December 2025

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

MarketStats by ShowingTime

Presented by
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December 2025
Chester County, PA

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**

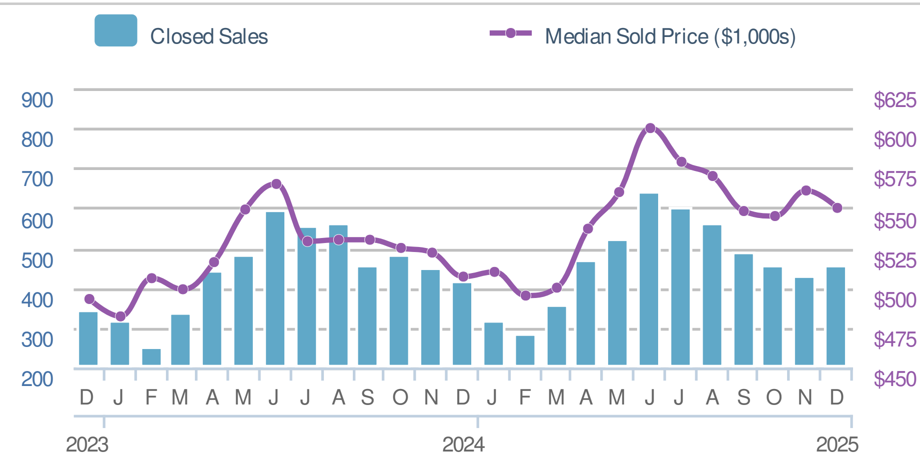
Median Sold Price $550,000

-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

587

Min 436 | 503 | Max 587

5-year Dec average

Nov 2025	Dec 2024
739	540

Avg DOM 28

28

Min 22 | 25 | Max 28

5-year Dec average

Nov 2025	Dec 2024	YTD
25	24	22

Avg Sold to OLP Ratio 98.6%

98.6%

Min 98.6% | 99.3% | Max 100.8%

5-year Dec average

Nov 2025	Dec 2024	YTD
99.9%	99.1%	100.5%

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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Chester County, PA - Detached

New Listings — 123

-39.7% from Nov 2025: **204**

-14.0% from Dec 2024: **143**

YTD	2025	2024	+/-
	4,624	**4,421**	4.6%

5-year Dec average: **150**

New Pendings — 160

-33.9% from Nov 2025: **242**

-10.6% from Dec 2024: **179**

YTD	2025	2024	+/-
	3,763	**3,651**	3.1%

5-year Dec average: **190**

Closed Sales — 291

1.0% from Nov 2025: **288**

6.6% 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% from Nov 2025: **$670,000**

4.8% 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

386

Min	5-year Dec average	Max
313	358	386

Nov 2025	Dec 2024
483	**385**

Avg DOM — 29

29

Min	5-year Dec average	Max
19	25	29

Nov 2025	Dec 2024	YTD
24	**26**	**21**

Avg Sold to OLP Ratio — 99.1%

99.1%

Min	5-year Dec average	Max
98.2%	99.1%	100.8%

Nov 2025	Dec 2024	YTD
100.6%	**99.0%**	**101.1%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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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

201
Min 123 — 145 (5-year Dec average) — Max 201

Nov 2025	Dec 2024
256	**155**

Avg DOM — 28

28
Min 20 — 24 (5-year Dec average) — Max 28

Nov 2025	Dec 2024	YTD
28	**21**	**25**

Avg Sold to OLP Ratio — 97.9%

97.9%
Min 97.9% — 99.5% (5-year Dec average) — Max 100.9%

Nov 2025	Dec 2024	YTD
98.5%	**99.3%**	**99.4%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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