold to OLP Ratio 99.4%

99.4%

Min 0.0% | 40.1% | Max 101.2%

5-year Nov average

Oct 2025	Nov 2024	YTD
100.7%	**0.0%**	**100.0%**

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

MarketStats by ShowingTime