

December 2025

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

December 2025
Chester County, PA

Email: ldavis@tcsr.realtor

New Listings**206**

↓ **-35.8%**
from Nov 2025:
321

↓ **-12.7%**
from Dec 2024:
236

YTD	2025	2024	+/-
	6,981	6,677	4.6%

5-year Dec average: **248****New Pendings****269**

↓ **-27.9%**
from Nov 2025:
373

↓ **-3.6%**
from Dec 2024:
279

YTD	2025	2024	+/-
	5,756	5,632	2.2%

5-year Dec average: **301****Closed Sales****455**

↑ **6.3%**
from Nov 2025:
428

↑ **9.6%**
from Dec 2024:
415

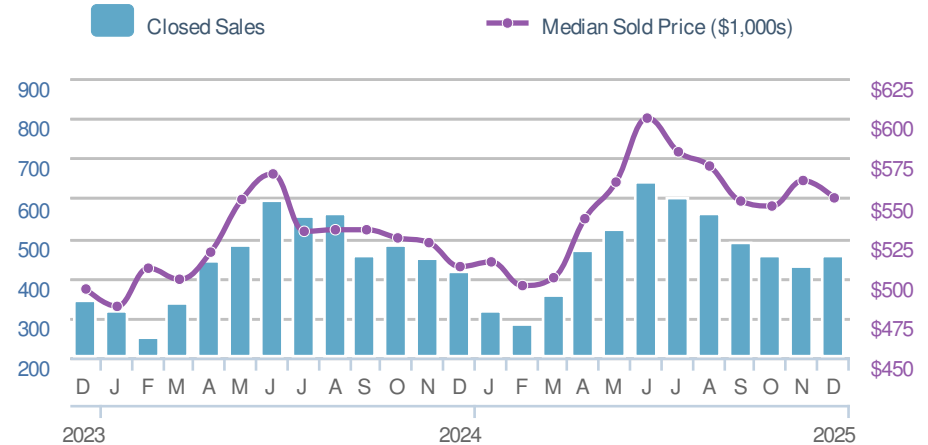
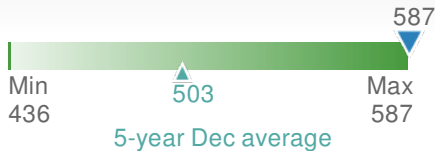
YTD	2025	2024	+/-
	5,838	5,542	5.3%

5-year Dec average: **454****Median Sold Price****\$550,000**

↓ **-2.0%**
from Nov 2025:
\$561,232

↑ **8.4%**
from Dec 2024:
\$507,500

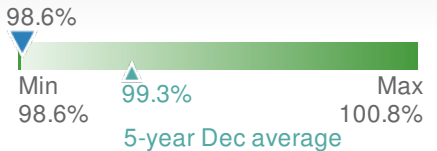
YTD	2025	2024	+/-
	\$556,000	\$525,770	5.7%

5-year Dec average: **\$481,450****Active Listings****587**

Nov 2025	Dec 2024
739	540

Avg DOM**28**

Nov 2025	Dec 2024	YTD
25	24	22

Avg Sold to OLP Ratio**98.6%**

Nov 2025	Dec 2024	YTD
99.9%	99.1%	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 Pendings****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**

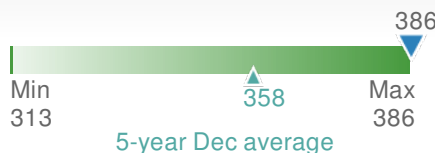
 **-7.8%**  **4.8%**
 from Nov 2025: **\$670,000** from Dec 2024: **\$589,950**

YTD	2025	2024	+/-
	\$640,000	\$600,000	6.7%

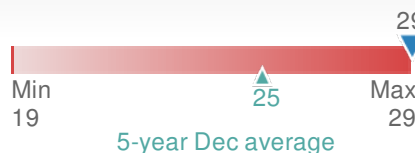
5-year Dec average: **\$546,364****Summary**

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 Pendings; a 25.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 389; and a 20.1% decrease in supply to 386 active units.

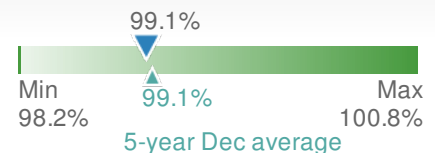
This activity resulted in a Contract Ratio of 1.01 pendings per active listing, down from 1.08 in November and a decrease from 1.25 in December 2024. The Contract Ratio is 21% lower than the 5-year December average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
483	385

Avg DOM**29**

Nov 2025	Dec 2024	YTD
24	26	21

Avg Sold to OLP Ratio**99.1%**

Nov 2025	Dec 2024	YTD
100.6%	99.0%	101.1%


December 2025


Chester County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor


New Listings**83**


 **-29.1%**
 from Nov 2025: **117**

 **-10.8%**
 from Dec 2024: **93**

YTD	2025	2024	+/-
	2,356	2,256	4.4%


5-year Dec average: **98****New Pendings****109**


 **-16.8%**
 from Nov 2025: **131**

 **9.0%**
 from Dec 2024: **100**

YTD	2025	2024	+/-
	1,992	1,980	0.6%


5-year Dec average: **111****Closed Sales****164**


 **17.1%**
 from Nov 2025: **140**

 **15.5%**
 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%**
 from Nov 2025: **\$400,000**

 **3.6%**
 from Dec 2024: **\$435,000**

YTD	2025	2024	+/-
	\$435,500	\$433,000	0.6%

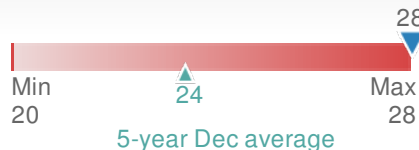
5-year Dec average: **\$402,300****Summary**

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 Pendings; a 25.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 181; and a 21.5% decrease in supply to 201 active units.

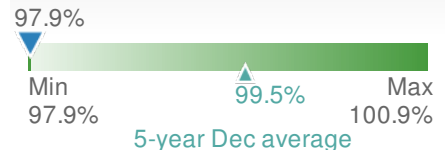
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 0.95 in November and a decrease from 1.32 in December 2024. The Contract Ratio is 52% lower than the 5-year December average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
256	155

Avg DOM**28**

Nov 2025	Dec 2024	YTD
28	21	25

Avg Sold to OLP Ratio**97.9%**

Nov 2025	Dec 2024	YTD
98.5%	99.3%	99.4%

December 2025

Avon Grove (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**8**

↓ **-42.9%**
from Nov 2025:
14

↓ **-27.3%**
from Dec 2024:
11

YTD	2025	2024	+/-
	275	372	-26.1%

5-year Dec average: **12****New Pendings****11**

↓ **-21.4%**
from Nov 2025:
14

↑ **22.2%**
from Dec 2024:
9

YTD	2025	2024	+/-
	232	291	-20.3%

5-year Dec average: **15****Closed Sales****18**

↓ **-10.0%**
from Nov 2025:
20

↓ **-10.0%**
from Dec 2024:
20

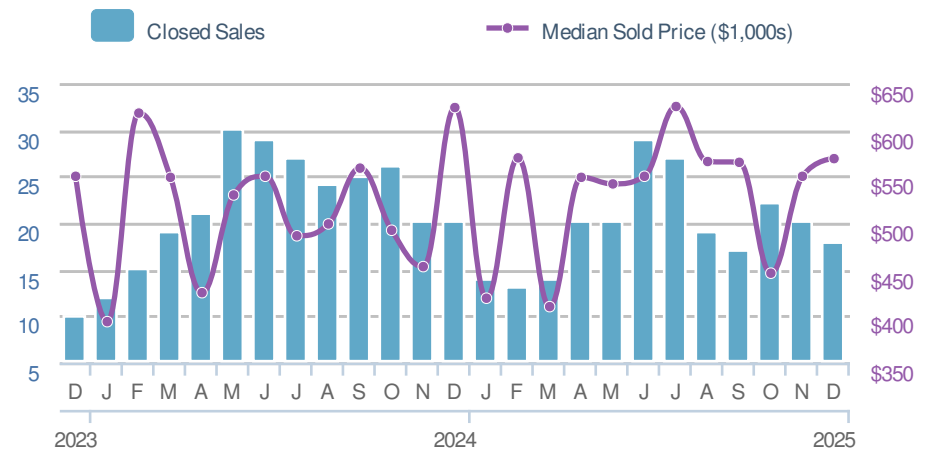
YTD	2025	2024	+/-
	243	285	-14.7%

5-year Dec average: **23****Median Sold Price****\$569,950**

↑ **3.6%**
from Nov 2025:
\$550,000

↓ **-8.7%**
from Dec 2024:
\$624,500

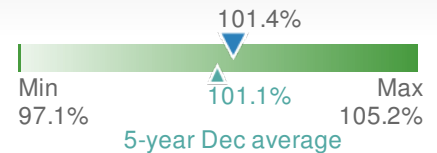
YTD	2025	2024	+/-
	\$541,000	\$515,000	5.0%

5-year Dec average: **\$539,990****Active Listings****25**

Nov 2025	Dec 2024
39	34

Avg DOM**42**

Nov 2025	Dec 2024	YTD
20	37	26



Avg Sold to OLP Ratio**101.4%**

Nov 2025	Dec 2024	YTD
101.3%	99.6%	99.7%

December 2025



Avon Grove (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**

 **-50.0%**
 from Nov 2025: **14**
 **-12.5%**
 from Dec 2024: **8**


YTD	2025	2024	+/-
	257	348	-26.1%

5-year Dec average: **10****New Pendings****9**

 **-25.0%**
 from Nov 2025: **12**
 **28.6%**
 from Dec 2024: **7**

YTD	2025	2024	+/-
	213	265	-19.6%

5-year Dec average: **13****Closed Sales****16**

 **-11.1%**
 from Nov 2025: **18**
 **-5.9%**
 from Dec 2024: **17**

YTD	2025	2024	+/-
	223	260	-14.2%

5-year Dec average: **20****Median Sold Price****\$590,000**

 **5.4%**
 from Nov 2025: **\$559,958**
 **-9.2%**
 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 Pendings; a 29.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 17; and a 34.2% decrease in supply to 25 active units.

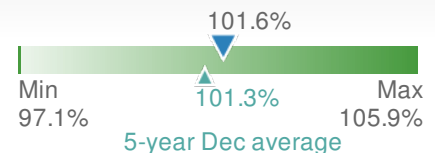
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.63 in November and a decrease from 1.22 in December 2024. The Contract Ratio is 53% lower than the 5-year December average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
38	32

Avg DOM**46**

Nov 2025	Dec 2024	YTD
16	42	26

Avg Sold to OLP Ratio**101.6%**

Nov 2025	Dec 2024	YTD
101.7%	99.6%	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 Pendings****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 Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 2; and a 100% decrease in supply to 0 active units.

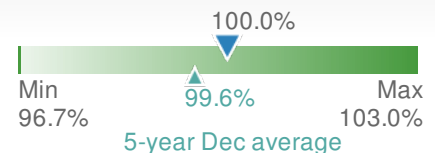
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in November and a decrease from 1.50 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
1	2

Avg DOM**8**

Nov 2025	Dec 2024	YTD
55	10	27

Avg Sold to OLP Ratio**100.0%**

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%**from Nov 2025:
49**↓ -9.8%**from Dec 2024:
41

YTD	2025	2024	+/-
	937	849	10.4%

5-year Dec average: **39****New Pendings****45****↓ -2.2%**from Nov 2025:
46**↑ 7.1%**from Dec 2024:
42

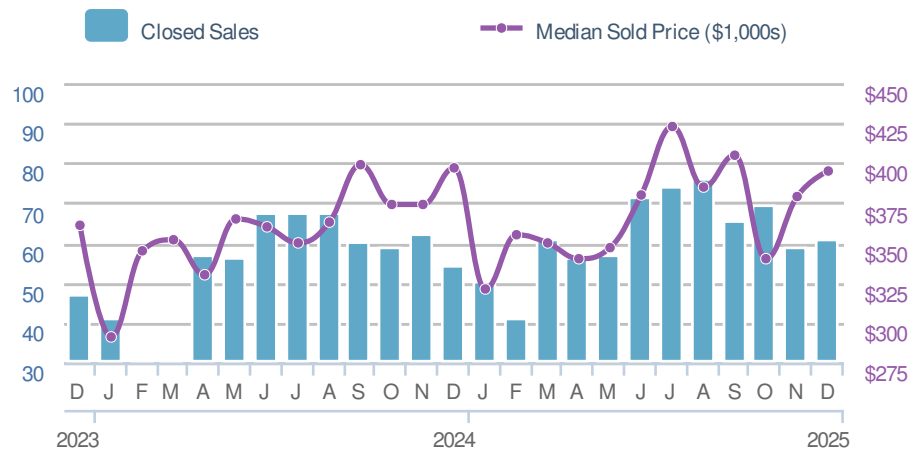
YTD	2025	2024	+/-
	793	713	11.2%

5-year Dec average: **44****Closed Sales****61****↑ 3.4%**from Nov 2025:
59**↑ 13.0%**from Dec 2024:
54

YTD	2025	2024	+/-
	787	689	14.2%

5-year Dec average: **64****Median Sold Price****\$395,000****↑ 4.2%**from Nov 2025:
\$379,000**↓ -0.6%**from Dec 2024:
\$397,400

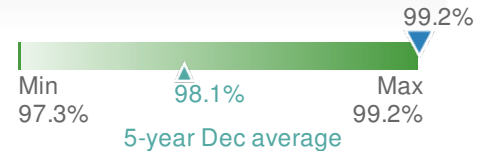
YTD	2025	2024	+/-
	\$360,000	\$350,000	2.9%

5-year Dec average: **\$340,679****Active Listings****72**

Nov 2025	Dec 2024
103	83

Avg DOM**33**

Nov 2025	Dec 2024	YTD
34	22	24

Avg Sold to OLP Ratio**99.2%**

Nov 2025	Dec 2024	YTD
100.7%	97.3%	99.8%

December 2025

Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**23** **-8.0%**from Nov 2025:
25 **-11.5%**from Dec 2024:
26

YTD	2025	2024	+/-
	589	526	12.0%

5-year Dec average: **27****New Pendings****25** **-21.9%**from Nov 2025:
32 **-7.4%**from Dec 2024:
27

YTD	2025	2024	+/-
	517	452	14.4%

5-year Dec average: **29****Closed Sales****42** **0.0%**from Nov 2025:
42 **2.4%**from Dec 2024:
41

YTD	2025	2024	+/-
	503	444	13.3%

5-year Dec average: **45****Median
Sold Price****\$428,000** **0.0%**from Nov 2025:
\$428,000 **4.4%**from Dec 2024:
\$410,000

YTD	2025	2024	+/-
	\$423,700	\$406,750	4.2%

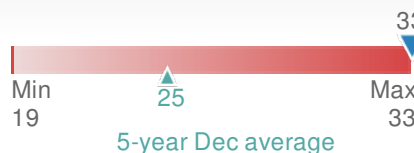
5-year Dec average: **\$385,100****Summary**

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 Pendings; a 24.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 49; and a 30.2% decrease in supply to 37 active units.

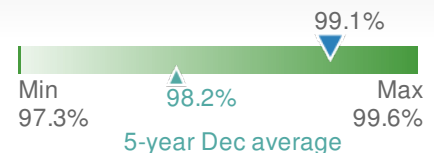
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 1.23 in November and an increase from 0.70 in December 2024. The Contract Ratio is 18% higher than the 5-year December average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
53	56

Avg DOM**33**

Nov 2025	Dec 2024	YTD
29	24	24

**Avg Sold to
OLP Ratio****99.1%**

Nov 2025	Dec 2024	YTD
102.4%	97.4%	99.9%

December 2025

Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14** **-41.7%**from Nov 2025:
24 **-6.7%**from Dec 2024:
15

YTD	2025	2024	+/-
	348	323	7.7%

5-year Dec average: **12****New Pendings****20** **42.9%**from Nov 2025:
14 **33.3%**from Dec 2024:
15

YTD	2025	2024	+/-
	276	261	5.7%

5-year Dec average: **15****Closed Sales****19** **11.8%**from Nov 2025:
17 **46.2%**from Dec 2024:
13

YTD	2025	2024	+/-
	284	245	15.9%

5-year Dec average: **19****Median Sold Price****\$339,000** **6.6%**from Nov 2025:
\$318,000 **16.9%**from Dec 2024:
\$290,000

YTD	2025	2024	+/-
	\$325,000	\$316,011	2.8%

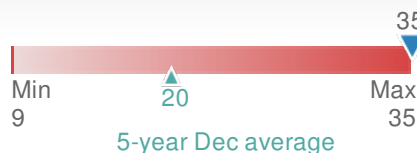
5-year Dec average: **\$211,000****Summary**

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 Pendings; a 2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 48; and a 30% decrease in supply to 35 active units.

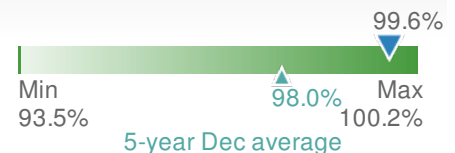
This activity resulted in a Contract Ratio of 1.37 pendings per active listing, up from 0.98 in November and a decrease from 2.04 in December 2024. The Contract Ratio is 58% lower than the 5-year December average of 3.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
50	27

Avg DOM**35**

Nov 2025	Dec 2024	YTD
47	17	23

Avg Sold to OLP Ratio**99.6%**

Nov 2025	Dec 2024	YTD
96.6%	97.1%	99.6%

December 2025

Downingtown Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**46** **-30.3%**from Nov 2025:
66 **35.3%**from Dec 2024:
34

YTD	2025	2024	+/-
	1,055	919	14.8%

5-year Dec average: **39****New Pendings****45** **-26.2%**from Nov 2025:
61 **18.4%**from Dec 2024:
38

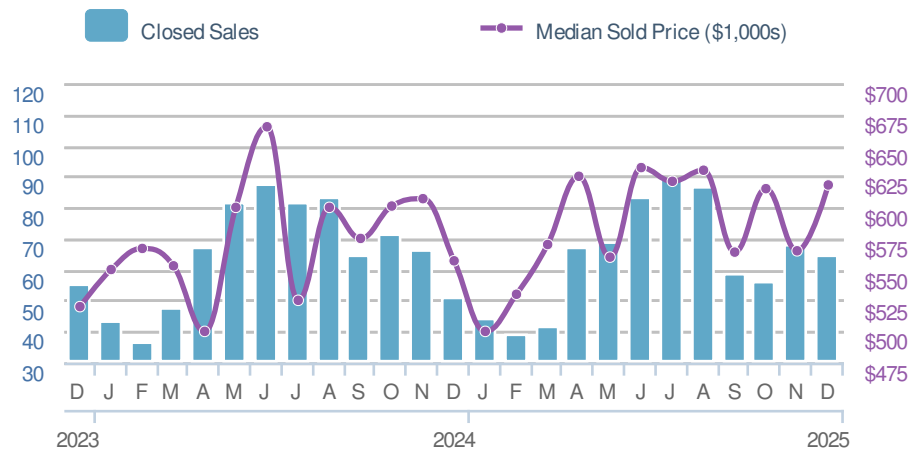
YTD	2025	2024	+/-
	867	805	7.7%

5-year Dec average: **42****Closed Sales****64** **-5.9%**from Nov 2025:
68 **25.5%**from Dec 2024:
51

YTD	2025	2024	+/-
	835	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

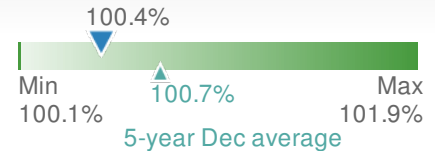
YTD	2025	2024	+/-
	\$602,500	\$570,000	5.7%

5-year Dec average: **\$524,332****Active Listings****82**

Nov 2025	Dec 2024
95	62

Avg DOM**19**

Nov 2025	Dec 2024	YTD
29	21	21

Avg Sold to OLP Ratio**100.4%**

Nov 2025	Dec 2024	YTD
100.2%	101.1%	101.5%

December 2025

Downingtown Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****24** **-42.9%**from Nov 2025:
42 **41.2%**from Dec 2024:
17

YTD	2025	2024	+/-
	690	594	16.2%

5-year Dec average: **20****New Pending****28** **-37.8%**from Nov 2025:
45 **16.7%**from Dec 2024:
24

YTD	2025	2024	+/-
	567	513	10.5%

5-year Dec average: **24****Closed Sales****44** **22.2%**from Nov 2025:
36 **33.3%**from Dec 2024:
33

YTD	2025	2024	+/-
	550	482	14.1%

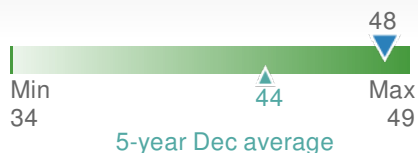
5-year Dec average: **39****Median
Sold Price****\$720,000** **2.4%**from Nov 2025:
\$703,000 **11.3%**from Dec 2024:
\$647,000

YTD	2025	2024	+/-
	\$695,565	\$669,000	4.0%

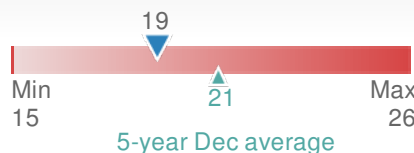
5-year Dec average: **\$614,550****Summary**

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 Pending; a 15.5% MoM decrease in All Pending (new contracts + contracts carried over from November) to 87; and a 15.8% decrease in supply to 48 active units.

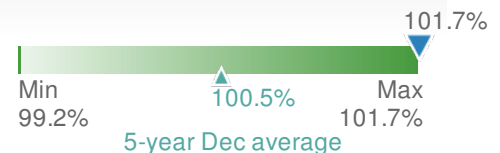
This activity resulted in a Contract Ratio of 1.81 pendings per active listing, no change from November and an increase from 1.51 in December 2024. The Contract Ratio is 15% higher than the 5-year December average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
57	43

Avg DOM**19**

Nov 2025	Dec 2024	YTD
21	22	16

**Avg Sold to
OLP Ratio****101.7%**

Nov 2025	Dec 2024	YTD
103.7%	100.8%	102.6%

December 2025

Downingtown Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****22** **-8.3%**from Nov 2025:
24 **29.4%**from Dec 2024:
17

YTD	2025	2024	+/-
	365	325	12.3%

5-year Dec average: **19****New Pending****17** **6.3%**from Nov 2025:
16 **21.4%**from Dec 2024:
14

YTD	2025	2024	+/-
	300	292	2.7%

5-year Dec average: **18****Closed Sales****20** **-37.5%**from Nov 2025:
32 **11.1%**from Dec 2024:
18

YTD	2025	2024	+/-
	285	330	-13.6%

5-year Dec average: **24****Median
Sold Price****\$479,500** **9.3%**from Nov 2025:
\$438,750 **7.8%**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 Pending; a 5.3% MoM decrease in All Pending (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 pending 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.

Active Listings**34**

Nov 2025	Dec 2024
38	19

Avg DOM**20**

Nov 2025	Dec 2024	YTD
38	19	30

**Avg Sold to
OLP Ratio****97.7%**


Nov 2025	Dec 2024	YTD
96.3%	101.6%	99.4%

December 2025

Great Valley (Chester, PA)

Email: ldavis@tcsr.realtor


New Listings**10**


 **-61.5%**
 from Nov 2025:
 26

 **-28.6%**
 from Dec 2024:
 14

YTD	2025	2024	+/-
	515	416	23.8%


5-year Dec average: **15****New Pendings****17**


 **-43.3%**
 from Nov 2025:
 30

 **-29.2%**
 from Dec 2024:
 24

YTD	2025	2024	+/-
	413	326	26.7%

5-year Dec average: **20****Closed Sales****40**


 **48.1%**
 from Nov 2025:
 27

 **66.7%**
 from Dec 2024:
 24

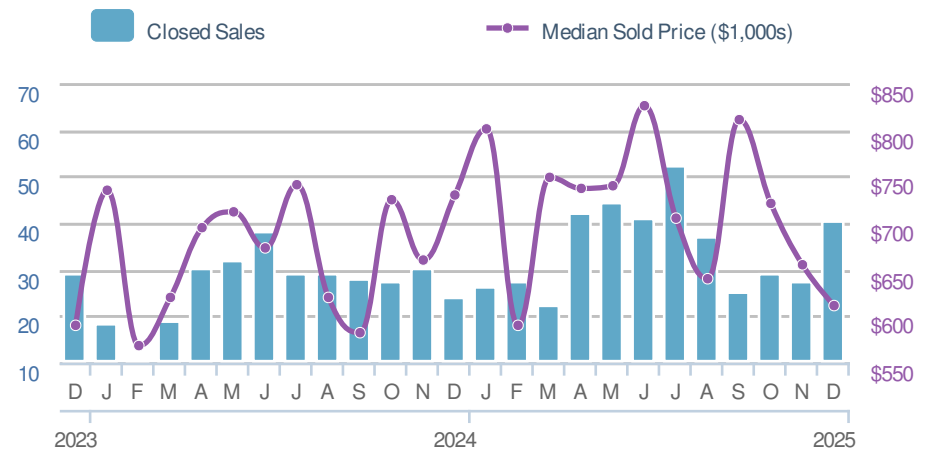
YTD	2025	2024	+/-
	423	318	33.0%

5-year Dec average: **36****Median Sold Price****\$611,500**

 **-6.6%**
 from Nov 2025:
 \$655,000

 **-16.2%**
 from Dec 2024:
 \$730,000

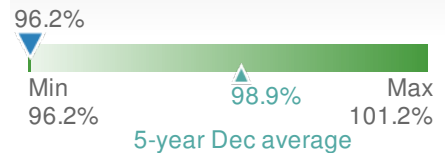
YTD	2025	2024	+/-
	\$705,000	\$665,000	6.0%

5-year Dec average: **\$611,800****Active Listings****49**

Nov 2025	Dec 2024
61	39

Avg DOM**28**

Nov 2025	Dec 2024	YTD
30	51	30

Avg Sold to OLP Ratio**96.2%**

Nov 2025	Dec 2024	YTD
99.3%	99.8%	100.2%

December 2025

Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**8**

↔ 0.0%

from Nov 2025:
8

↓ -20.0%

from Dec 2024:
10

YTD	2025	2024	+/-
	275	229	20.1%

5-year Dec average: **8****New Pendings****8**

↓ -50.0%

from Nov 2025:
16

↓ -50.0%

from Dec 2024:
16

YTD	2025	2024	+/-
	218	187	16.6%

5-year Dec average: **12****Closed Sales****24**

↑ 50.0%

from Nov 2025:
16

↑ 33.3%

from Dec 2024:
18

YTD	2025	2024	+/-
	228	184	23.9%

5-year Dec average: **22****Median Sold Price****\$700,000**

↓ -15.9%

from Nov 2025:
\$832,500

↓ -14.7%

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 Pendings; a 44.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 19; and a 10.3% decrease in supply to 26 active units.

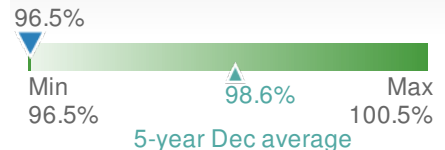
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 1.17 in November and a decrease from 1.73 in December 2024. The Contract Ratio is 38% lower than the 5-year December average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
29	15

Avg DOM**25**

Nov 2025	Dec 2024	YTD
40	45	29

Avg Sold to OLP Ratio**96.5%**

Nov 2025	Dec 2024	YTD
98.7%	100.5%	101.9%


December 2025


Great Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor


New Listings**2**


 **-88.9%**
 from Nov 2025: **18**

 **-50.0%**
 from Dec 2024: **4**

YTD	2025	2024	+/-
	239	187	27.8%


5-year Dec average: **7****New Pendings****9**


 **-35.7%**
 from Nov 2025: **14**

 **12.5%**
 from Dec 2024: **8**

YTD	2025	2024	+/-
	194	139	39.6%

5-year Dec average: **8****Closed Sales****16**

 **45.5%**
 from Nov 2025: **11**

 **166.7%**
 from Dec 2024: **6**

YTD	2025	2024	+/-
	194	134	44.8%

5-year Dec average: **14****Median Sold Price****\$492,000**

 **26.2%**
 from Nov 2025: **\$390,000**

 **-5.6%**
 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 Pendings; a 37.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 15; and a 28.1% decrease in supply to 23 active units.

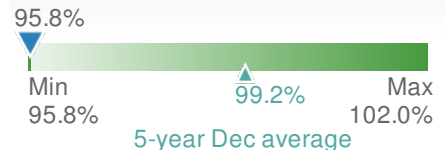
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.75 in November and an increase from 0.58 in December 2024. The Contract Ratio is 56% lower than the 5-year December average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
32	24

Avg DOM**32**

Nov 2025	Dec 2024	YTD
15	68	30

Avg Sold to OLP Ratio**95.8%**

Nov 2025	Dec 2024	YTD
100.2%	97.7%	98.4%

December 2025

Kennett Consolidated (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**13****↓ -23.5%**from Nov 2025:
17**↑ 18.2%**from Dec 2024:
11

YTD	2025	2024	+/-
	362	298	21.5%

5-year Dec average: **14****New Pendings****26****↓ -13.3%**from Nov 2025:
30**↑ 225.0%**from Dec 2024:
8

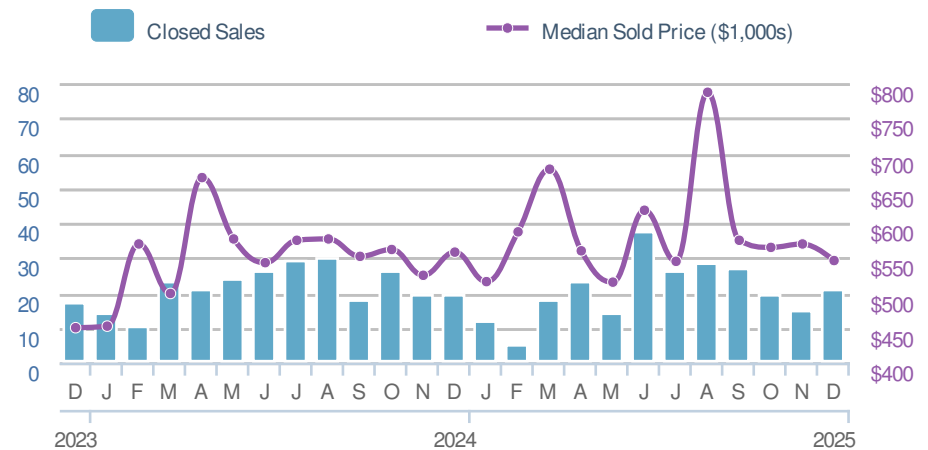
YTD	2025	2024	+/-
	286	264	8.3%

5-year Dec average: **18****Closed Sales****21****↑ 40.0%**from Nov 2025:
15**↑ 10.5%**from Dec 2024:
19

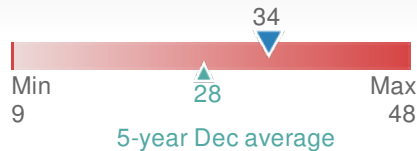
YTD	2025	2024	+/-
	254	264	-3.8%

5-year Dec average: **20****Median Sold Price****\$546,353****↓ -4.1%**from Nov 2025:
\$570,000**↓ -2.2%**from Dec 2024:
\$558,390

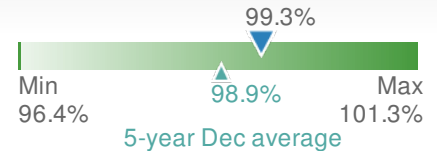
YTD	2025	2024	+/-
	\$579,950	\$552,200	5.0%

5-year Dec average: **\$508,849****Active Listings****48**

Nov 2025	Dec 2024
63	35

Avg DOM**34**

Nov 2025	Dec 2024	YTD
30	34	24

Avg Sold to OLP Ratio**99.3%**

Nov 2025	Dec 2024	YTD
99.7%	96.4%	99.7%

December 2025

Kennett Consolidated (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5** **-54.5%**from Nov 2025:
11 **0.0%**from Dec 2024:
5

YTD	2025	2024	+/-
	228	196	16.3%

5-year Dec average: **6****New Pending****15** **-28.6%**from Nov 2025:
21 **275.0%**from Dec 2024:
4

YTD	2025	2024	+/-
	193	173	11.6%

5-year Dec average: **11****Closed Sales****14** **40.0%**from Nov 2025:
10 **27.3%**from Dec 2024:
11

YTD	2025	2024	+/-
	173	174	-0.6%

5-year Dec average: **12****Median
Sold Price****\$690,000** **7.8%**from Nov 2025:
\$640,000 **-3.5%**from Dec 2024:
\$715,000

YTD	2025	2024	+/-
	\$660,000	\$630,000	4.8%

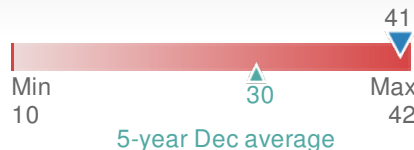
5-year Dec average: **\$592,800****Summary**

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 Pending; no MoM change in All Pending (new contracts + contracts carried over from November) with 28; and a 44% decrease in supply to 14 active units.

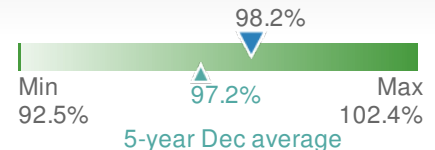
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.12 in November and an increase from 0.35 in December 2024. The Contract Ratio is 50% higher than the 5-year December average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
25	23

Avg DOM**41**

Nov 2025	Dec 2024	YTD
29	42	19

**Avg Sold to
OLP Ratio****98.2%**

Nov 2025	Dec 2024	YTD
98.8%	92.5%	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:
6 **33.3%**from Dec 2024:
6

YTD	2025	2024	+/-
	134	102	31.4%

5-year Dec average: **8****New Pending****11** **22.2%**from Nov 2025:
9 **175.0%**from Dec 2024:
4

YTD	2025	2024	+/-
	93	91	2.2%

5-year Dec average: **7****Closed Sales****7** **40.0%**from Nov 2025:
5 **-12.5%**from Dec 2024:
8

YTD	2025	2024	+/-
	81	90	-10.0%

5-year Dec average: **8****Median
Sold Price****\$411,100** **-16.1%**from Nov 2025:
\$490,000 **-18.7%**from Dec 2024:
\$505,500

YTD	2025	2024	+/-
	\$485,000	\$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 Pending; a 35.7% MoM increase in All Pending (new contracts + contracts carried over from November) to 19; and a 10.5% decrease in supply to 34 active units.

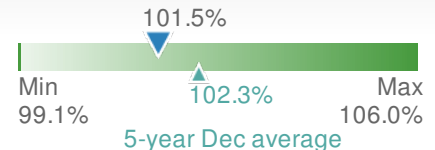
This activity resulted in a Contract Ratio of 0.56 pending per active listing, up from 0.37 in November and a decrease from 0.75 in December 2024. The Contract Ratio is 71% lower than the 5-year December average of 1.94. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
38	12

Avg DOM**21**

Nov 2025	Dec 2024	YTD
32	23	34

**Avg Sold to
OLP Ratio****101.5%**

Nov 2025	Dec 2024	YTD
101.6%	101.7%	99.7%

December 2025

Octorara Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**5****↓ -28.6%**from Nov 2025:
7**↔ 0.0%**from Dec 2024:
5

YTD	2025	2024	+/-
	147	192	-23.4%

5-year Dec average: **7****New Pendings****6****↓ -40.0%**from Nov 2025:
10**↓ -14.3%**from Dec 2024:
7

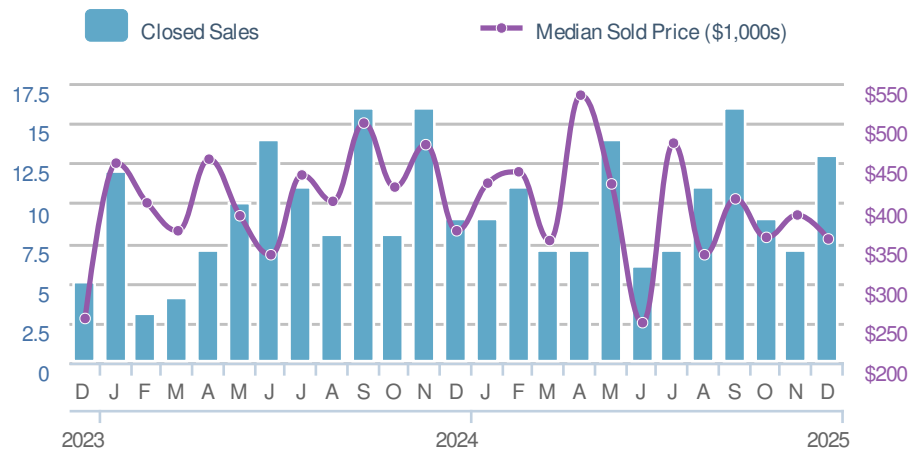
YTD	2025	2024	+/-
	111	148	-25.0%

5-year Dec average: **7****Closed Sales****13****↑ 85.7%**from Nov 2025:
7**↑ 44.4%**from Dec 2024:
9

YTD	2025	2024	+/-
	134	125	7.2%

5-year Dec average: **9****Median Sold Price****\$355,000****↓ -7.8%**from Nov 2025:
\$385,000**↓ -2.7%**from Dec 2024:
\$365,000

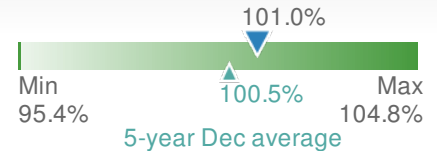
YTD	2025	2024	+/-
	\$422,500	\$430,000	-1.7%

5-year Dec average: **\$301,000****Active Listings****25**

Nov 2025	Dec 2024
26	20

Avg DOM**26**

Nov 2025	Dec 2024	YTD
31	13	24

Avg Sold to OLP Ratio**101.0%**

Nov 2025	Dec 2024	YTD
101.5%	103.9%	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	2024	+/-
	127	175	-27.4%

5-year Dec average: 6

New Pendings**3**

↓ **-57.1%** ↓ **-50.0%**
from Nov 2025: 7 from Dec 2024: 6

YTD	2025	2024	+/-
	94	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	2024	+/-
	119	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	2024	+/-
	\$438,000	\$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 Pendings; a 53.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 6; and no change in supply with 25 active units.

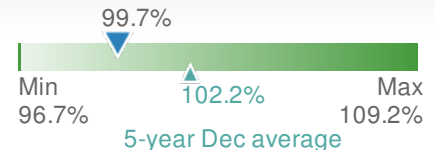
This activity resulted in a Contract Ratio of 0.24 pendings per active listing, down from 0.52 in November and a decrease from 1.75 in December 2024. The Contract Ratio is 72% lower than the 5-year December average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
25	20

Avg DOM**34**

Nov 2025	Dec 2024	YTD
31	16	23

Avg Sold to OLP Ratio**99.7%**

Nov 2025	Dec 2024	YTD
101.5%	102.9%	103.0%

December 2025

Octorara Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2** **100.0%**

from Nov 2025:

1 **0.0%**

from Dec 2024:

0

YTD	2025	2024	+/-
	20	17	17.6%

5-year Dec average: **2****New Pendings****3** **0.0%**

from Nov 2025:

3 **200.0%**

from Dec 2024:

1

YTD	2025	2024	+/-
	17	16	6.3%

5-year Dec average: **2****Closed Sales****4** **0.0%**

from Nov 2025:

0 **100.0%**

from Dec 2024:

2

YTD	2025	2024	+/-
	15	18	-16.7%

5-year Dec average: **3****Median
Sold Price****\$246,750** **0.0%**

from Nov 2025:

\$0 **-11.9%**

from Dec 2024:

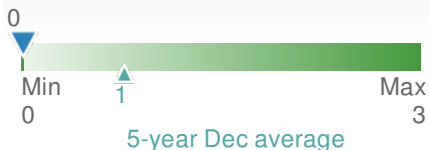
\$280,000

YTD	2025	2024	+/-
	\$255,000	\$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 Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 3; and a 100% decrease in supply to 0 active units.

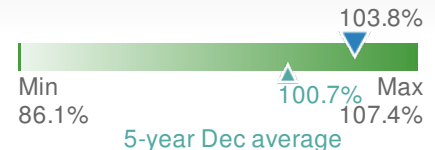
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 4.00 in November and no change from December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Nov 2025	Dec 2024
1	0

Avg DOM**7**

Nov 2025	Dec 2024	YTD
0	4	31

**Avg Sold to
OLP Ratio****103.8%**

Nov 2025	Dec 2024	YTD
0.0%	107.3%	103.1%

December 2025

Owen J Roberts (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**12**

↓ -40.0% ↓ -14.3%
from Nov 2025: from Dec 2024:
20 14

YTD	2025	2024	+/-
	418	433	-3.5%

5-year Dec average: **16****New Pendings****16**

↓ -40.7% ↓ -23.8%
from Nov 2025: from Dec 2024:
27 21

YTD	2025	2024	+/-
	350	359	-2.5%

5-year Dec average: **20****Closed Sales****30**

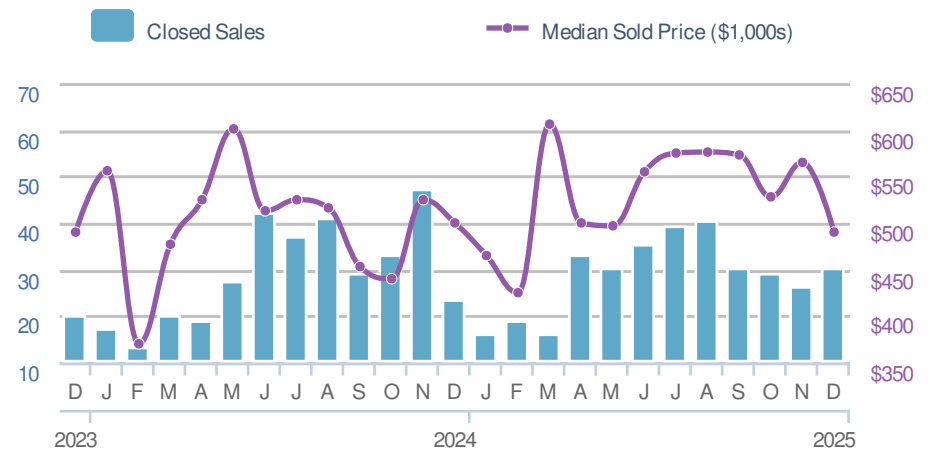
↑ 15.4% ↑ 30.4%
from Nov 2025: from Dec 2024:
26 23

YTD	2025	2024	+/-
	348	352	-1.1%

5-year Dec average: **26****Median Sold Price****\$490,000**

↓ -13.3% ↓ -2.0%
from Nov 2025: from Dec 2024:
\$565,000 \$500,000

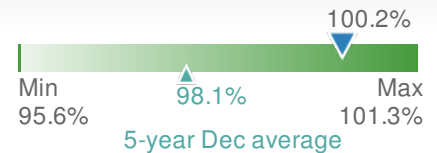
YTD	2025	2024	+/-
	\$537,500	\$515,000	4.4%

5-year Dec average: **\$465,700****Active Listings****37**

Nov 2025	Dec 2024
45	34

Avg DOM**32**

Nov 2025	Dec 2024	YTD
20	28	27

Avg Sold to OLP Ratio**100.2%**

Nov 2025	Dec 2024	YTD
99.8%	95.6%	99.4%


December 2025


Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**9**

 **-47.1%**
 from Nov 2025: **17**

 **-25.0%**
 from Dec 2024: **12**

YTD	2025	2024	+/-
	354	352	0.6%


5-year Dec average: **13****New Pendings****15**


 **-34.8%**
 from Nov 2025: **23**

 **-6.3%**
 from Dec 2024: **16**

YTD	2025	2024	+/-
	290	282	2.8%

5-year Dec average: **17****Closed Sales****26**

 **18.2%**
 from Nov 2025: **22**

 **44.4%**
 from Dec 2024: **18**

YTD	2025	2024	+/-
	285	273	4.4%

5-year Dec average: **21****Median Sold Price****\$575,000**

 **-13.9%**
 from Nov 2025: **\$667,500**

 **13.0%**
 from Dec 2024: **\$509,000**

YTD	2025	2024	+/-
	\$600,000	\$570,000	5.3%

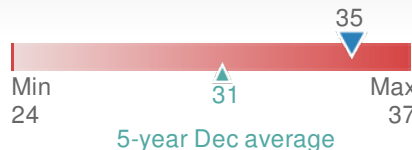
5-year Dec average: **\$499,300****Summary**

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 Pendings; a 36.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 24; and a 23.3% decrease in supply to 33 active units.

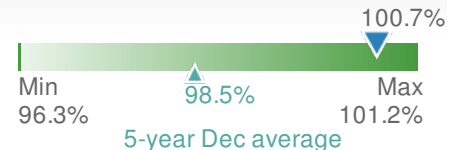
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.88 in November and an increase from 0.72 in December 2024. The Contract Ratio is 31% lower than the 5-year December average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
43	32

Avg DOM**35**

Nov 2025	Dec 2024	YTD
18	27	29

Avg Sold to OLP Ratio**100.7%**

Nov 2025	Dec 2024	YTD
100.3%	97.0%	99.5%

December 2025

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**3**

↔ 0.0%

from Nov 2025:

3

↑ 50.0%

from Dec 2024:

2

YTD	2025	2024	+/-
	64	81	-21.0%

5-year Dec average: **3****New Pendings****1**

↓ -75.0%

from Nov 2025:

4

↓ -80.0%

from Dec 2024:

5

YTD	2025	2024	+/-
	60	77	-22.1%

5-year Dec average: **3****Closed Sales****4**

↔ 0.0%

from Nov 2025:

4

↓ -20.0%

from Dec 2024:

5

YTD	2025	2024	+/-
	63	79	-20.3%

5-year Dec average: **5****Median Sold Price****\$332,500**

↓ -30.1%

from Nov 2025:

\$476,000

↓ -1.0%

from Dec 2024:

\$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 Pendings; a 60% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 2; and a 100% increase in supply to 4 active units.

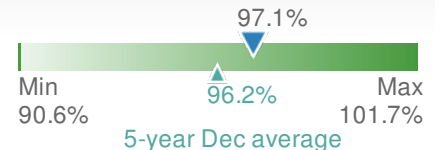
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 2.50 in November and a decrease from 2.50 in December 2024. The Contract Ratio is 68% lower than the 5-year December average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
2	2

Avg DOM**9**

Nov 2025	Dec 2024	YTD
29	30	20

Avg Sold to OLP Ratio**97.1%**

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%**from Nov 2025:
16**↓ -11.1%**from Dec 2024:
9

YTD	2025	2024	+/-
	282	266	6.0%

5-year Dec average: **11****New Pendings****9****↓ -47.1%**from Nov 2025:
17**↔ 0.0%**from Dec 2024:
9

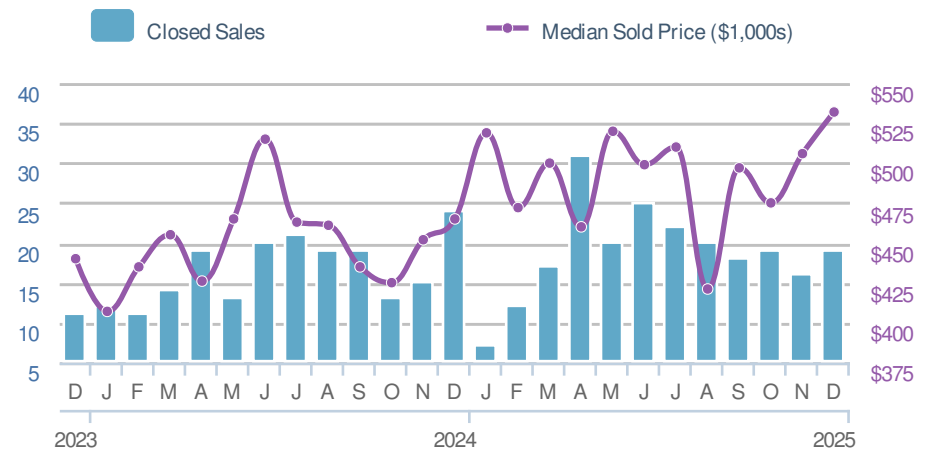
YTD	2025	2024	+/-
	214	216	-0.9%

5-year Dec average: **12****Closed Sales****19****↑ 18.8%**from Nov 2025:
16**↓ -20.8%**from Dec 2024:
24

YTD	2025	2024	+/-
	233	208	12.0%

5-year Dec average: **20****Median Sold Price****\$532,000****↑ 5.1%**from Nov 2025:
\$506,000**↑ 14.4%**from Dec 2024:
\$465,000

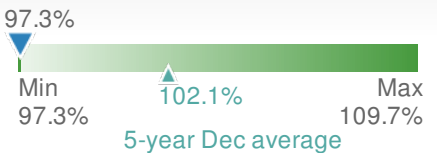
YTD	2025	2024	+/-
	\$499,495	\$455,000	9.8%

5-year Dec average: **\$441,600****Active Listings****62**

Nov 2025	Dec 2024
65	58

Avg DOM**34**

Nov 2025	Dec 2024	YTD
56	13	23

Avg Sold to OLP Ratio**97.3%**


Nov 2025	Dec 2024	YTD
98.1%	101.0%	103.4%


December 2025**Oxford Area (Chester, PA) - Detached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor


New Listings**8**


 **-46.7%**
 from Nov 2025: **15**

 **-11.1%**
 from Dec 2024: **9**

YTD	2025	2024	+/-
	271	252	7.5%


5-year Dec average: **11****New Pendings****9**


 **-43.8%**
 from Nov 2025: **16**

 **0.0%**
 from Dec 2024: **9**

YTD	2025	2024	+/-
	205	205	0.0%


5-year Dec average: **11****Closed Sales****17**


 **6.3%**
 from Nov 2025: **16**

 **-26.1%**
 from Dec 2024: **23**

YTD	2025	2024	+/-
	224	197	13.7%

5-year Dec average: **19****Median Sold Price****\$533,228**

 **5.4%**
 from Nov 2025: **\$506,000**

 **12.3%**
 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 Pendings; a 24.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 25; and a 4.7% decrease in supply to 61 active units.

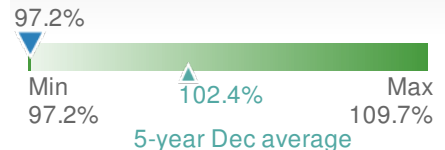
This activity resulted in a Contract Ratio of 0.41 pendings per active listing, down from 0.52 in November and a decrease from 0.70 in December 2024. The Contract Ratio is 44% lower than the 5-year December average of 0.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
64	57

Avg DOM**37**

Nov 2025	Dec 2024	YTD
56	13	23

Avg Sold to OLP Ratio**97.2%**

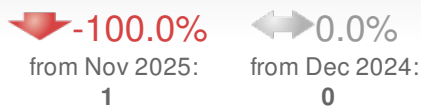
Nov 2025	Dec 2024	YTD
98.1%	101.4%	103.8%

December 2025

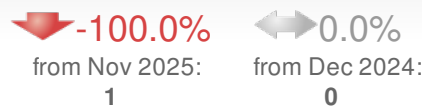
Oxford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

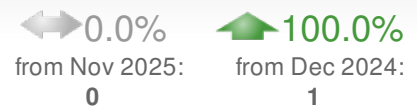
Email: ldavis@tcsr.realtor

New Listings**0**

YTD	2025	2024	+/-
	11	14	-21.4%

5-year Dec average: **0****New Pendings****0**

YTD	2025	2024	+/-
	9	11	-18.2%

5-year Dec average: **1****Closed Sales****2**

YTD	2025	2024	+/-
	9	11	-18.2%

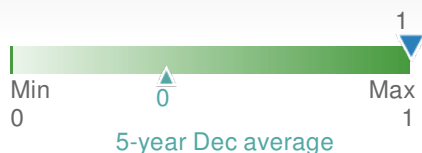
5-year Dec average: **2****Median Sold Price****\$247,500**

YTD	2025	2024	+/-
	\$250,000	\$285,000	-12.3%

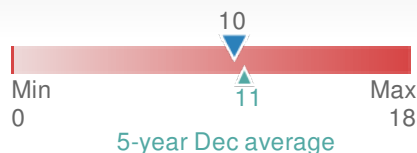
5-year Dec average: **\$212,500****Summary**

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 Pendings; a 100% MoM decrease in All Pendings (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**

Nov 2025	Dec 2024
1	1

Avg DOM**10**

Nov 2025	Dec 2024	YTD
0	14	28

Avg Sold to OLP Ratio**97.7%**

Nov 2025	Dec 2024	YTD
0.0%	92.5%	94.1%

December 2025

Phoenixville Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**13**

-23.5%
 from Nov 2025: **17**
-38.1%
 from Dec 2024: **21**

YTD	2025	2024	+/-
	494	485	1.9%

5-year Dec average: **21****New Pendings****26**

0.0%
 from Nov 2025: **26**
13.0%
 from Dec 2024: **23**

YTD	2025	2024	+/-
	437	432	1.2%

5-year Dec average: **28****Closed Sales****35**

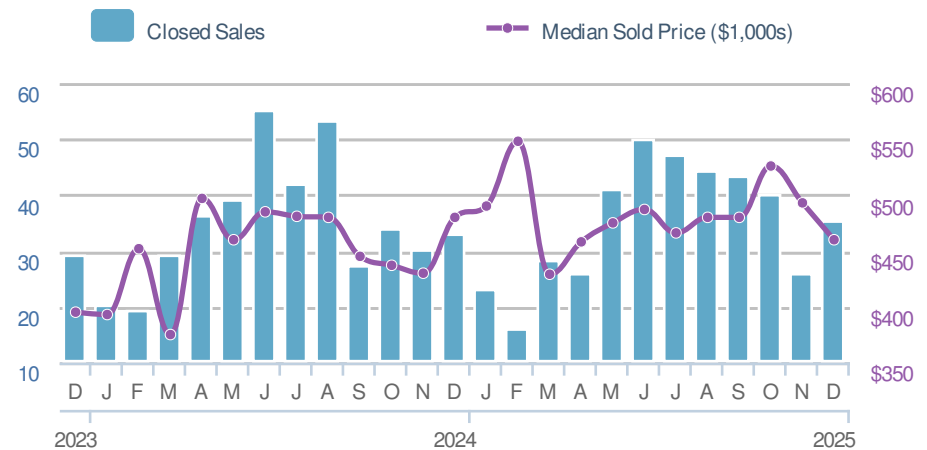
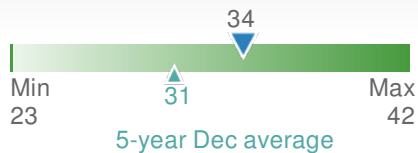
34.6%
 from Nov 2025: **26**
6.1%
 from Dec 2024: **33**

YTD	2025	2024	+/-
	435	423	2.8%

5-year Dec average: **36****Median Sold Price****\$460,000**

-6.8%
 from Nov 2025: **\$493,750**
-4.2%
 from Dec 2024: **\$480,000**

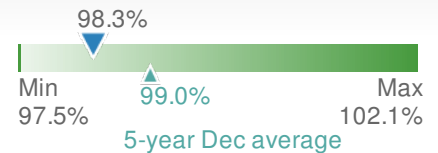
YTD	2025	2024	+/-
	\$475,000	\$455,000	4.4%

5-year Dec average: **\$415,500****Active Listings****34**

Nov 2025	Dec 2024
52	30

Avg DOM**29**

Nov 2025	Dec 2024	YTD
20	19	23



Avg Sold to OLP Ratio**98.3%**

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 Pendings****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 Pendings; a 30.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 16; and a 40% decrease in supply to 12 active units.

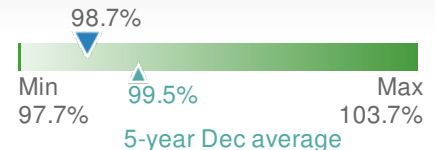
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.15 in November and a decrease from 1.36 in December 2024. The Contract Ratio is the same as the 5-year December average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
20	11

Avg DOM**21**

Nov 2025	Dec 2024	YTD
15	24	17

Avg Sold to OLP Ratio**98.7%**

Nov 2025	Dec 2024	YTD
100.3%	99.0%	100.6%

December 2025

Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**

↓ **-12.5%**
from Nov 2025:
8

↓ **-61.1%**
from Dec 2024:
18

YTD	2025	2024	+/-
	270	248	8.9%

5-year Dec average: **12****New Pendings****16**

↑ **14.3%**
from Nov 2025:
14

↑ **45.5%**
from Dec 2024:
11

YTD	2025	2024	+/-
	240	212	13.2%

5-year Dec average: **13****Closed Sales****19**

↑ **111.1%**
from Nov 2025:
9

↑ **26.7%**
from Dec 2024:
15

YTD	2025	2024	+/-
	237	204	16.2%

5-year Dec average: **18****Median
Sold Price****\$460,000**

↑ **35.9%**
from Nov 2025:
\$338,500

↑ **15.0%**
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 Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 19; and a 31.3% decrease in supply to 22 active units.

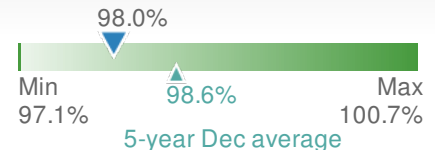
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.72 in November and a decrease from 0.89 in December 2024. The Contract Ratio is 23% lower than the 5-year December average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
32	19

Avg DOM**35**

Nov 2025	Dec 2024	YTD
28	11	29

**Avg Sold to
OLP Ratio****98.0%**

Nov 2025	Dec 2024	YTD
98.1%	99.2%	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	2024	+/-
	43	70	-38.6%

5-year Dec average: **3****New Pendings****0**

-100.0% **-100.0%**
 from Nov 2025: 3 from Dec 2024: 2

YTD	2025	2024	+/-
	37	57	-35.1%

5-year Dec average: **3****Closed Sales****4**

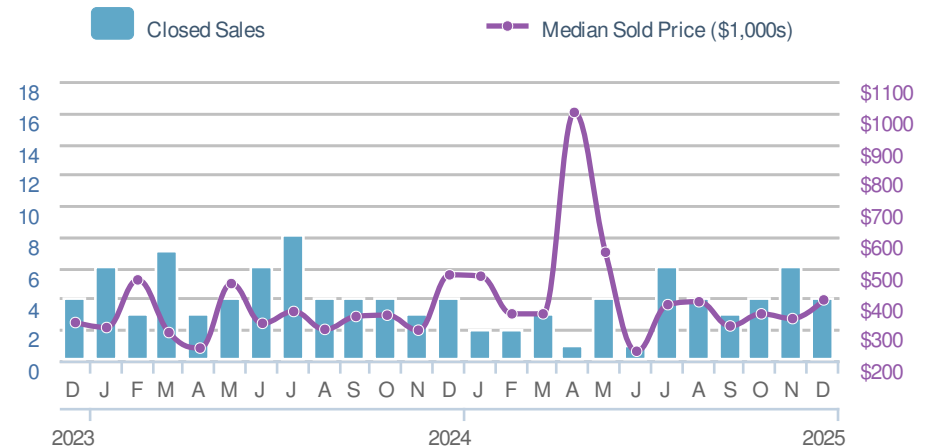
-33.3% **0.0%**
 from Nov 2025: 6 from Dec 2024: 4

YTD	2025	2024	+/-
	40	58	-31.0%

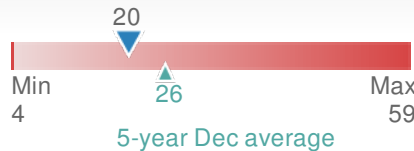
5-year Dec average: **4****Median Sold Price****\$395,000**

17.7% **-17.1%**
 from Nov 2025: **\$335,500** from Dec 2024: **\$476,250**

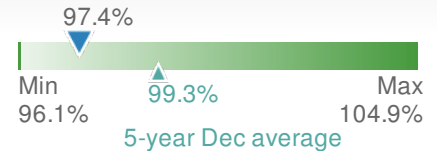
YTD	2025	2024	+/-
	\$370,000	\$342,500	8.0%

5-year Dec average: **\$356,672****Active Listings****2**

Nov 2025	Dec 2024
2	4

Avg DOM**20**

Nov 2025	Dec 2024	YTD
20	12	31

Avg Sold to OLP Ratio**97.4%**

Nov 2025	Dec 2024	YTD
98.9%	100.9%	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 Pendings**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%

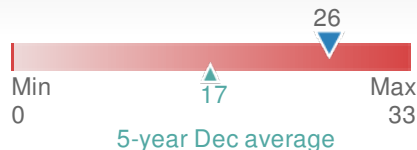
5-year Dec average: **\$381,400****Summary**

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 Pendings; a 100% MoM decrease in All Pendings (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**

Nov 2025	Dec 2024
0	3

Avg DOM**26**

Nov 2025	Dec 2024	YTD
11	21	33

**Avg Sold to
OLP Ratio****96.4%**

Nov 2025	Dec 2024	YTD
105.5%	101.3%	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 Pendings****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 Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 0; and no change in supply with 2 active units.

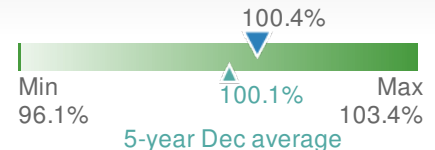
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.50 in November and a decrease from 2.00 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
2	1

Avg DOM**4**

Nov 2025	Dec 2024	YTD
24	4	30

Avg Sold to OLP Ratio**100.4%**

Nov 2025	Dec 2024	YTD
95.6%	100.6%	97.3%

December 2025

Tredyffrin-Easttown (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**19****↓ -13.6%**from Nov 2025:
22**↑ 35.7%**from Dec 2024:
14

YTD	2025	2024	+/-
	604	553	9.2%

5-year Dec average: **17****New Pendings****14****↓ -41.7%**from Nov 2025:
24**↓ -26.3%**from Dec 2024:
19

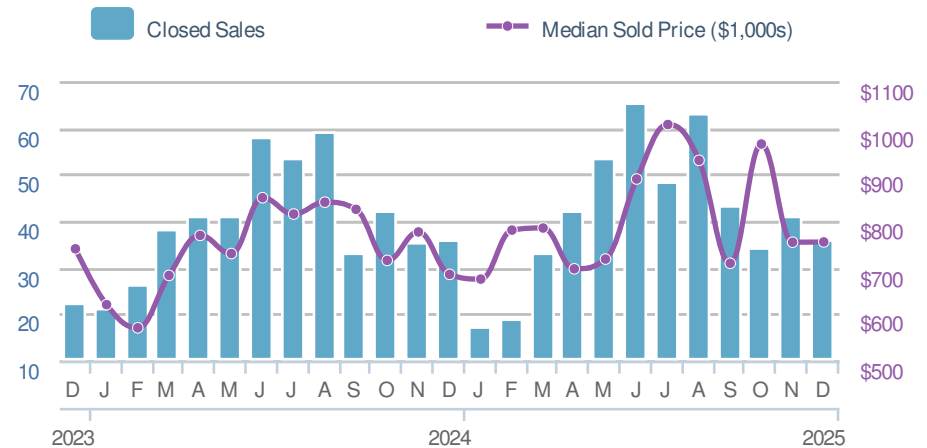
YTD	2025	2024	+/-
	499	484	3.1%

5-year Dec average: **21****Closed Sales****36****↓ -12.2%**from Nov 2025:
41**↔ 0.0%**from Dec 2024:
36

YTD	2025	2024	+/-
	505	491	2.9%

5-year Dec average: **39****Median Sold Price****\$755,000****↑ 0.1%**from Nov 2025:
\$754,500**↑ 10.2%**from Dec 2024:
\$685,000

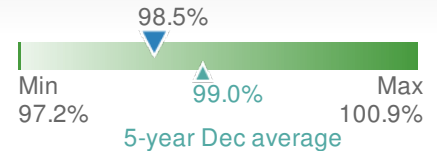
YTD	2025	2024	+/-
	\$802,500	\$757,500	5.9%

5-year Dec average: **\$714,000****Active Listings****41**

Nov 2025	Dec 2024
44	28

Avg DOM**25**

Nov 2025	Dec 2024	YTD
17	25	17

Avg Sold to OLP Ratio**98.5%**

Nov 2025	Dec 2024	YTD
100.0%	100.2%	102.0%

December 2025**Tredyffrin-Easttown (Chester, PA) - Detached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**9** **-47.1%**from Nov 2025:
17 **50.0%**from Dec 2024:
6

YTD	2025	2024	+/-
	370	334	10.8%

5-year Dec average: **8****New Pendings****4** **-66.7%**from Nov 2025:
12 **-50.0%**from Dec 2024:
8

YTD	2025	2024	+/-
	297	281	5.7%

5-year Dec average: **10****Closed Sales****20** **-16.7%**from Nov 2025:
24 **5.3%**from Dec 2024:
19

YTD	2025	2024	+/-
	296	292	1.4%

5-year Dec average: **24****Median
Sold Price****\$955,000** **-0.3%**from Nov 2025:
\$957,500 **4.4%**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 Pendings; a 57.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 12; and no change in supply with 26 active units.

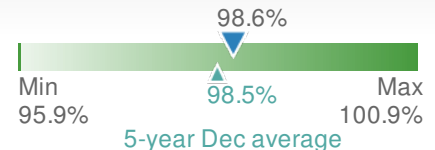
This activity resulted in a Contract Ratio of 0.46 pendings per active listing, down from 1.08 in November and a decrease from 0.71 in December 2024. The Contract Ratio is 56% lower than the 5-year December average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
26	17

Avg DOM**19**

Nov 2025	Dec 2024	YTD
19	20	16

**Avg Sold to
OLP Ratio****98.6%**

Nov 2025	Dec 2024	YTD
100.7%	100.6%	103.4%

December 2025

Tredyffrin-Easttown (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10** **100.0%**from Nov 2025:
5 **25.0%**from Dec 2024:
8

YTD	2025	2024	+/-
	234	219	6.8%

5-year Dec average: **9****New Pendings****10** **-16.7%**from Nov 2025:
12 **-9.1%**from Dec 2024:
11

YTD	2025	2024	+/-
	202	203	-0.5%

5-year Dec average: **11****Closed Sales****16** **-5.9%**from Nov 2025:
17 **-5.9%**from Dec 2024:
17

YTD	2025	2024	+/-
	209	199	5.0%

5-year Dec average: **14****Median Sold Price****\$530,500** **45.3%**from Nov 2025:
\$365,000 **5.0%**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 Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 9; and a 16.7% decrease in supply to 15 active units.

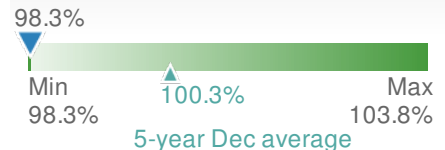
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.83 in November and a decrease from 1.55 in December 2024. The Contract Ratio is 58% lower than the 5-year December average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
18	11

Avg DOM**32**

Nov 2025	Dec 2024	YTD
14	31	19

Avg Sold to OLP Ratio**98.3%**

Nov 2025	Dec 2024	YTD
98.9%	99.8%	100.0%

December 2025

Twin Valley (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**5****↑25.0%**from Nov 2025:
4**↔0.0%**from Dec 2024:
5

YTD	2025	2024	+/-
	163	229	-28.8%

5-year Dec average: **5****New Pendings****5****↓-28.6%**from Nov 2025:
7**↓-28.6%**from Dec 2024:
7

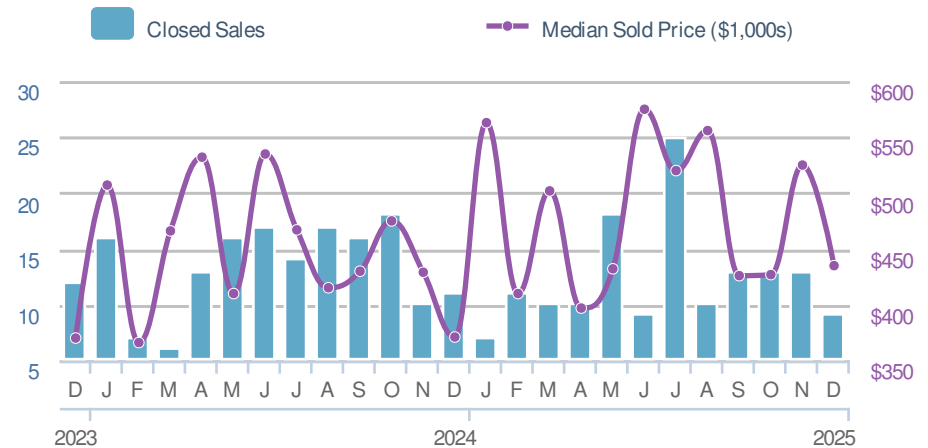
YTD	2025	2024	+/-
	145	178	-18.5%

5-year Dec average: **7****Closed Sales****9****↓-30.8%**from Nov 2025:
13**↓-18.2%**from Dec 2024:
11

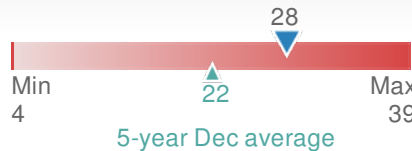
YTD	2025	2024	+/-
	171	181	-5.5%

5-year Dec average: **11****Median Sold Price****\$435,000****↓-17.1%**from Nov 2025:
\$525,000**↑17.0%**from Dec 2024:
\$371,750

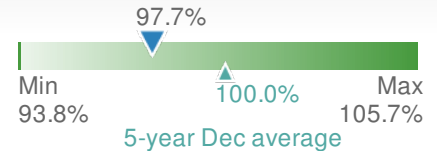
YTD	2025	2024	+/-
	\$490,000	\$495,000	-1.0%

5-year Dec average: **\$378,150****Active Listings****9**

Nov 2025	Dec 2024
13	16

Avg DOM**28**

Nov 2025	Dec 2024	YTD
28	39	24

Avg Sold to OLP Ratio**97.7%**

Nov 2025	Dec 2024	YTD
100.4%	93.8%	99.4%

December 2025

Twin Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4**

↔ 0.0%

from Nov 2025:
4

↑ 33.3%

from Dec 2024:
3

YTD	2025	2024	+/-
	133	197	-32.5%

5-year Dec average: 4

New Pendings**4**

↑ 33.3%

from Nov 2025:
3

↓ -33.3%

from Dec 2024:
6

YTD	2025	2024	+/-
	114	146	-21.9%

5-year Dec average: 6

Closed Sales**4**

↓ -63.6%

from Nov 2025:
11

↓ -42.9%

from Dec 2024:
7

YTD	2025	2024	+/-
	139	148	-6.1%

5-year Dec average: 6

**Median
Sold Price****\$447,500**

↓ -22.2%

from Nov 2025:
\$575,000

↓ -12.3%

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 Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from November) to 7; and a 33.3% decrease in supply to 8 active units.

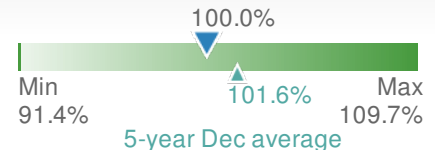
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.50 in November and a decrease from 2.85 in December 2024. The Contract Ratio is 64% lower than the 5-year December average of 2.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
12	13

Avg DOM**9**

Nov 2025	Dec 2024	YTD
28	47	24

**Avg Sold to
OLP Ratio****100.0%**

Nov 2025	Dec 2024	YTD
95.7%	91.4%	99.1%

December 2025

Twin Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**

↔ 0.0% ↓ -50.0%
from Nov 2025: 0 from Dec 2024: 2

YTD	2025	2024	+/-
	30	32	-6.3%

5-year Dec average: 2

New Pendings**1**

↓ -75.0% ↔ 0.0%
from Nov 2025: 4 from Dec 2024: 1

YTD	2025	2024	+/-
	31	32	-3.1%

5-year Dec average: 1

Closed Sales**5**

↑ 150.0% ↑ 25.0%
from Nov 2025: 2 from Dec 2024: 4

YTD	2025	2024	+/-
	32	33	-3.0%

5-year Dec average: 4

Median Sold Price**\$435,000**

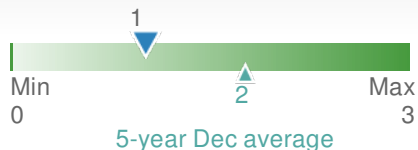
↑ 16.8% ↑ 21.4%
from Nov 2025: **\$372,500** from Dec 2024: **\$358,375**

YTD	2025	2024	+/-
	\$426,500	\$385,000	10.8%

5-year Dec average: **\$370,675****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 Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 0; and no change in supply with 1 active units.

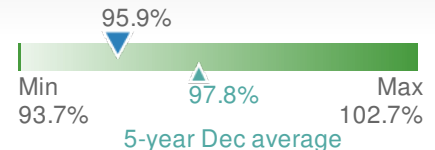
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 4.00 in November and a decrease from 0.33 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings**1**

Nov 2025	Dec 2024
1	3

Avg DOM**44**

Nov 2025	Dec 2024	YTD
27	26	26

Avg Sold to OLP Ratio**95.9%**

Nov 2025	Dec 2024	YTD
125.9%	98.0%	100.9%

December 2025

Unionville-Chadds Ford (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**1**

↓ **-90.9%**
from Nov 2025:
11

↓ **-83.3%**
from Dec 2024:
6

YTD	2025	2024	+/-
	265	267	-0.7%

5-year Dec average: **6****New Pendings****7**

↓ **-53.3%**
from Nov 2025:
15

↓ **-36.4%**
from Dec 2024:
11

YTD	2025	2024	+/-
	220	206	6.8%

5-year Dec average: **10****Closed Sales****14**

↓ **-6.7%**
from Nov 2025:
15

↓ **-12.5%**
from Dec 2024:
16

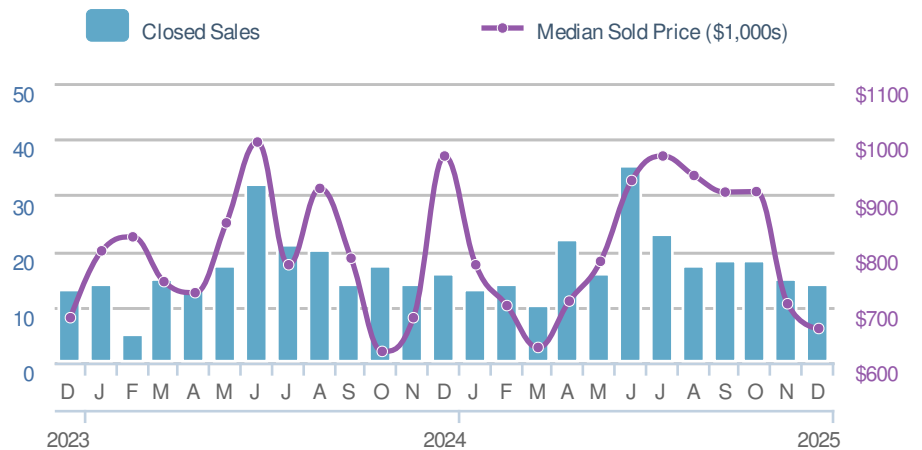
YTD	2025	2024	+/-
	220	203	8.4%

5-year Dec average: **16****Median Sold Price****\$661,250**

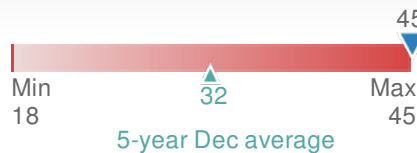
↓ **-6.2%**
from Nov 2025:
\$705,000

↓ **-31.8%**
from Dec 2024:
\$970,000

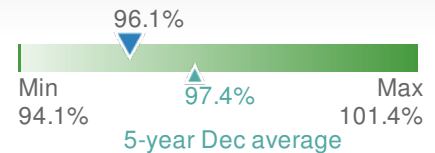
YTD	2025	2024	+/-
	\$835,950	\$790,000	5.8%

5-year Dec average: **\$727,250****Active Listings****28**

Nov 2025	Dec 2024
38	21

Avg DOM**45**

Nov 2025	Dec 2024	YTD
25	31	27

Avg Sold to OLP Ratio**96.1%**

Nov 2025	Dec 2024	YTD
97.9%	101.4%	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 Pendings****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%

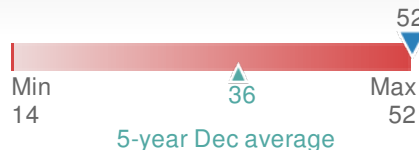
5-year Dec average: **\$816,500****Summary**

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 Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 19; and a 28.6% decrease in supply to 25 active units.

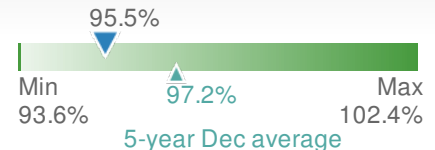
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, up from 0.66 in November and a decrease from 0.94 in December 2024. The Contract Ratio is 14% lower than the 5-year December average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
35	17

Avg DOM**52**

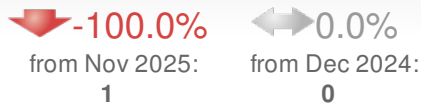
Nov 2025	Dec 2024	YTD
26	35	26

**Avg Sold to
OLP Ratio****95.5%**

Nov 2025	Dec 2024	YTD
97.9%	102.4%	98.2%

December 2025

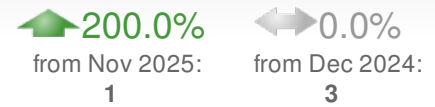
Unionville-Chadds Ford (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

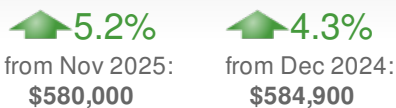
YTD	2025	2024	+/-
	26	37	-29.7%

5-year Dec average: **1****New Pendings****0**

YTD	2025	2024	+/-
	24	31	-22.6%

5-year Dec average: **1****Closed Sales****3**

YTD	2025	2024	+/-
	27	27	0.0%

5-year Dec average: **3****Median Sold Price****\$610,000**

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 Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 0; and no change in supply with 3 active units.

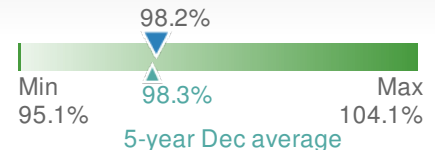
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in November and a decrease from 1.00 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
3	4

Avg DOM**20**

Nov 2025	Dec 2024	YTD
12	15	29

Avg Sold to OLP Ratio**98.2%**

Nov 2025	Dec 2024	YTD
98.3%	97.2%	98.4%

December 2025

West Chester Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**28**

↓ -44.0% ↓ -42.9%
from Nov 2025: from Dec 2024:
50 49

YTD	2025	2024	+/-
	1,412	1,322	6.8%

5-year Dec average: **43****New Pendings****42**

↓ -33.3% ↓ -28.8%
from Nov 2025: from Dec 2024:
63 59

YTD	2025	2024	+/-
	1,148	1,150	-0.2%

5-year Dec average: **53****Closed Sales****90**

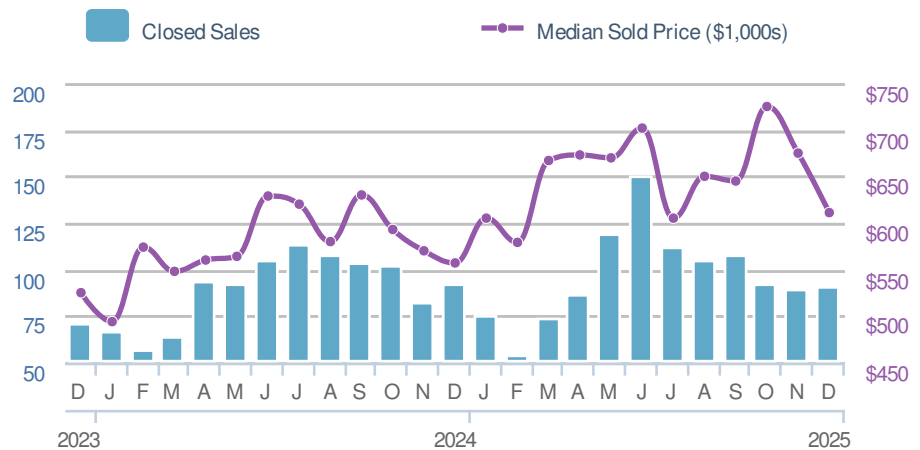
↑ 1.1% ↓ -1.1%
from Nov 2025: from Dec 2024:
89 91

YTD	2025	2024	+/-
	1,206	1,130	6.7%

5-year Dec average: **88****Median Sold Price****\$611,000**

↓ -9.5% ↑ 9.6%
from Nov 2025: from Dec 2024:
\$675,000 \$557,500

YTD	2025	2024	+/-
	\$659,750	\$580,000	13.8%

5-year Dec average: **\$537,000****Active Listings****72**

Min 44 65 72 Max 76
5-year Dec average

Nov 2025	Dec 2024
93	76

Avg DOM**25**

Min 16 23 25 Max 33
5-year Dec average

Nov 2025	Dec 2024	YTD
16	16	16

Avg Sold to OLP Ratio**97.4%**

Min 97.4% 99.0% 97.4% Max 101.7%
5-year Dec average

Nov 2025	Dec 2024	YTD
99.8%	98.9%	100.2%


December 2025**West Chester Area (Chester, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15**


 **-42.3%**
 from Nov 2025: **26**

 **-51.6%**
 from Dec 2024: **31**

YTD	2025	2024	+/-
	841	714	17.8%

5-year Dec average: **22****New Pendings****23**

 **-20.7%**
 from Nov 2025: **29**

 **-32.4%**
 from Dec 2024: **34**

YTD	2025	2024	+/-
	641	595	7.7%


5-year Dec average: **26****Closed Sales****44**


 **-17.0%**
 from Nov 2025: **53**

 **-4.3%**
 from Dec 2024: **46**

YTD	2025	2024	+/-
	678	551	23.0%

5-year Dec average: **45****Median Sold Price****\$767,500**

 **-13.6%**
 from Nov 2025: **\$888,500**

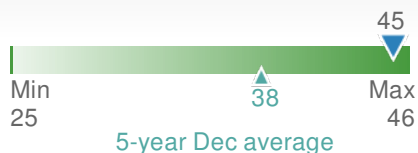
 **3.3%**
 from Dec 2024: **\$743,000**

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 Pendings; a 21.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 80; and a 19.6% decrease in supply to 45 active units.

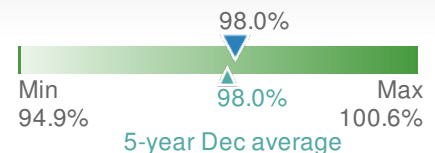
This activity resulted in a Contract Ratio of 1.78 pendings per active listing, down from 1.82 in November and a decrease from 2.65 in December 2024. The Contract Ratio is 28% lower than the 5-year December average of 2.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
56	46



Avg DOM**20**

Nov 2025	Dec 2024	YTD
14	16	13

Avg Sold to OLP Ratio**98.0%**



Nov 2025	Dec 2024	YTD
100.3%	98.2%	100.9%

December 2025**West Chester Area (Chester, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****13**

 **-45.8%**
 from Nov 2025: **24**
 **-27.8%**
 from Dec 2024: **18**



YTD	2025	2024	+/-
	571	608	-6.1%

5-year Dec average: **21****New Pendings****19**

 **-44.1%**
 from Nov 2025: **34**
 **-24.0%**
 from Dec 2024: **25**



YTD	2025	2024	+/-
	507	555	-8.6%

5-year Dec average: **27****Closed Sales****46**

 **27.8%**
 from Nov 2025: **36**
 **2.2%**
 from Dec 2024: **45**

YTD	2025	2024	+/-
	528	579	-8.8%

5-year Dec average: **42****Median Sold Price****\$518,000**

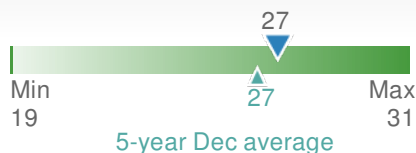
 **7.9%**
 from Nov 2025: **\$480,000**
 **9.1%**
 from Dec 2024: **\$475,000**

YTD	2025	2024	+/-
	\$500,000	\$503,000	-0.6%

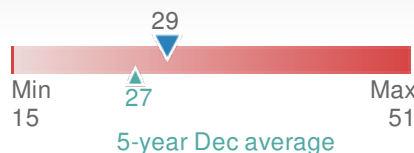
5-year Dec average: **\$441,410****Summary**

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 Pendings; a 51.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 28; and a 27% decrease in supply to 27 active units.

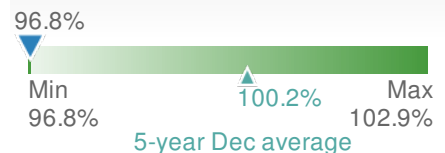
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.57 in November and a decrease from 1.80 in December 2024. The Contract Ratio is 53% lower than the 5-year December average of 2.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
37	30

Avg DOM**29**

Nov 2025	Dec 2024	YTD
19	15	20

Avg Sold to OLP Ratio**96.8%**

Nov 2025	Dec 2024	YTD
99.2%	99.6%	99.3%