

December 2025

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

 **MarketStats**
by ShowingTime

Presented by
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Tri-County Suburban REALTORS
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December 2025

Chester County, PA

Email: ldavis@tcsr.realtor

New Listings	206	
↓ -35.8%	↓ -12.7%	
from Nov 2025: 321	from Dec 2024: 236	
YTD 2025 2024 +/-		
6,981	6,677	4.6%
5-year Dec average: 248		

New Pendlings	269	
↓ -27.9%	↓ -3.6%	
from Nov 2025: 373	from Dec 2024: 279	
YTD 2025 2024 +/-		
5,756	5,632	2.2%
5-year Dec average: 301		

Closed Sales	455	
↑ 6.3%	↑ 9.6%	
from Nov 2025: 428	from Dec 2024: 415	
YTD 2025 2024 +/-		
5,838	5,542	5.3%
5-year Dec average: 454		

Median Sold Price	\$550,000	
↓ -2.0%	↑ 8.4%	
from Nov 2025: \$561,232	from Dec 2024: \$507,500	
YTD 2025 2024 +/-		
\$556,000	\$525,770	5.7%
5-year Dec average: \$481,450		



Active Listings	587
Min 436	503
Max 587	587
5-year Dec average	
Nov 2025 739	Dec 2024 540

Avg DOM	28
Min 22	25
Max 28	28
5-year Dec average	
Nov 2025 25	Dec 2024 24
YTD 22	

Avg Sold to OLP Ratio	98.6%
Min 98.6%	99.3%
Max 100.8%	100.8%
5-year Dec average	
Nov 2025 99.9%	Dec 2024 99.1%
YTD 100.5%	

December 2025

Chester County, PA - Detached

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

New Listings	123	
↓ -39.7%	↓ -14.0%	
from Nov 2025: 204	from Dec 2024: 143	
YTD 2025 2024 +/-		
4,624	4,421	4.6%
5-year Dec average: 150		

New Pendencies	160	
↓ -33.9%	↓ -10.6%	
from Nov 2025: 242	from Dec 2024: 179	
YTD 2025 2024 +/-		
3,763	3,651	3.1%
5-year Dec average: 190		

Closed Sales	291	
↑ 1.0%	↑ 6.6%	
from Nov 2025: 288	from Dec 2024: 273	
YTD 2025 2024 +/-		
3,832	3,529	8.6%
5-year Dec average: 293		

Median Sold Price	\$618,000	
↓ -7.8%	↑ 4.8%	
from Nov 2025: \$670,000	from Dec 2024: \$589,950	
YTD 2025 2024 +/-		
\$640,000	\$600,000	6.7%
5-year Dec average: \$546,364		

Summary	In Chester County, PA, the median sold price for Detached properties for December was \$618,000, representing a decrease of 7.8% compared to last month and an increase of 4.8% from Dec 2024. The average days on market for units sold in December was 29 days, 14% above the 5-year December average of 25 days. There was a 33.9% month over month decrease in new contract activity with 160 New Pendencies; a 25.8% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 389; and a 20.1% decrease in supply to 386 active units.
This activity resulted in a Contract Ratio of 1.01 pendings per active listing, down from 1.08 in November and a decrease from 1.25 in December 2024. The Contract Ratio is 21% lower than the 5-year December 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	386	
Min 313	358	Max 386
5-year Dec average		
Nov 2025 Dec 2024		
483	385	

Avg DOM	29	
Min 19	25	Max 29
5-year Dec average		
Nov 2025 Dec 2024 YTD		
24	26	21

Avg Sold to OLP Ratio	99.1%	
Min 98.2%	99.1%	Max 100.8%
5-year Dec average		
Nov 2025 Dec 2024 YTD		
100.6%	99.0%	101.1%

December 2025

Chester County, PA - Attached

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New Listings		83
 -29.1%	 -10.8%	
from Nov 2025: 117	from Dec 2024: 93	
YTD 2025 2024 +/-		
2,356	2,256	4.4%
5-year Dec average: 98		

New Pendencies		109
 -16.8%	 9.0%	
from Nov 2025: 131	from Dec 2024: 100	
YTD 2025 2024 +/-		
1,992	1,980	0.6%
5-year Dec average: 111		

Closed Sales		164
 17.1%	 15.5%	
from Nov 2025: 140	from Dec 2024: 142	
YTD 2025 2024 +/-		
2,005	2,012	-0.3%
5-year Dec average: 161		

Median Sold Price		\$450,500
 12.6%	 3.6%	
from Nov 2025: \$400,000	from Dec 2024: \$435,000	
YTD 2025 2024 +/-		
\$435,500	\$433,000	0.6%
5-year Dec average: \$402,300		

Summary

In Chester County, PA, the median sold price for Attached properties for December was \$450,500, representing an increase of 12.6% compared to last month and an increase of 3.6% from Dec 2024. The average days on market for units sold in December was 28 days, 19% above the 5-year December average of 24 days. There was a 16.8% month over month decrease in new contract activity with 109 New Pendencies; a 25.2% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 181; and a 21.5% decrease in supply to 201 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 0.95 in November and a decrease from 1.32 in December 2024. The Contract Ratio is 52% lower than the 5-year December average of 1.86. 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		201
Min 123	145	Max 201
5-year Dec average		
Nov 2025 256 Dec 2024 155		

Avg DOM		28
Min 20	24	Max 28
5-year Dec average		
Nov 2025 28 Dec 2024 21 YTD 25		

Avg Sold to OLP Ratio		97.9%
Min 97.9%	99.5%	Max 100.9%
5-year Dec average		
Nov 2025 98.5% Dec 2024 99.3% YTD 99.4%		

December 2025

Avon Grove (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings	8
↓ -42.9%	↓ -27.3%
from Nov 2025: 14	from Dec 2024: 11
YTD 2025 275	2024 372 +/- -26.1%
5-year Dec average: 12	

New Pendlings	11
↓ -21.4%	↑ 22.2%
from Nov 2025: 14	from Dec 2024: 9
YTD 2025 232	2024 291 +/- -20.3%
5-year Dec average: 15	

Closed Sales	18
↓ -10.0%	↓ -10.0%
from Nov 2025: 20	from Dec 2024: 20
YTD 2025 243	2024 285 +/- -14.7%
5-year Dec average: 23	

Median Sold Price	\$569,950
↑ 3.6%	↓ -8.7%
from Nov 2025: \$550,000	from Dec 2024: \$624,500
YTD 2025 \$541,000 2024 \$515,000 +/- 5.0%	
5-year Dec average: \$539,990	



Active Listings	25
25	29
Min 25	Max 34
5-year Dec average	
Nov 2025 39	Dec 2024 34

Avg DOM	42	
42	11	
Min 11	Max 42	
5-year Dec average		
Nov 2025 20	Dec 2024 37	YTD 26

Avg Sold to OLP Ratio	101.4%	
101.4%	97.1%	
Min 97.1%	Max 105.2%	
5-year Dec average		
Nov 2025 101.3%	Dec 2024 99.6%	YTD 99.7%

December 2025

Avon Grove (Chester, PA) - Detached

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

New Listings		7
 -50.0%	 -12.5%	
from Nov 2025: 14	from Dec 2024: 8	
YTD 2025 2024 +/-		
257	348	-26.1%
5-year Dec average: 10		

New Pendencies		9
 -25.0%	 28.6%	
from Nov 2025: 12	from Dec 2024: 7	
YTD 2025 2024 +/-		
213	265	-19.6%
5-year Dec average: 13		

Closed Sales		16
 -11.1%	 -5.9%	
from Nov 2025: 18	from Dec 2024: 17	
YTD 2025 2024 +/-		
223	260	-14.2%
5-year Dec average: 20		

Median Sold Price		\$590,000
 5.4%	 -9.2%	
from Nov 2025: \$559,958	from Dec 2024: \$650,000	
YTD 2025 2024 +/-		
558,750	534,175	4.6%
5-year Dec average: \$558,520		

Summary		
In Avon Grove (Chester, PA), the median sold price for Detached properties for December was \$590,000, representing an increase of 5.4% compared to last month and a decrease of 9.2% from Dec 2024. The average days on market for units sold in December was 46 days, 66% above the 5-year December average of 28 days. There was a 25% month over month decrease in new contract activity with 9 New Pendencies; a 29.2% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 17; and a 34.2% decrease in supply to 25 active units.		
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.63 in November and a decrease from 1.22 in December 2024. The Contract Ratio is 53% lower than the 5-year December average of 1.44. 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		25
Min 22	25	Max 32
5-year Dec average	26	
Nov 2025 38	Dec 2024 32	

Avg DOM		46
Min 12	28	Max 46
5-year Dec average		
Nov 2025 16	Dec 2024 42	YTD 26

Avg Sold to OLP Ratio		101.6%
Min 97.1%	101.6%	Max 105.9%
5-year Dec average		
Nov 2025 101.7%	Dec 2024 99.6%	YTD 99.8%

December 2025

Avon Grove (Chester, PA) - Attached

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

New Listings		1
0.0%	-66.7%	
from Nov 2025:	from Dec 2024:	
0	3	
YTD 2025	2024	+/-
18	24	-25.0%
5-year Dec average: 1		

New Pendencies		2
0.0%	0.0%	
from Nov 2025:	from Dec 2024:	
2	2	
YTD 2025	2024	+/-
19	26	-26.9%
5-year Dec average: 2		

Closed Sales		2
0.0%	-33.3%	
from Nov 2025:	from Dec 2024:	
2	3	
YTD 2025	2024	+/-
20	25	-20.0%
5-year Dec average: 3		

Median Sold Price		\$332,450
-27.3%	-12.5%	
from Nov 2025:	from Dec 2024:	
\$457,500	\$380,000	
YTD 2025	2024	+/-
\$386,250	\$381,500	1.2%
5-year Dec average: \$365,889		

Summary		
In Avon Grove (Chester, PA), the median sold price for Attached properties for December was \$332,450, representing a decrease of 27.3% compared to last month and a decrease of 12.5% from Dec 2024. The average days on market for units sold in December was 8 days, 69% below the 5-year December average of 26 days. There was no month over month change in new contract activity with 2 New Pendencies; no MoM change in All Pendencies (new contracts + contracts carried over from November) with 2; 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 November and a decrease from 1.50 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 2.10. 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
0		
Min	3	Max
0	5	
5-year Dec average		
Nov 2025	Dec 2024	
1	2	

Avg DOM		8
8		
Min	26	Max
4	57	
5-year Dec average		
Nov 2025	Dec 2024	YTD
55	10	27

Avg Sold to OLP Ratio		100.0%
100.0%		
Min	99.6%	Max
96.7%	103.0%	
5-year Dec average		
Nov 2025	Dec 2024	YTD
98.2%	99.5%	98.7%

December 2025

Coatesville Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings	37	
 -24.5%	 -9.8%	
from Nov 2025: 49	from Dec 2024: 41	
YTD 2025 2024 +/-		
937	849	+/- 10.4%
5-year Dec average: 39		

New Pensions	45	
 -2.2%	 7.1%	
from Nov 2025: 46	from Dec 2024: 42	
YTD 2025 2024 +/-		
793	713	+/- 11.2%
5-year Dec average: 44		

Closed Sales	61	
 3.4%	 13.0%	
from Nov 2025: 59	from Dec 2024: 54	
YTD 2025 2024 +/-		
787	689	+/- 14.2%
5-year Dec average: 64		

Median Sold Price	\$395,000	
 4.2%	 -0.6%	
from Nov 2025: \$379,000	from Dec 2024: \$397,400	
YTD 2025 2024 +/-		
\$360,000	\$350,000	+/- 2.9%
5-year Dec average: \$340,679		



Active Listings	72	
 72		
Min 49	61	Max 83
5-year Dec average		
Nov 2025 103	Dec 2024 83	

Avg DOM	33	
 33		
Min 20	23	Max 33
5-year Dec average		
Nov 2025 34	Dec 2024 22	YTD 24

Avg Sold to OLP Ratio	99.2%	
 99.2%		
Min 97.3%	98.1%	Max 99.2%
5-year Dec average		
Nov 2025 100.7%	Dec 2024 97.3%	YTD 99.8%

December 2025

Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
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New Listings	23	
↓-8.0%	↓-11.5%	
from Nov 2025: 25	from Dec 2024: 26	
YTD 2025 2024 +/-		
589	526	12.0%
5-year Dec average: 27		

New Pendencies	25	
↓-21.9%	↓-7.4%	
from Nov 2025: 32	from Dec 2024: 27	
YTD 2025 2024 +/-		
517	452	14.4%
5-year Dec average: 29		

Closed Sales	42	
↔0.0%	↑2.4%	
from Nov 2025: 42	from Dec 2024: 41	
YTD 2025 2024 +/-		
503	444	13.3%
5-year Dec average: 45		

Median Sold Price	\$428,000	
↔0.0%	↑4.4%	
from Nov 2025: \$428,000		
from Dec 2024: \$410,000		
YTD 2025 2024 +/-		
\$423,700	\$406,750	4.2%
5-year Dec average: \$385,100		

Summary
In Coatesville Area (Chester, PA), the median sold price for Detached properties for December was \$428,000, representing no change compared to last month and an increase of 4.4% from Dec 2024. The average days on market for units sold in December was 33 days, 34% above the 5-year December average of 25 days. There was a 21.9% month over month decrease in new contract activity with 25 New Pendencies; a 24.6% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 49; and a 30.2% decrease in supply to 37 active units.

This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 1.23 in November and an increase from 0.70 in December 2024. The Contract Ratio is 18% higher than the 5-year December average of 1.12. 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
44	Max
56	
5-year Dec average	
Nov 2025 53	Dec 2024 56

Avg DOM	33
33	Max
19	Min
25	5-year Dec average
Nov 2025 29	
Dec 2024 24	
YTD 24	

Avg Sold to OLP Ratio	99.1%
99.1%	Max
97.3%	Min
98.2%	5-year Dec average
Nov 2025 102.4%	
Dec 2024 97.4%	
YTD 99.9%	

December 2025

Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
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New Listings	14	
 -41.7%	 -6.7%	
from Nov 2025: 24	from Dec 2024: 15	
YTD 2025 2024 +/-		
348	323	7.7%
5-year Dec average: 12		

New Pendlings	20	
 42.9%	 33.3%	
from Nov 2025: 14	from Dec 2024: 15	
YTD 2025 2024 +/-		
276	261	5.7%
5-year Dec average: 15		

Closed Sales	19	
 11.8%	 46.2%	
from Nov 2025: 17	from Dec 2024: 13	
YTD 2025 2024 +/-		
284	245	15.9%
5-year Dec average: 19		

Median Sold Price	\$339,000	
 6.6%	 16.9%	
from Nov 2025: \$318,000	from Dec 2024: \$290,000	
YTD 2025 2024 +/-		
\$325,000	\$316,011	2.8%
5-year Dec average: \$211,000		

Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for December was \$339,000, representing an increase of 6.6% compared to last month and an increase of 16.9% from Dec 2024. The average days on market for units sold in December was 35 days, 77% above the 5-year December average of 20 days. There was a 42.9% month over month increase in new contract activity with 20 New Pendlings; a 2% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 48; and a 30% decrease in supply to 35 active units.

This activity resulted in a Contract Ratio of 1.37 pendings per active listing, up from 0.98 in November and a decrease from 2.04 in December 2024. The Contract Ratio is 58% lower than the 5-year December average of 3.27. 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	35
 Min 7 Max 35	35
5-year Dec average	
Nov 2025 50	Dec 2024 27

Avg DOM	35
 Min 9 Max 35	35
5-year Dec average	
Nov 2025 47	Dec 2024 17

Avg Sold to OLP Ratio	99.6%
 Min 93.5% Max 100.2%	99.6%
5-year Dec average	
Nov 2025 96.6%	Dec 2024 97.1%

December 2025

Downington Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings	46
⬇️ -30.3% from Nov 2025: 66	⬆️ 35.3% from Dec 2024: 34
YTD 2025 2025 1,055	2024 2024 919 +/- 14.8%
5-year Dec average: 39	

New Pendencies	45
⬇️ -26.2% from Nov 2025: 61	⬆️ 18.4% from Dec 2024: 38
YTD 2025 2025 867	2024 2024 805 +/- 7.7%
5-year Dec average: 42	

Closed Sales	64
⬇️ -5.9% from Nov 2025: 68	⬆️ 25.5% from Dec 2024: 51
YTD 2025 2025 835	2024 2024 812 +/- 2.8%
5-year Dec average: 62	

Median Sold Price	\$618,100
⬆️ 9.3% from Nov 2025: \$565,477	⬆️ 10.9% from Dec 2024: \$557,500
YTD 2025 2025 \$602,500	2024 2024 \$570,000 +/- 5.7%
5-year Dec average: \$524,332	



Active Listings	82
Min 62	73
Max 82	82
5-year Dec average	
Nov 2025 95	Dec 2024 62

Avg DOM	19
Min 16	21
5-year Dec average	
Nov 2025 29	Dec 2024 21
YTD 21	

Avg Sold to OLP Ratio	100.4%
Min 100.1%	100.7%
5-year Dec average	
Nov 2025 100.2%	Dec 2024 101.1%
YTD 101.5%	

December 2025

Downingtown Area (Chester, PA) - Detached

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

New Listings	24	
 -42.9%	 41.2%	
from Nov 2025: 42	from Dec 2024: 17	
YTD 2025 2024 +/-		
690	594	16.2%
5-year Dec average: 20		

New Pendlings	28	
 -37.8%	 16.7%	
from Nov 2025: 45	from Dec 2024: 24	
YTD 2025 2024 +/-		
567	513	10.5%
5-year Dec average: 24		

Closed Sales	44	
 22.2%	 33.3%	
from Nov 2025: 36	from Dec 2024: 33	
YTD 2025 2024 +/-		
550	482	14.1%
5-year Dec average: 39		

Median Sold Price	\$720,000	
 2.4%	 11.3%	
from Nov 2025: \$703,000	from Dec 2024: \$647,000	
YTD 2025 2024 +/-		
\$695,565	\$669,000	4.0%
5-year Dec average: \$614,550		

Summary	
In Downingtown Area (Chester, PA), the median sold price for Detached properties for December was \$720,000, representing an increase of 2.4% compared to last month and an increase of 11.3% from Dec 2024. The average days on market for units sold in December was 19 days, 9% below the 5-year December average of 21 days. There was a 37.8% month over month decrease in new contract activity with 28 New Pendlings; a 15.5% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 87; and a 15.8% decrease in supply to 48 active units.	
This activity resulted in a Contract Ratio of 1.81 pendings per active listing, no change from November and an increase from 1.51 in December 2024. The Contract Ratio is 15% higher than the 5-year December average of 1.57. 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	48	
Min 34	44	Max 49
5-year Dec average		
Nov 2025 57	Dec 2024 43	

Avg DOM	19	
Min 15	21	Max 26
5-year Dec average		
Nov 2025 21	Dec 2024 22	YTD 16

Avg Sold to OLP Ratio	101.7%	
Min 99.2%	100.5%	Max 101.7%
5-year Dec average		
Nov 2025 103.7%	Dec 2024 100.8%	YTD 102.6%

December 2025

Downingtown Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
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New Listings	22	
↓ -8.3%	↑ 29.4%	
from Nov 2025: 24	from Dec 2024: 17	
YTD 2025 2024 +/-		
365	325	12.3%
5-year Dec average: 19		

New Pendlings	17	
↑ 6.3%	↑ 21.4%	
from Nov 2025: 16	from Dec 2024: 14	
YTD 2025 2024 +/-		
300	292	2.7%
5-year Dec average: 18		

Closed Sales	20	
↓ -37.5%	↑ 11.1%	
from Nov 2025: 32	from Dec 2024: 18	
YTD 2025 2024 +/-		
285	330	-13.6%
5-year Dec average: 24		

Median Sold Price	\$479,500	
↑ 9.3%	↑ 7.8%	
from Nov 2025: \$438,750	from Dec 2024: \$445,000	
YTD 2025 2024 +/-		
\$464,500	\$475,000	-2.2%
5-year Dec average: \$450,050		

Summary	In Downingtown Area (Chester, PA), the median sold price for Attached properties for December was \$479,500, representing an increase of 9.3% compared to last month and an increase of 7.8% from Dec 2024. The average days on market for units sold in December was 20 days, 12% below the 5-year December average of 23 days. There was a 6.3% month over month increase in new contract activity with 17 New Pendlings; a 5.3% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 36; and a 10.5% decrease in supply to 34 active units. This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 1.00 in November and a decrease from 1.21 in December 2024. The Contract Ratio is 44% lower than the 5-year December average of 1.88. 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.
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Active Listings	34	
Min 19	29	Max 34
5-year Dec average		
Nov 2025 38	Dec 2024 19	YTD 30

Avg DOM	20	
Min 16	23	Max 37
5-year Dec average		
Nov 2025 38	Dec 2024 19	YTD 30

Avg Sold to OLP Ratio	97.7%	
Min 97.7%	101.1%	Max 105.5%
5-year Dec average		
Nov 2025 96.3%	Dec 2024 101.6%	YTD 99.4%

December 2025

Great Valley (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings	10	
↓ -61.5%	↓ -28.6%	
from Nov 2025: 26	from Dec 2024: 14	
YTD 2025 2024 +/-		
515	416	23.8%
5-year Dec average: 15		

New Pendlings	17	
↓ -43.3%	↓ -29.2%	
from Nov 2025: 30	from Dec 2024: 24	
YTD 2025 2024 +/-		
413	326	26.7%
5-year Dec average: 20		

Closed Sales	40	
↑ 48.1%	↑ 66.7%	
from Nov 2025: 27	from Dec 2024: 24	
YTD 2025 2024 +/-		
423	318	33.0%
5-year Dec average: 36		

Median Sold Price	\$611,500	
↓ -6.6%	↓ -16.2%	
from Nov 2025: \$655,000	from Dec 2024: \$730,000	
YTD 2025 2024 +/-		
\$705,000	\$665,000	6.0%
5-year Dec average: \$611,800		



Active Listings	49
Min 27	41
Max 57	49
5-year Dec average	
Nov 2025 61	Dec 2024 39

Avg DOM	28
Min 19	29
Max 51	28
5-year Dec average	
Nov 2025 30	Dec 2024 51
YTD 30	

Avg Sold to OLP Ratio	96.2%
Min 96.2%	98.9%
Max 101.2%	96.2%
5-year Dec average	
Nov 2025 99.3%	Dec 2024 99.8%
YTD 100.2%	

December 2025

Great Valley (Chester, PA) - Detached

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

New Listings	8	
↔ 0.0%	↓ -20.0%	
from Nov 2025: 8	from Dec 2024: 10	
YTD 2025 2024 +/-		
275	229	20.1%
5-year Dec average: 8		

New Pendlings	8	
↓ -50.0%	↓ -50.0%	
from Nov 2025: 16	from Dec 2024: 16	
YTD 2025 2024 +/-		
218	187	16.6%
5-year Dec average: 12		

Closed Sales	24	
↑ 50.0%	↑ 33.3%	
from Nov 2025: 16	from Dec 2024: 18	
YTD 2025 2024 +/-		
228	184	23.9%
5-year Dec average: 22		

Median Sold Price	\$700,000	
↓ -15.9%	↓ -14.7%	
from Nov 2025: \$832,500	from Dec 2024: \$821,000	
YTD 2025 2024 +/-		
\$857,500	\$812,500	5.5%
5-year Dec average: \$708,200		

Summary	
In Great Valley (Chester, PA), the median sold price for Detached properties for December was \$700,000, representing a decrease of 15.9% compared to last month and a decrease of 14.7% from Dec 2024. The average days on market for units sold in December was 25 days, 9% below the 5-year December average of 28 days. There was a 50% month over month decrease in new contract activity with 8 New Pendlings; a 44.1% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 19; and a 10.3% decrease in supply to 26 active units.	
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 1.17 in November and a decrease from 1.73 in December 2024. The Contract Ratio is 38% lower than the 5-year December average of 1.18. 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
Min 15	25
5-year Dec average	
Nov 2025 29	Dec 2024 15

Avg DOM	25
25	
5-year Dec average	
Nov 2025 40	Dec 2024 45
YTD 29	

Avg Sold to OLP Ratio	96.5%
96.5%	
5-year Dec average	
Nov 2025 98.7%	Dec 2024 100.5%
YTD 101.9%	

December 2025

Great Valley (Chester, PA) - Attached

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

New Listings	2	
↓ -88.9%	↓ -50.0%	
from Nov 2025: 18	from Dec 2024: 4	
YTD 2025 2024 +/-		
239	187	27.8%
5-year Dec average: 7		

New Pendencies	9	
↓ -35.7%	↑ 12.5%	
from Nov 2025: 14	from Dec 2024: 8	
YTD 2025 2024 +/-		
194	139	39.6%
5-year Dec average: 8		

Closed Sales	16	
↑ 45.5%	↑ 166.7%	
from Nov 2025: 11	from Dec 2024: 6	
YTD 2025 2024 +/-		
194	134	44.8%
5-year Dec average: 14		

Median Sold Price	\$492,000	
↑ 26.2%	↓ -5.6%	
from Nov 2025: \$390,000	from Dec 2024: \$521,000	
YTD 2025 2024 +/-		
\$597,000	\$585,000	2.1%
5-year Dec average: \$516,860		

Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for December was \$492,000, representing an increase of 26.2% compared to last month and a decrease of 5.6% from Dec 2024. The average days on market for units sold in December was 32 days, 1% above the 5-year December average of 32 days. There was a 35.7% month over month decrease in new contract activity with 9 New Pendencies; a 37.5% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 15; and a 28.1% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.75 in November and an increase from 0.58 in December 2024. The Contract Ratio is 56% lower than the 5-year December average of 1.47. 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	23	
Min 8	16	Max 24
5-year Dec average		
Nov 2025 32	Dec 2024 24	

Avg DOM	32	
Min 16	32	Max 68
5-year Dec average		
Nov 2025 15	Dec 2024 68	YTD 30

Avg Sold to OLP Ratio	95.8%	
Min 95.8%	99.2%	Max 102.0%
5-year Dec average		
Nov 2025 100.2%	Dec 2024 97.7%	YTD 98.4%

December 2025

Kennett Consolidated (Chester, PA)

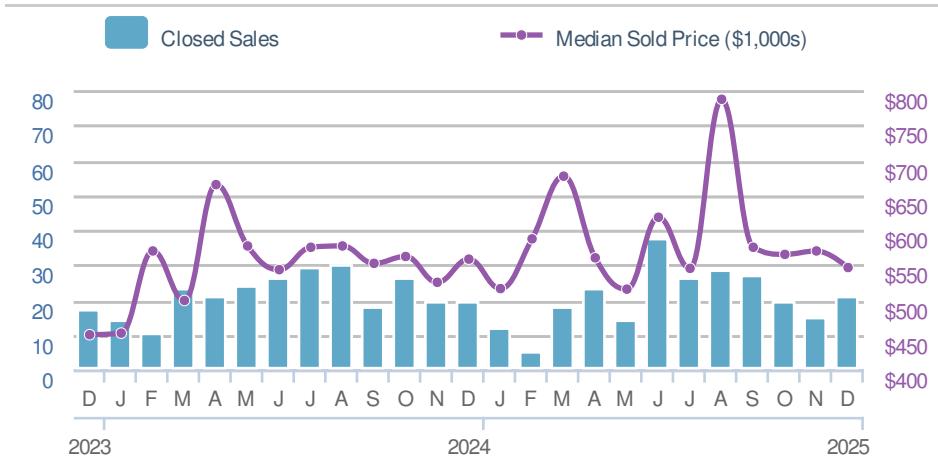
Email: ldavis@tcsr.realtor

New Listings	13	
⬇️ -23.5% from Nov 2025:	⬆️ 18.2% from Dec 2024:	
17	11	
YTD 2025 2024 +/-		
362	298	21.5%
5-year Dec average: 14		

New Pensions	26	
⬇️ -13.3% from Nov 2025:	⬆️ 225.0% from Dec 2024:	
30	8	
YTD 2025 2024 +/-		
286	264	8.3%
5-year Dec average: 18		

Closed Sales	21	
⬆️ 40.0% from Nov 2025:	⬆️ 10.5% from Dec 2024:	
15	19	
YTD 2025 2024 +/-		
254	264	-3.8%
5-year Dec average: 20		

Median Sold Price	\$546,353	
⬇️ -4.1% from Nov 2025:	⬇️ -2.2% from Dec 2024:	
\$570,000	\$558,390	
YTD 2025 2024 +/-		
\$579,950	\$552,200	5.0%
5-year Dec average: \$508,849		



Active Listings	48
Min 22	32
Max 48	48
5-year Dec average	
Nov 2025	Dec 2024
63	35

Avg DOM	34
Min 9	28
Max 48	34
5-year Dec average	
Nov 2025	Dec 2024
30	34
YTD 2025	YTD 2024
24	24

Avg Sold to OLP Ratio	99.3%
Min 96.4%	98.9%
Max 101.3%	99.3%
5-year Dec average	
Nov 2025	Dec 2024
99.7%	96.4%
YTD 2025	YTD 2024
99.7%	99.7%

December 2025

Kennett Consolidated (Chester, PA) - Detached

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

New Listings	5	
-54.5%	0.0%	
from Nov 2025: 11	from Dec 2024: 5	
YTD 2025 2024 +/-		
228	196	16.3%
5-year Dec average: 6		

New Pendlings	15	
-28.6%	275.0%	
from Nov 2025: 21	from Dec 2024: 4	
YTD 2025 2024 +/-		
193	173	11.6%
5-year Dec average: 11		

Closed Sales	14	
40.0%	27.3%	
from Nov 2025: 10	from Dec 2024: 11	
YTD 2025 2024 +/-		
173	174	-0.6%
5-year Dec average: 12		

Median Sold Price	\$690,000	
7.8%	-3.5%	
from Nov 2025: \$640,000	from Dec 2024: \$715,000	
YTD 2025 2024 +/-		
\$660,000	\$630,000	4.8%
5-year Dec average: \$592,800		

Summary	
In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for December was \$690,000, representing an increase of 7.8% compared to last month and a decrease of 3.5% from Dec 2024. The average days on market for units sold in December was 41 days, 37% above the 5-year December average of 30 days. There was a 28.6% month over month decrease in new contract activity with 15 New Pendlings; no MoM change in All Pendlings (new contracts + contracts carried over from November) with 28; and a 44% decrease in supply to 14 active units.	
This activity resulted in a Contract Ratio of 2.00 pendlings per active listing, up from 1.12 in November and an increase from 0.35 in December 2024. The Contract Ratio is 50% higher than the 5-year December average of 1.34. 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	14
Min 11	14
Max 23	15
5-year Dec average	
Nov 2025 25	Dec 2024 23

Avg DOM	41
Min 10	30
Max 42	41
5-year Dec average	
Nov 2025 29	Dec 2024 42
YTD 19	

Avg Sold to OLP Ratio	98.2%
Min 92.5%	98.2%
5-year Dec average	
Nov 2025 98.8%	Dec 2024 92.5%
YTD 99.8%	

December 2025

Kennett Consolidated (Chester, PA) - Attached

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

New Listings	8
▲ 33.3% from Nov 2025:	▲ 33.3% from Dec 2024:
6	6
YTD 2025 134	2024 102 +/- 31.4%
5-year Dec average: 8	

New Pendencies	11
▲ 22.2% from Nov 2025:	▲ 175.0% from Dec 2024:
9	4
YTD 2025 93	2024 91 +/- 2.2%
5-year Dec average: 7	

Closed Sales	7
▲ 40.0% from Nov 2025:	▲ -12.5% from Dec 2024:
5	8
YTD 2025 81	2024 90 +/- -10.0%
5-year Dec average: 8	

Median Sold Price	\$411,100
▲ -16.1% from Nov 2025:	▲ -18.7% from Dec 2024:
\$490,000	\$505,500
YTD 2025 \$485,000	2024 \$468,000 +/- 3.6%
5-year Dec average: \$454,931	

Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for December was \$411,100, representing a decrease of 16.1% compared to last month and a decrease of 18.7% from Dec 2024. The average days on market for units sold in December was 21 days, 36% below the 5-year December average of 33 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendencies; a 35.7% MoM increase in All Pendencies (new contracts + contracts carried over from November) to 19; and a 10.5% decrease in supply to 34 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.37 in November and a decrease from 0.75 in December 2024. The Contract Ratio is 71% lower than the 5-year December average of 1.94. 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	34
Min 6	16
Max 34	34
5-year Dec average	

Nov 2025 38 Dec 2024 12

Avg DOM	21
Min 6	21
Max 109	33
5-year Dec average	

Nov 2025 32 Dec 2024 23 YTD 34

Avg Sold to OLP Ratio	101.5%
Min 99.1%	101.5%
Max 106.0%	102.3%
5-year Dec average	

Nov 2025 101.6% Dec 2024 101.7% YTD 99.7%

December 2025

Octorara Area (Chester, PA)

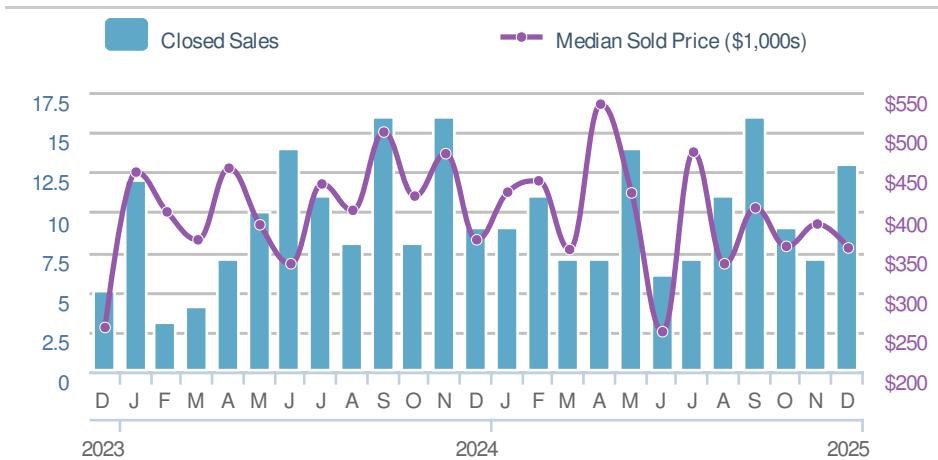
Email: ldavis@tcsr.realtor

New Listings	5	
⬇️ -28.6%	↔️ 0.0%	
from Nov 2025: 7	from Dec 2024: 5	
YTD 2025 2024 +/-		
147	192	-23.4%
5-year Dec average: 7		

New Pensions	6	
⬇️ -40.0%	⬇️ -14.3%	
from Nov 2025: 10	from Dec 2024: 7	
YTD 2025 2024 +/-		
111	148	-25.0%
5-year Dec average: 7		

Closed Sales	13	
⬆️ 85.7%	⬆️ 44.4%	
from Nov 2025: 7	from Dec 2024: 9	
YTD 2025 2024 +/-		
134	125	7.2%
5-year Dec average: 9		

Median Sold Price	\$355,000	
⬇️ -7.8%	⬇️ -2.7%	
from Nov 2025: \$385,000	from Dec 2024: \$365,000	
YTD 2025 2024 +/-		
\$422,500	\$430,000	-1.7%
5-year Dec average: \$301,000		



Active Listings	25
Min 14	19
Max 25	25
5-year Dec average	
Nov 2025	Dec 2024
26	20

Avg DOM	26
Min 13	20
Max 31	26
5-year Dec average	
Nov 2025	Dec 2024
31	13
YTD	
24	

Avg Sold to OLP Ratio	101.0%
Min 95.4%	101.0%
Max 104.8%	101.0%
5-year Dec average	
Nov 2025	Dec 2024
101.5%	103.9%
YTD	
103.0%	

December 2025

Octorara Area (Chester, PA) - Detached

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

New Listings	3
↓ -50.0%	↓ -40.0%
from Nov 2025: 6	from Dec 2024: 5
YTD 2025 127	2024 175 +/- -27.4%
5-year Dec average: 6	

New Pendencies	3
↓ -57.1%	↓ -50.0%
from Nov 2025: 7	from Dec 2024: 6
YTD 2025 94	2024 132 +/- -28.8%
5-year Dec average: 5	

Closed Sales	9
↑ 28.6%	↑ 28.6%
from Nov 2025: 7	from Dec 2024: 7
YTD 2025 119	2024 107 +/- 11.2%
5-year Dec average: 6	

Median Sold Price	\$385,000
↔ 0.0%	↓ -12.0%
from Nov 2025: \$385,000	from Dec 2024: \$437,710
YTD 2025 \$438,000	2024 \$445,900 +/- -1.8%
5-year Dec average: \$382,775	

Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for December was \$385,000, representing no change compared to last month and a decrease of 12% from Dec 2024. The average days on market for units sold in December was 34 days, 70% above the 5-year December average of 20 days. There was a 57.1% month over month decrease in new contract activity with 3 New Pendencies; a 53.8% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 6; and no change in supply with 25 active units.

This activity resulted in a Contract Ratio of 0.24 pendencies per active listing, down from 0.52 in November and a decrease from 1.75 in December 2024. The Contract Ratio is 72% lower than the 5-year December 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	25
Min 14	19
Max 25	25
5-year Dec average	

Nov 2025 25 Dec 2024 20

Avg DOM	34
Min 4	20
Max 37	34
5-year Dec average	

Nov 2025 31 Dec 2024 16 YTD 23

Avg Sold to OLP Ratio	99.7%
Min 96.7%	99.7%
Max 109.2%	102.2%
5-year Dec average	

Nov 2025 101.5% Dec 2024 102.9% YTD 103.0%

December 2025

Octorara Area (Chester, PA) - Attached

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

New Listings		2
 100.0%	 0.0%	from Nov 2025: from Dec 2024:
1	0	
YTD 2025 20	2024 17	+/- 17.6%
5-year Dec average: 2		

New Pendencies		3
 0.0%	 200.0%	from Nov 2025: from Dec 2024:
3	1	
YTD 2025 17	2024 16	+/- 6.3%
5-year Dec average: 2		

Closed Sales		4
 0.0%	 100.0%	from Nov 2025: from Dec 2024:
0	2	
YTD 2025 15	2024 18	+/- -16.7%
5-year Dec average: 3		

Median Sold Price		\$246,750
 0.0%	 -11.9%	from Nov 2025: from Dec 2024:
\$0	\$280,000	
YTD 2025 2025 \$255,000 2024 \$244,000 +/ 4.5%		
5-year Dec average: \$211,350		

Summary		
In Octorara Area (Chester, PA), the median sold price for Attached properties for December was \$246,750, representing an increase of 0% compared to last month and a decrease of 11.9% from Dec 2024. The average days on market for units sold in December was 7 days, 43% below the 5-year December average of 12 days. There was no month over month change in new contract activity with 3 New Pendencies; a 25% MoM decrease in All Pendencies (new contracts + contracts carried over from November) 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 4.00 in November and no change from December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.60. 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
0	 Min 0	 Max 3
5-year Dec average		
Nov 2025 1	Dec 2024 0	

Avg DOM		7
7	 Min 4	 Max 24
5-year Dec average		
Nov 2025 0	Dec 2024 4	YTD 31

Avg Sold to OLP Ratio		103.8%
103.8%	 Min 100.7%	 Max 107.4%
5-year Dec average		
Nov 2025 0.0%	Dec 2024 107.3%	YTD 103.1%

December 2025

Owen J Roberts (Chester, PA)

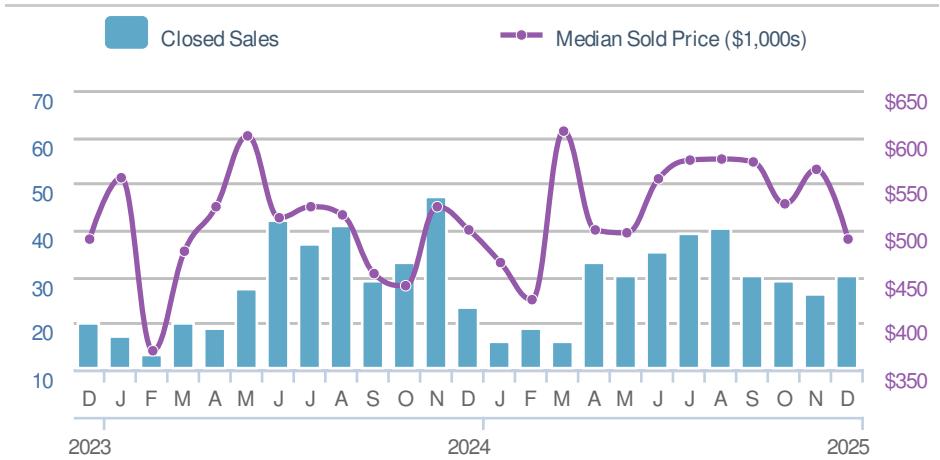
Email: ldavis@tcsr.realtor

New Listings	12	
↓ -40.0%	↓ -14.3%	
from Nov 2025: 20	from Dec 2024: 14	
YTD 2025 2024 +/-		
418	433	-3.5%
5-year Dec average: 16		

New Pendlings	16	
↓ -40.7%	↓ -23.8%	
from Nov 2025: 27	from Dec 2024: 21	
YTD 2025 2024 +/-		
350	359	-2.5%
5-year Dec average: 20		

Closed Sales	30	
↑ 15.4%	↑ 30.4%	
from Nov 2025: 26	from Dec 2024: 23	
YTD 2025 2024 +/-		
348	352	-1.1%
5-year Dec average: 26		

Median Sold Price	\$490,000	
↓ -13.3%	↓ -2.0%	
from Nov 2025: \$565,000	from Dec 2024: \$500,000	
YTD 2025 2024 +/-		
\$537,500	\$515,000	4.4%
5-year Dec average: \$465,700		



Active Listings	37
Min 25	31
Max 37	37
5-year Dec average	
Nov 2025 45	Dec 2024 34

Avg DOM	32
Min 21	29
Max 36	32
5-year Dec average	
Nov 2025 20	Dec 2024 28
YTD 27	

Avg Sold to OLP Ratio	100.2%
Min 95.6%	98.1%
Max 101.3%	100.2%
5-year Dec average	
Nov 2025 99.8%	Dec 2024 95.6%
YTD 99.4%	

December 2025

Owen J Roberts (Chester, PA) - Detached

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

New Listings	9	
↓ -47.1%	↓ -25.0%	
from Nov 2025: 17	from Dec 2024: 12	
YTD 2025 2024 +/-		
354	352	0.6%
5-year Dec average: 13		

New Pendlings	15	
↓ -34.8%	↓ -6.3%	
from Nov 2025: 23	from Dec 2024: 16	
YTD 2025 2024 +/-		
290	282	2.8%
5-year Dec average: 17		

Closed Sales	26	
↑ 18.2%	↑ 44.4%	
from Nov 2025: 22	from Dec 2024: 18	
YTD 2025 2024 +/-		
285	273	4.4%
5-year Dec average: 21		

Median Sold Price	\$575,000	
↓ -13.9%	↑ 13.0%	
from Nov 2025: \$667,500 from Dec 2024: \$509,000		
YTD 2025 2024 +/-		
\$600,000	\$570,000	5.3%
5-year Dec average: \$499,300		

Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for December was \$575,000, representing a decrease of 13.9% compared to last month and an increase of 13% from Dec 2024. The average days on market for units sold in December was 35 days, 13% above the 5-year December average of 31 days. There was a 34.8% month over month decrease in new contract activity with 15 New Pendlings; a 36.8% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 24; and a 23.3% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.88 in November and an increase from 0.72 in December 2024. The Contract Ratio is 31% lower than the 5-year December average of 1.06. 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	33	
Min 22	27	Max 33
5-year Dec average		
Nov 2025 43	Dec 2024 32	

Avg DOM	35	
Min 24	31	Max 37
5-year Dec average		
Nov 2025 18	Dec 2024 27	YTD 29

Avg Sold to OLP Ratio	100.7%	
Min 96.3%	98.5%	Max 101.2%
5-year Dec average		
Nov 2025 100.3%	Dec 2024 97.0%	YTD 99.5%

December 2025

Owen J Roberts (Chester, PA) - Attached

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

New Listings		3
0.0%	50.0%	
from Nov 2025:	from Dec 2024:	
3	2	
YTD	2025	2024
64	81	+/- -21.0%
5-year Dec average: 3		

New Pendencies		1
75.0%	80.0%	
from Nov 2025:	from Dec 2024:	
4	5	
YTD	2025	2024
60	77	+/- -22.1%
5-year Dec average: 3		

Closed Sales		4
0.0%	20.0%	
from Nov 2025:	from Dec 2024:	
4	5	
YTD	2025	2024
63	79	+/- -20.3%
5-year Dec average: 5		

Median Sold Price		\$332,500
30.1%	1.0%	
from Nov 2025:	from Dec 2024:	
\$476,000	\$336,000	
YTD	2025	2024
\$405,000	\$420,000	+/- -3.6%
5-year Dec average: \$352,900		

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for December was \$332,500, representing a decrease of 30.1% compared to last month and a decrease of 1% from Dec 2024. The average days on market for units sold in December was 9 days, 51% below the 5-year December average of 18 days. There was a 75% month over month decrease in new contract activity with 1 New Pendencies; a 60% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 2; and a 100% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 2.50 in November and a decrease from 2.50 in December 2024. The Contract Ratio is 68% lower than the 5-year December average of 1.56. 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		4
4	3	5
Min	2	Max
5-year Dec average		
Nov 2025	Dec 2024	
2	2	

Avg DOM		9
9	18	32
Min	8	Max
5-year Dec average		
Nov 2025	Dec 2024	YTD
29	30	20

Avg Sold to OLP Ratio		97.1%
97.1%	96.2%	101.7%
Min	90.6%	Max
5-year Dec average		
Nov 2025	Dec 2024	YTD
97.0%	90.6%	99.2%

December 2025

Oxford Area (Chester, PA)

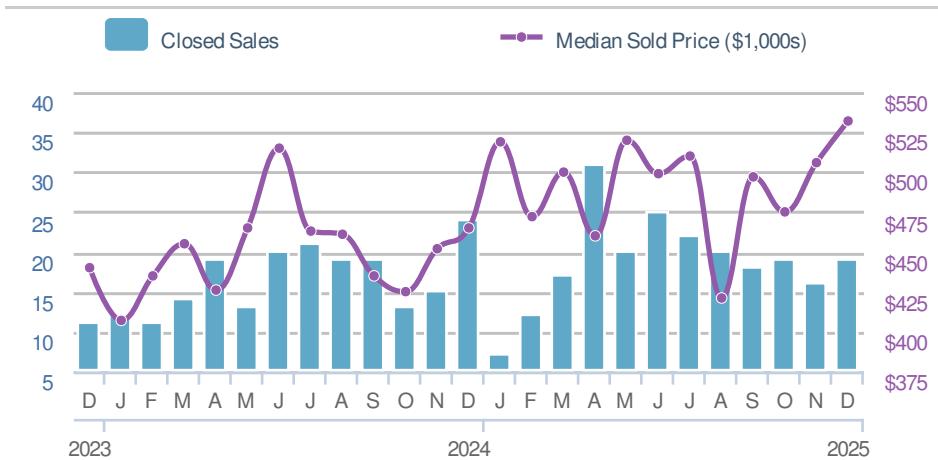
Email: ldavis@tcsr.realtor

New Listings	8	
↓-50.0%	↓-11.1%	
from Nov 2025: 16	from Dec 2024: 9	
YTD 2025 2024 +/-		
282	266	6.0%
5-year Dec average: 11		

New Pendencies	9	
↓-47.1%	↔0.0%	
from Nov 2025: 17	from Dec 2024: 9	
YTD 2025 2024 +/-		
214	216	-0.9%
5-year Dec average: 12		

Closed Sales	19	
↑18.8%	↓-20.8%	
from Nov 2025: 16	from Dec 2024: 24	
YTD 2025 2024 +/-		
233	208	12.0%
5-year Dec average: 20		

Median Sold Price	\$532,000	
↑5.1%	↑14.4%	
from Nov 2025: \$506,000	from Dec 2024: \$465,000	
YTD 2025 2024 +/-		
\$499,495	\$455,000	9.8%
5-year Dec average: \$441,600		



Active Listings	62	
Min 37	50	Max 62
5-year Dec average		
Nov 2025 65	Dec 2024 58	

Avg DOM	34	
Min 13	26	Max 34
5-year Dec average		
Nov 2025 56	Dec 2024 13	YTD 23

Avg Sold to OLP Ratio	97.3%	
Min 97.3%	102.1%	Max 109.7%
5-year Dec average		
Nov 2025 98.1%	Dec 2024 101.0%	YTD 103.4%

December 2025

Oxford Area (Chester, PA) - Detached

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

New Listings	8	
 -46.7%	 -11.1%	
from Nov 2025: 15	from Dec 2024: 9	
YTD 2025 2024 +/-		
271	252	7.5%
5-year Dec average: 11		

New Pendlings	9	
 -43.8%	 0.0%	
from Nov 2025: 16	from Dec 2024: 9	
YTD 2025 2024 +/-		
205	205	0.0%
5-year Dec average: 11		

Closed Sales	17	
 6.3%	 -26.1%	
from Nov 2025: 16	from Dec 2024: 23	
YTD 2025 2024 +/-		
224	197	13.7%
5-year Dec average: 19		

Median Sold Price	\$533,228	
 5.4%	 12.3%	
from Nov 2025: \$506,000	from Dec 2024: \$475,000	
YTD 2025 2024 +/-		
505,550	461,887	9.5%
5-year Dec average: \$447,190		

Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for December was \$533,228, representing an increase of 5.4% compared to last month and an increase of 12.3% from Dec 2024. The average days on market for units sold in December was 37 days, 38% above the 5-year December average of 27 days. There was a 43.8% month over month decrease in new contract activity with 9 New Pendlings; a 24.2% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 25; and a 4.7% decrease in supply to 61 active units.

This activity resulted in a Contract Ratio of 0.41 pendings per active listing, down from 0.52 in November and a decrease from 0.70 in December 2024. The Contract Ratio is 44% lower than the 5-year December average of 0.73. 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	61	
Min 37	50	Max 61
5-year Dec average		
Nov 2025 64	Dec 2024 57	

Avg DOM	37	
Min 13	27	Max 37
5-year Dec average		
Nov 2025 56	Dec 2024 13	YTD 23

Avg Sold to OLP Ratio	97.2%	
Min 97.2%	102.4%	Max 109.7%
5-year Dec average		
Nov 2025 98.1%	Dec 2024 101.4%	YTD 103.8%

December 2025

Oxford Area (Chester, PA) - Attached

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

New Listings	0	
 -100.0%	 0.0%	
from Nov 2025: 1	from Dec 2024: 0	
YTD 2025 2024 +/-		
11	14	-21.4%
5-year Dec average: 0		

New Pendencies	0	
 -100.0%	 0.0%	
from Nov 2025: 1	from Dec 2024: 0	
YTD 2025 2024 +/-		
9	11	-18.2%
5-year Dec average: 1		

Closed Sales	2	
 0.0%	 100.0%	
from Nov 2025: 0	from Dec 2024: 1	
YTD 2025 2024 +/-		
9	11	-18.2%
5-year Dec average: 2		

Median Sold Price	\$247,500	
 0.0%	 -32.9%	
from Nov 2025: \$0	from Dec 2024: \$369,000	
YTD 2025 2024 +/-		
\$250,000	\$285,000	-12.3%
5-year Dec average: \$212,500		

Summary	
In Oxford Area (Chester, PA), the median sold price for Attached properties for December was \$247,500, representing an increase of 0% compared to last month and a decrease of 32.9% from Dec 2024. The average days on market for units sold in December was 10 days, 6% below the 5-year December average of 11 days. There was a 100% month over month decrease in new contract activity with 0 New Pendencies; a 100% MoM decrease in All Pendencies (new contracts + contracts carried over from November) 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 2.00 in November and no change from December 2024. The Contract Ratio is the same as the 5-year December average of 0.00. 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
 1	
Min 0	0
5-year Dec average	
Nov 2025 1	Dec 2024 1

Avg DOM	10
 10	
Min 0	11
5-year Dec average	
Nov 2025 0	Dec 2024 14
YTD 28	

Avg Sold to OLP Ratio	97.7%
 97.7%	
Min 0.0%	76.5%
5-year Dec average	
Nov 2025 0.0%	Dec 2024 92.5%
YTD 94.1%	

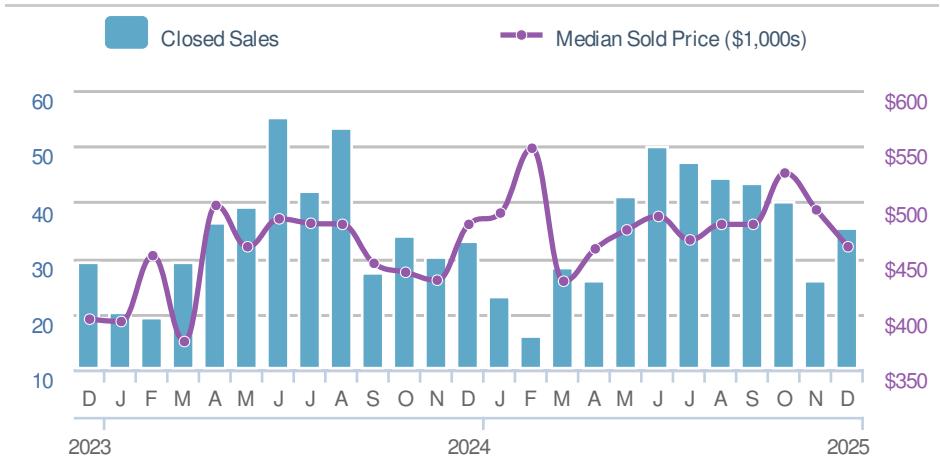
December 2025

Phoenixville Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings	13	
↓ -23.5%	↓ -38.1%	
from Nov 2025: 17	from Dec 2024: 21	
YTD 2025 2024 +/-		
494	485	1.9%
5-year Dec average: 21		

Median Sold Price	\$460,000	
↓ -6.8%	↓ -4.2%	
from Nov 2025: \$493,750	from Dec 2024: \$480,000	
YTD 2025 2024 +/-		
\$475,000	\$455,000	4.4%
5-year Dec average: \$415,500		



Active Listings	34
Min 23	31
5-year Dec average	
34	42
Nov 2025 Dec 2024	
52	30

Avg DOM	**29**

Min 18	27	
5-year Dec average		
29	47	
Nov 2025 Dec 2024 YTD		
20	**19**	**23**

Avg Sold to OLP Ratio	**98.3%**

Min 97.5%	99.0%	
5-year Dec average		
98.3%	102.1%	
Nov 2025 Dec 2024 YTD		
99.5%	**99.1%**	**100.1%**

December 2025

Phoenixville Area (Chester, PA) - Detached

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

New Listings	6	
↓-33.3%	↑100.0%	
from Nov 2025: 9	from Dec 2024: 3	
YTD 2025 2024 +/-		
224	237	-5.5%
5-year Dec average: 9		

New Pendlings	10	
↓-16.7%	↓-16.7%	
from Nov 2025: 12	from Dec 2024: 12	
YTD 2025 2024 +/-		
197	220	-10.5%
5-year Dec average: 15		

Closed Sales	16	
↓-5.9%	↓-11.1%	
from Nov 2025: 17	from Dec 2024: 18	
YTD 2025 2024 +/-		
198	219	-9.6%
5-year Dec average: 19		

Median Sold Price	\$517,500	
↓-22.8%	↓-2.9%	
from Nov 2025: \$670,000	from Dec 2024: \$533,000	
YTD 2025 2024 +/-		
\$580,000	\$530,000	9.4%
5-year Dec average: \$463,250		

Summary	In Phoenixville Area (Chester, PA), the median sold price for Detached properties for December was \$517,500, representing a decrease of 22.8% compared to last month and a decrease of 2.9% from Dec 2024. The average days on market for units sold in December was 21 days, 34% below the 5-year December average of 32 days. There was a 16.7% month over month decrease in new contract activity with 10 New Pendlings; a 30.4% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 16; and a 40% decrease in supply to 12 active units.
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.15 in November and a decrease from 1.36 in December 2024. The Contract Ratio is the same as the 5-year December average of 1.33. 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
12	
Min 11	Max 25
5-year Dec average	
Nov 2025 20	Dec 2024 11

Avg DOM	21
21	
Min 19	Max 74
5-year Dec average	
Nov 2025 15	Dec 2024 24
YTD 17	

Avg Sold to OLP Ratio	98.7%
98.7%	
Min 97.7%	Max 103.7%
5-year Dec average	
Nov 2025 100.3%	Dec 2024 99.0%
YTD 100.6%	

December 2025

Phoenixville Area (Chester, PA) - Attached

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

New Listings	7	
↓ -12.5%	↓ -61.1%	
from Nov 2025: 8	from Dec 2024: 18	
YTD 2025 2024 +/-		
270	248	8.9%
5-year Dec average: 12		

New Pendlings	16	
↑ 14.3%	↑ 45.5%	
from Nov 2025: 14	from Dec 2024: 11	
YTD 2025 2024 +/-		
240	212	13.2%
5-year Dec average: 13		

Closed Sales	19	
↑ 111.1%	↑ 26.7%	
from Nov 2025: 9	from Dec 2024: 15	
YTD 2025 2024 +/-		
237	204	16.2%
5-year Dec average: 18		

Median Sold Price	\$460,000	
↑ 35.9%	↑ 15.0%	
from Nov 2025: \$338,500	from Dec 2024: \$400,000	
YTD 2025 2024 +/-		
\$415,000	\$406,500	2.1%
5-year Dec average: \$368,000		

Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for December was \$460,000, representing an increase of 35.9% compared to last month and an increase of 15% from Dec 2024. The average days on market for units sold in December was 35 days, 62% above the 5-year December average of 22 days. There was a 14.3% month over month increase in new contract activity with 16 New Pendlings; a 17.4% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 19; and a 31.3% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.72 in November and a decrease from 0.89 in December 2024. The Contract Ratio is 23% lower than the 5-year December average of 1.12. 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	22
Min 9	16
Max 22	22
5-year Dec average	
Nov 2025 32	Dec 2024 19

Avg DOM	35
Min 11	22
Max 35	35
5-year Dec average	
Nov 2025 28	Dec 2024 11
YTD 29	

Avg Sold to OLP Ratio	98.0%
Min 97.1%	98.0%
Max 100.7%	98.6%
5-year Dec average	
Nov 2025 98.1%	Dec 2024 99.2%
YTD 99.6%	

December 2025

Spring-Ford Area (Chester, PA)

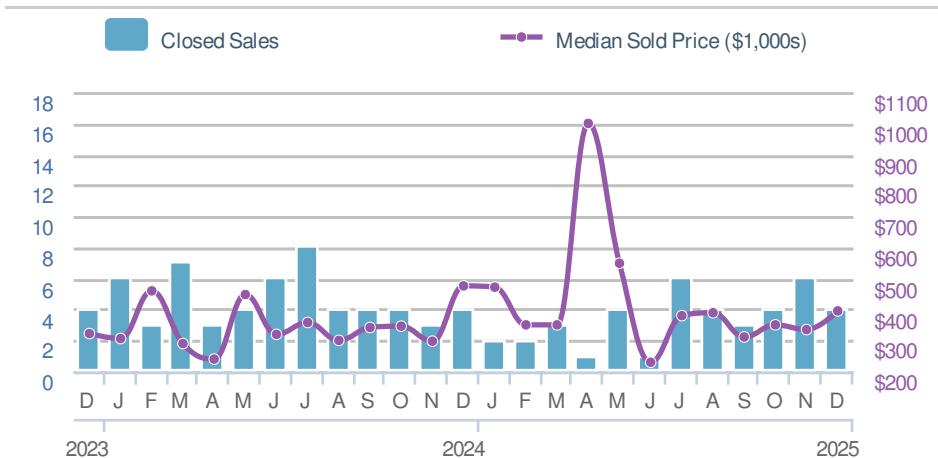
Email: ldavis@tcsr.realtor

New Listings	0
↓ -100.0%	↓ -100.0%
from Nov 2025: 2	from Dec 2024: 2
YTD 2025 43	2024 70 +/- -38.6%
5-year Dec average: 3	

New Pendencies	0
↓ -100.0%	↓ -100.0%
from Nov 2025: 3	from Dec 2024: 2
YTD 2025 37	2024 57 +/- -35.1%
5-year Dec average: 3	

Closed Sales	4
↓ -33.3%	↔ 0.0%
from Nov 2025: 6	from Dec 2024: 4
YTD 2025 40	2024 58 +/- -31.0%
5-year Dec average: 4	

Median Sold Price	\$395,000
↑ 17.7%	↓ -17.1%
from Nov 2025: \$335,500	from Dec 2024: \$476,250
YTD 2025 \$370,000	2024 \$342,500 +/- 8.0%
5-year Dec average: \$356,672	



Active Listings	2
2	4
Min 2	Max 6
5-year Dec average	
Nov 2025 2	Dec 2024 4

Avg DOM	20
20	26
Min 4	Max 59
5-year Dec average	
Nov 2025 20	Dec 2024 12
YTD 31	

Avg Sold to OLP Ratio	97.4%
97.4%	99.3%
Min 96.1%	Max 104.9%
5-year Dec average	
Nov 2025 98.9%	Dec 2024 100.9%
YTD 97.6%	

December 2025

Spring-Ford Area (Chester, PA) - Detached

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

New Listings	0	
↔ 0.0%	⬇ -100.0%	
from Nov 2025:	from Dec 2024:	
0	2	
YTD 2025 2024 +/-		
17	32	-46.9%
5-year Dec average: 1		

New Pendlings	0	
⬇ -100.0%	⬇ -100.0%	
from Nov 2025:	from Dec 2024:	
1	1	
YTD 2025 2024 +/-		
17	24	-29.2%
5-year Dec average: 1		

Closed Sales	3	
⬆ 50.0%	⬆ 50.0%	
from Nov 2025:	from Dec 2024:	
2	2	
YTD 2025 2024 +/-		
19	21	-9.5%
5-year Dec average: 2		

Median Sold Price	\$445,000	
⬆ 15.5%	⬇ -52.2%	
from Nov 2025:	from Dec 2024:	
\$385,400	\$930,000	
YTD 2025 2024 +/-		
\$445,000	\$365,000	21.9%
5-year Dec average: \$381,400		

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for December was \$445,000, representing an increase of 15.5% compared to last month and a decrease of 52.2% from Dec 2024. The average days on market for units sold in December was 26 days, 55% above the 5-year December average of 17 days. There was a 100% month over month decrease in new contract activity with 0 New Pendlings; a 100% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and a decrease from 1.00 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.27. 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
0	Max
Min	2
0	3
5-year Dec average	
Nov 2025	Dec 2024
0	3

Avg DOM	26
26	Max
Min	17
0	33
5-year Dec average	
Nov 2025	Dec 2024
11	21
YTD	33

Avg Sold to OLP Ratio	96.4%
96.4%	Max
Min	78.6%
0.0%	106.3%
5-year Dec average	
Nov 2025	Dec 2024
105.5%	101.3%
YTD	97.8%

December 2025

Spring-Ford Area (Chester, PA) - Attached

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

New Listings	0	
 -100.0%	 0.0%	
from Nov 2025: 2	from Dec 2024: 0	
YTD 2025 2024 +/-		
26	38	-31.6%
5-year Dec average: 2		

New Pendencies	0	
 -100.0%	 -100.0%	
from Nov 2025: 2	from Dec 2024: 1	
YTD 2025 2024 +/-		
20	33	-39.4%
5-year Dec average: 2		

Closed Sales	1	
 -75.0%	 -50.0%	
from Nov 2025: 4	from Dec 2024: 2	
YTD 2025 2024 +/-		
21	37	-43.2%
5-year Dec average: 2		

Median Sold Price	\$246,000	
 -18.9%	 -14.8%	
from Nov 2025: \$303,450	from Dec 2024: \$288,750	
YTD 2025 2024 +/-		
\$311,224	\$331,000	-6.0%
5-year Dec average: \$287,422		

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for December was \$246,000, representing a decrease of 18.9% compared to last month and a decrease of 14.8% from Dec 2024. The average days on market for units sold in December was 4 days, 81% below the 5-year December average of 21 days. There was a 100% month over month decrease in new contract activity with 0 New Pendencies; a 100% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 0; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 0.00 pendencies per active listing, down from 0.50 in November and a decrease from 2.00 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 1.40. 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
 2	 2
Min 1	Max 4
5-year Dec average	
Nov 2025 2	Dec 2024 1

Avg DOM	4
 4	 21
Min 4	Max 59
5-year Dec average	
Nov 2025 24	Dec 2024 4
YTD 30	

Avg Sold to OLP Ratio	100.4%
 100.4%	 100.1%
Min 96.1%	Max 103.4%
5-year Dec average	
Nov 2025 95.6%	Dec 2024 100.6%
YTD 97.3%	

December 2025

Tredyffrin-Easttown (Chester, PA)

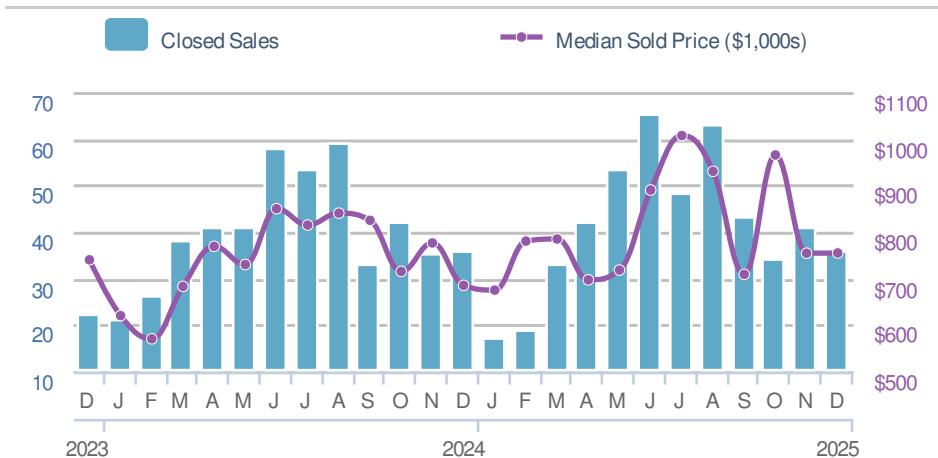
Email: ldavis@tcsr.realtor

New Listings	19	
↓ -13.6%	↑ 35.7%	
from Nov 2025: 22	from Dec 2024: 14	
YTD 2025 2024 +/-		
604	553	9.2%
5-year Dec average: 17		

New Pendlings	14	
↓ -41.7%	↓ -26.3%	
from Nov 2025: 24	from Dec 2024: 19	
YTD 2025 2024 +/-		
499	484	3.1%
5-year Dec average: 21		

Closed Sales	36	
↓ -12.2%	↔ 0.0%	
from Nov 2025: 41	from Dec 2024: 36	
YTD 2025 2024 +/-		
505	491	2.9%
5-year Dec average: 39		

Median Sold Price	\$755,000	
↑ 0.1%	↑ 10.2%	
from Nov 2025: \$754,500	from Dec 2024: \$685,000	
YTD 2025 2024 +/-		
\$802,500	\$757,500	5.9%
5-year Dec average: \$714,000		



Active Listings	41
Min 28	34
Max 41	41
5-year Dec average	
Nov 2025 44	Dec 2024 28

Avg DOM	25
Min 19	23
Max 25	25
5-year Dec average	
Nov 2025 17	Dec 2024 25
YTD 17	

Avg Sold to OLP Ratio	98.5%
Min 97.2%	99.0%
Max 100.9%	100.9%
5-year Dec average	
Nov 2025 100.0%	Dec 2024 100.2%
YTD 102.0%	

December 2025

Tredyffrin-Easttown (Chester, PA) - Detached

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

New Listings		9
 -47.1%	 50.0%	
from Nov 2025: 17	from Dec 2024: 6	
YTD 2025 2024 +/-		
370	334	10.8%
5-year Dec average: 8		

New Pendencies		4
 -66.7%	 -50.0%	
from Nov 2025: 12	from Dec 2024: 8	
YTD 2025 2024 +/-		
297	281	5.7%
5-year Dec average: 10		

Closed Sales		20
 -16.7%	 5.3%	
from Nov 2025: 24	from Dec 2024: 19	
YTD 2025 2024 +/-		
296	292	1.4%
5-year Dec average: 24		

Median Sold Price		\$955,000
 -0.3%	 4.4%	
from Nov 2025: \$957,500	from Dec 2024: \$915,000	
YTD 2025 2024 +/-		
\$1,067,500	\$961,000	11.1%
5-year Dec average: \$888,500		

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for December was \$955,000, representing a decrease of 0.3% compared to last month and an increase of 4.4% from Dec 2024. The average days on market for units sold in December was 19 days, 15% below the 5-year December average of 22 days. There was a 66.7% month over month decrease in new contract activity with 4 New Pendencies; a 57.1% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 12; and no change in supply with 26 active units.

This activity resulted in a Contract Ratio of 0.46 pendings per active listing, down from 1.08 in November and a decrease from 0.71 in December 2024. The Contract Ratio is 56% lower than the 5-year December average of 1.05. 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
Min 17	23	Max 27
5-year Dec average		
Nov 2025 26	Dec 2024 17	

Avg DOM		19
19	22	32
Min 18	22	Max 32
5-year Dec average		
Nov 2025 19	Dec 2024 20	YTD 16

Avg Sold to OLP Ratio		98.6%
98.6%	98.5%	100.9%
Min 95.9%	98.5%	Max 100.9%
5-year Dec average		
Nov 2025 100.7%	Dec 2024 100.6%	YTD 103.4%

December 2025

Tredyffrin-Easttown (Chester, PA) - Attached

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

New Listings		10
 100.0%	 25.0%	
from Nov 2025: 5	from Dec 2024: 8	
YTD 2025 2024 +/-		
234	219	6.8%
5-year Dec average: 9		

New Pendencies		10
 -16.7%	 -9.1%	
from Nov 2025: 12	from Dec 2024: 11	
YTD 2025 2024 +/-		
202	203	-0.5%
5-year Dec average: 11		

Closed Sales		16
 -5.9%	 -5.9%	
from Nov 2025: 17	from Dec 2024: 17	
YTD 2025 2024 +/-		
209	199	5.0%
5-year Dec average: 14		

Median Sold Price		\$530,500
 45.3%	 5.0%	
from Nov 2025: \$365,000	from Dec 2024: \$505,000	
YTD 2025 2024 +/-		
422,500	480,000	-12.0%
5-year Dec average: \$460,100		

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for December was \$530,500, representing an increase of 45.3% compared to last month and an increase of 5% from Dec 2024. The average days on market for units sold in December was 32 days, 55% above the 5-year December average of 21 days. There was a 16.7% month over month decrease in new contract activity with 10 New Pendencies; a 40% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 9; and a 16.7% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.83 in November and a decrease from 1.55 in December 2024. The Contract Ratio is 58% lower than the 5-year December average of 1.43. 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		15
Min 7	11	Max 15
5-year Dec average		
Nov 2025 18	Dec 2024 11	

Avg DOM		32
Min 5	21	Max 32
5-year Dec average		
Nov 2025 14	Dec 2024 31	YTD 19

Avg Sold to OLP Ratio		98.3%
Min 98.3%	100.3%	Max 103.8%
5-year Dec average		
Nov 2025 98.9%	Dec 2024 99.8%	YTD 100.0%

December 2025

Twin Valley (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings		5
 25.0%	 0.0%	
from Nov 2025: 4	from Dec 2024: 5	
YTD 2025 2024 +/-		
163	229	-28.8%
5-year Dec average: 5		

New Pensions		5
 -28.6%	 -28.6%	
from Nov 2025: 7	from Dec 2024: 7	
YTD 2025 2024 +/-		
145	178	-18.5%
5-year Dec average: 7		

Closed Sales		9
 -30.8%	 -18.2%	
from Nov 2025: 13	from Dec 2024: 11	
YTD 2025 2024 +/-		
171	181	-5.5%
5-year Dec average: 11		

Median Sold Price		\$435,000
 -17.1%	 17.0%	
from Nov 2025: \$525,000	from Dec 2024: \$371,750	
YTD 2025 2024 +/-		
\$490,000	\$495,000	-1.0%
5-year Dec average: \$378,150		



Active Listings		9	
Min 4	9	Max 16	
5-year Dec average	10		
Nov 2025	13	Dec 2024	16

Avg DOM		28	
Min 4	22	Max 39	
5-year Dec average	28		
Nov 2025	28	Dec 2024	39
YTD 24			

Avg Sold to OLP Ratio		97.7%	
Min 93.8%	97.7%	Max 105.7%	
5-year Dec average	100.0%		
Nov 2025	100.4%	Dec 2024	93.8%
YTD 99.4%			

December 2025

Twin Valley (Chester, PA) - Detached

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

New Listings		4
↔ 0.0%	↑ 33.3%	
from Nov 2025: 4	from Dec 2024: 3	
YTD 2025 2024 +/-		
133	197	-32.5%
5-year Dec average: 4		

New Pendencies		4
↑ 33.3%	↓ -33.3%	
from Nov 2025: 3	from Dec 2024: 6	
YTD 2025 2024 +/-		
114	146	-21.9%
5-year Dec average: 6		

Closed Sales		4
↓ -63.6%	↓ -42.9%	
from Nov 2025: 11	from Dec 2024: 7	
YTD 2025 2024 +/-		
139	148	-6.1%
5-year Dec average: 6		

Median Sold Price		\$447,500
↓ -22.2%	↓ -12.3%	
from Nov 2025: \$575,000	from Dec 2024: \$510,000	
YTD 2025 2024 +/-		
557,500	541,703	2.9%
5-year Dec average: \$421,490		

Summary		
In Twin Valley (Chester, PA), the median sold price for Detached properties for December was \$447,500, representing a decrease of 22.2% compared to last month and a decrease of 12.3% from Dec 2024. The average days on market for units sold in December was 9 days, 55% below the 5-year December average of 20 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendencies; a 16.7% MoM increase in All Pendencies (new contracts + contracts carried over from November) to 7; and a 33.3% decrease in supply to 8 active units.		
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.50 in November and a decrease from 2.85 in December 2024. The Contract Ratio is 64% lower than the 5-year December average of 2.42. 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.		

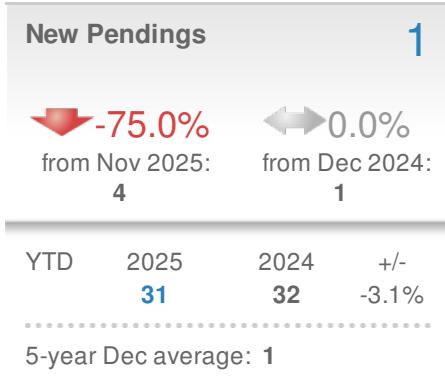
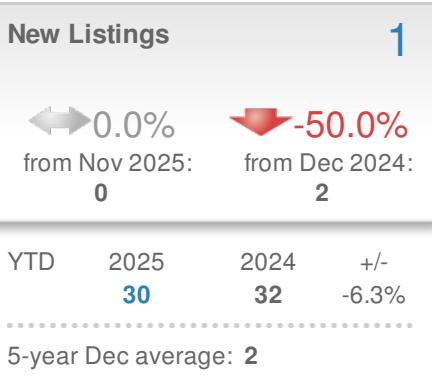
Active Listings		8
Min 4	8	Max 13
5-year Dec average		
Nov 2025 12	Dec 2024 13	

Avg DOM		9
Min 6	9	Max 47
5-year Dec average		
Nov 2025 28	Dec 2024 47	YTD 24

Avg Sold to OLP Ratio		100.0%
Min 91.4%	100.0%	Max 109.7%
5-year Dec average		
Nov 2025 95.7%	Dec 2024 91.4%	YTD 99.1%

December 2025

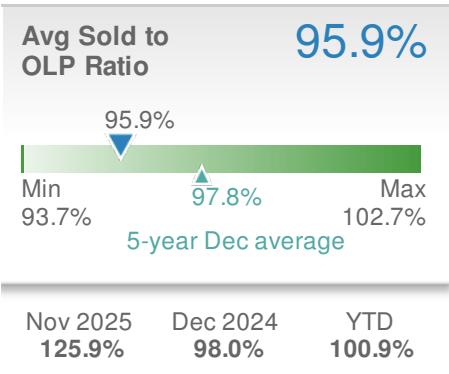
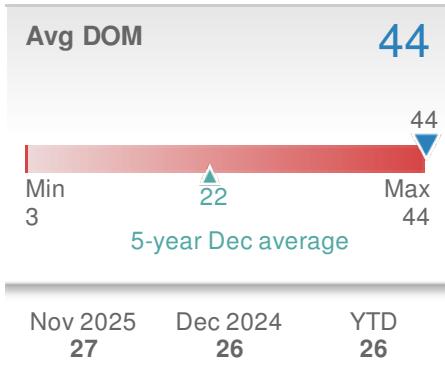
Twin Valley (Chester, PA) - Attached

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

Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for December was \$435,000, representing an increase of 16.8% compared to last month and an increase of 21.4% from Dec 2024. The average days on market for units sold in December was 44 days, 96% above the 5-year December average of 22 days. There was a 75% month over month decrease in new contract activity with 1 New Pendencies; a 100% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 0; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendencies per active listing, down from 4.00 in November and a decrease from 0.33 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.60. 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.



December 2025

Unionville-Chadds Ford (Chester, PA)

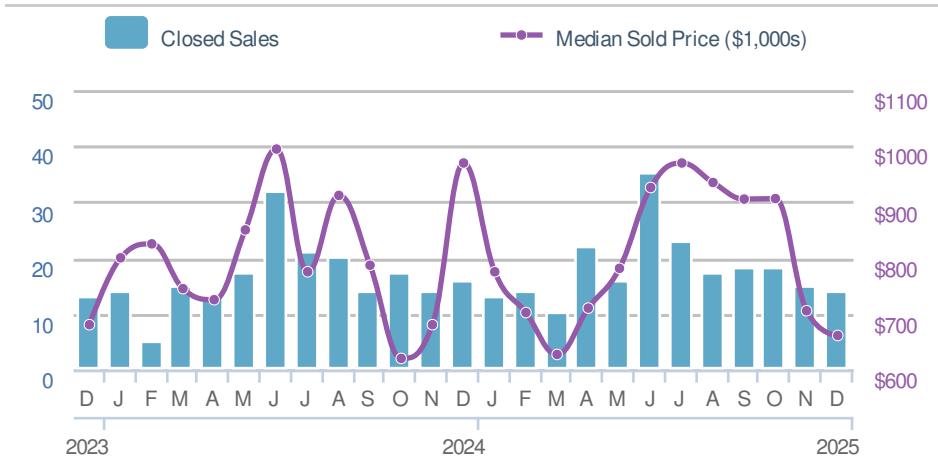
Email: ldavis@tcsr.realtor

New Listings		1
↓ -90.9%	↓ -83.3%	
from Nov 2025: 11	from Dec 2024: 6	
YTD 2025 265	2024 267	+/- 0.7%
5-year Dec average: 6		

New Pensions		7
↓ -53.3%	↓ -36.4%	
from Nov 2025: 15	from Dec 2024: 11	
YTD 2025 220	2024 206	+/- 6.8%
5-year Dec average: 10		

Closed Sales		14
↓ -6.7%	↓ -12.5%	
from Nov 2025: 15	from Dec 2024: 16	
YTD 2025 220	2024 203	+/- 8.4%
5-year Dec average: 16		

Median Sold Price		\$661,250
↓ -6.2%	↓ -31.8%	
from Nov 2025: \$705,000	from Dec 2024: \$970,000	
YTD 2025 2025 \$835,950 2024 2024 \$790,000 +/ 5.8%		
5-year Dec average: \$727,250		



Active Listings		28
Min 20	23	Max 28
5-year Dec average		
Nov 2025 38	Dec 2024 21	

Avg DOM		45
Min 18	32	Max 45
5-year Dec average		
Nov 2025 25	Dec 2024 31	YTD 27

Avg Sold to OLP Ratio		96.1%
Min 94.1%	97.4%	Max 101.4%
5-year Dec average		
Nov 2025 97.9%	Dec 2024 101.4%	YTD 98.2%

December 2025

Unionville-Chadds Ford (Chester, PA) - Detached

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

New Listings	1	
↓ -90.0%	↓ -83.3%	
from Nov 2025: 10	from Dec 2024: 6	
YTD 2025 2024 +/-		
239	230	3.9%
5-year Dec average: 6		

New Pendlings	7	
↓ -46.2%	↓ -22.2%	
from Nov 2025: 13	from Dec 2024: 9	
YTD 2025 2024 +/-		
196	174	12.6%
5-year Dec average: 9		

Closed Sales	11	
↓ -21.4%	↓ -15.4%	
from Nov 2025: 14	from Dec 2024: 13	
YTD 2025 2024 +/-		
193	175	10.3%
5-year Dec average: 13		

Median Sold Price	\$730,000	
↑ 2.2%	↓ -32.9%	
from Nov 2025: \$714,500	from Dec 2024: \$1,087,500	
YTD 2025 2024 +/-		
\$872,000	\$860,000	1.4%
5-year Dec average: \$816,500		

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for December was \$730,000, representing an increase of 2.2% compared to last month and a decrease of 32.9% from Dec 2024. The average days on market for units sold in December was 52 days, 44% above the 5-year December average of 36 days. There was a 46.2% month over month decrease in new contract activity with 7 New Pendlings; a 17.4% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 19; and a 28.6% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.76 pendlings per active listing, up from 0.66 in November and a decrease from 0.94 in December 2024. The Contract Ratio is 14% lower than the 5-year December average of 0.89. 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	25
Min 17	21
Max 25	25
5-year Dec average	
Nov 2025 35	Dec 2024 17

Avg DOM	52
Min 14	36
Max 52	52
5-year Dec average	
Nov 2025 26	Dec 2024 35
YTD 26	

Avg Sold to OLP Ratio	95.5%
Min 93.6%	95.5%
Max 102.4%	97.2%
5-year Dec average	
Nov 2025 97.9%	Dec 2024 102.4%
YTD 98.2%	

December 2025

Unionville-Chadds Ford (Chester, PA) - Attached

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

New Listings	0	
-100.0%	0.0%	
from Nov 2025: 1	from Dec 2024: 0	
YTD 2025 2024 +/-		
26	37	-29.7%
5-year Dec average: 1		

New Pendlings	0	
-100.0%	-100.0%	
from Nov 2025: 2	from Dec 2024: 2	
YTD 2025 2024 +/-		
24	31	-22.6%
5-year Dec average: 1		

Closed Sales	3	
200.0%	0.0%	
from Nov 2025: 1	from Dec 2024: 3	
YTD 2025 2024 +/-		
27	27	0.0%
5-year Dec average: 3		

Median Sold Price	\$610,000	
5.2%	4.3%	
from Nov 2025: \$580,000	from Dec 2024: \$584,900	
YTD 2025 2024 +/-		
581,500	584,900	-0.6%
5-year Dec average: \$542,380		

Summary	
In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for December was \$610,000, representing an increase of 5.2% compared to last month and an increase of 4.3% from Dec 2024. The average days on market for units sold in December was 20 days, 6% above the 5-year December average of 19 days. There was a 100% month over month decrease in new contract activity with 0 New Pendlings; a 100% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 0; and no change in supply with 3 active units.	
This activity resulted in a Contract Ratio of 0.00 pendlings per active listing, down from 1.00 in November and a decrease from 1.00 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.20. 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	3
Min 0 2 3 Max 4	3
5-year Dec average	
Nov 2025 3	Dec 2024 4

Avg DOM	20	
Min 8 19 20 Max 39	20	
5-year Dec average		
Nov 2025 12	Dec 2024 15	YTD 29

Avg Sold to OLP Ratio	98.2%	
Min 95.1% 98.2% 98.3% Max 104.1%	98.2%	
5-year Dec average		
Nov 2025 98.3%	Dec 2024 97.2%	YTD 98.4%

December 2025

West Chester Area (Chester, PA)

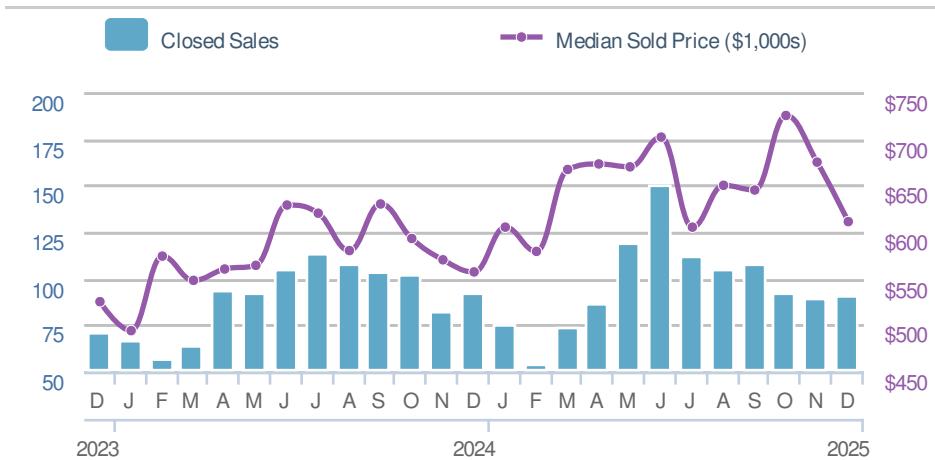
Email: ldavis@tcsr.realtor

New Listings	28
↓ -44.0%	↓ -42.9%
from Nov 2025: 50	from Dec 2024: 49
YTD 2025 1,412	2024 1,322 +/- 6.8%
5-year Dec average: 43	

New Pendencies	42
↓ -33.3%	↓ -28.8%
from Nov 2025: 63	from Dec 2024: 59
YTD 2025 1,148	2024 1,150 +/- -0.2%
5-year Dec average: 53	

Closed Sales	90
↑ 1.1%	↓ -1.1%
from Nov 2025: 89	from Dec 2024: 91
YTD 2025 1,206	2024 1,130 +/- 6.7%
5-year Dec average: 88	

Median Sold Price	\$611,000
↓ -9.5%	↑ 9.6%
from Nov 2025: \$675,000	from Dec 2024: \$557,500
YTD 2025 \$659,750	2024 \$580,000 +/- 13.8%
5-year Dec average: \$537,000	



Active Listings	72
Min 44	Max 76
5-year Dec average 65	72

Nov 2025 93	Dec 2024 76
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Avg DOM	25
Min 16	Max 33
5-year Dec average 23	25

Nov 2025 16	Dec 2024 16	YTD 16
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Avg Sold to OLP Ratio	97.4%
Min 97.4%	Max 101.7%
5-year Dec average 99.0%	97.4%

Nov 2025 99.8%	Dec 2024 98.9%	YTD 100.2%
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December 2025

West Chester Area (Chester, PA) - Detached

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

New Listings	15	
↓ -42.3%	↓ -51.6%	
from Nov 2025: 26	from Dec 2024: 31	
YTD 2025 2024 +/-		
841	714	17.8%
5-year Dec average: 22		

New Pendlings	23	
↓ -20.7%	↓ -32.4%	
from Nov 2025: 29	from Dec 2024: 34	
YTD 2025 2024 +/-		
641	595	7.7%
5-year Dec average: 26		

Closed Sales	44	
↓ -17.0%	↓ -4.3%	
from Nov 2025: 53	from Dec 2024: 46	
YTD 2025 2024 +/-		
678	551	23.0%
5-year Dec average: 45		

Median Sold Price	\$767,500	
↓ -13.6%	↑ 3.3%	
from Nov 2025: \$888,500	from Dec 2024: \$743,000	
YTD 2025 2024 +/-		
\$830,542	\$751,875	10.5%
5-year Dec average: \$678,050		

Summary	
In West Chester Area (Chester, PA), the median sold price for Detached properties for December was \$767,500, representing a decrease of 13.6% compared to last month and an increase of 3.3% from Dec 2024. The average days on market for units sold in December was 20 days, 5% above the 5-year December average of 19 days. There was a 20.7% month over month decrease in new contract activity with 23 New Pendlings; a 21.6% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 80; and a 19.6% decrease in supply to 45 active units.	
This activity resulted in a Contract Ratio of 1.78 pendings per active listing, down from 1.82 in November and a decrease from 2.65 in December 2024. The Contract Ratio is 28% lower than the 5-year December average of 2.48. 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	45	
Min 25	38	Max 46
5-year Dec average		
Nov 2025 56	Dec 2024 46	

Avg DOM	20	
Min 16	19	Max 26
5-year Dec average		
Nov 2025 14	Dec 2024 16	YTD 13

Avg Sold to OLP Ratio	98.0%	
Min 94.9%	98.0%	Max 100.6%
5-year Dec average		
Nov 2025 100.3%	Dec 2024 98.2%	YTD 100.9%

December 2025

West Chester Area (Chester, PA) - Attached

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

New Listings	13	
↓ -45.8%	↓ -27.8%	
from Nov 2025: 24	from Dec 2024: 18	
YTD 2025 2024 +/-		
571	608	-6.1%
5-year Dec average: 21		

New Pendlings	19	
↓ -44.1%	↓ -24.0%	
from Nov 2025: 34	from Dec 2024: 25	
YTD 2025 2024 +/-		
507	555	-8.6%
5-year Dec average: 27		

Closed Sales	46	
↑ 27.8%	↑ 2.2%	
from Nov 2025: 36	from Dec 2024: 45	
YTD 2025 2024 +/-		
528	579	-8.8%
5-year Dec average: 42		

Median Sold Price	\$518,000	
↑ 7.9%	↑ 9.1%	
from Nov 2025: \$480,000	from Dec 2024: \$475,000	
YTD 2025 2024 +/-		
\$500,000	\$503,000	-0.6%
5-year Dec average: \$441,410		

Summary	
In West Chester Area (Chester, PA), the median sold price for Attached properties for December was \$518,000, representing an increase of 7.9% compared to last month and an increase of 9.1% from Dec 2024. The average days on market for units sold in December was 29 days, 9% above the 5-year December average of 27 days. There was a 44.1% month over month decrease in new contract activity with 19 New Pendlings; a 51.7% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 28; and a 27% decrease in supply to 27 active units.	
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.57 in November and a decrease from 1.80 in December 2024. The Contract Ratio is 53% lower than the 5-year December average of 2.22. 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	27
Min 19	27
Max 31	
5-year Dec average	
Nov 2025 37	Dec 2024 30

Avg DOM	29
Min 15	27
Max 51	
5-year Dec average	
Nov 2025 19	Dec 2024 15
YTD 20	

Avg Sold to OLP Ratio	96.8%
Min 96.8%	100.2%
Max 102.9%	
5-year Dec average	
Nov 2025 99.2%	Dec 2024 99.6%
YTD 99.3%	