December 2025

All Home Types
Detached
Attached

Local Market **Insight**

Avon Grove (Chester, PA)

MarketStats by ShowingTime

Presented by
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December 2025

Avon Grove (Chester, PA)

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**

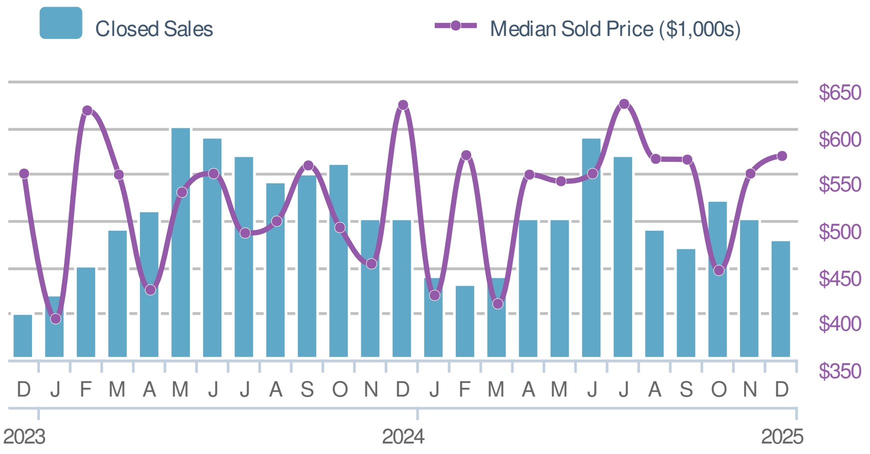
Median Sold Price $569,950

▲ 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

25

Min	29	Max
25		34

5-year Dec average

Nov 2025	Dec 2024
39	**34**

Avg DOM 42

42

Min	28	Max
11		42

5-year Dec average

Nov 2025	Dec 2024	YTD
20	**37**	**26**

Avg Sold to OLP Ratio 101.4%

101.4%

Min	101.1%	Max
97.1%		105.2%

5-year Dec average

Nov 2025	Dec 2024	YTD
101.3%	**99.6%**	**99.7%**

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

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December 2025

Avon Grove (Chester, PA) - Detached

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

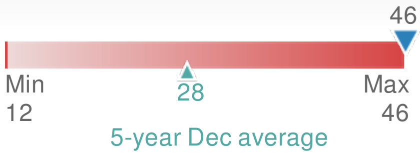
In Avon Grove (Chester, PA), the median sold price for Detached properties for December was $590,000, representing an increase of 5.4% compared to last month and a decrease of 9.2% from Dec 2024. The average days on market for units sold in December was 46 days, 66% above the 5-year December average 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

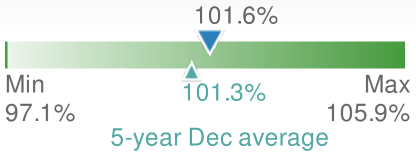
Nov 2025	Dec 2024
38	**32**

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%**

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

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Avon Grove (Chester, PA) - Attached

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New Listings 1

↔ 0.0% from Nov 2025: **0**

▼ -66.7% from Dec 2024: **3**

YTD	2025	2024	+/-
	18	**24**	-25.0%

5-year Dec average: **1**

New Pendings 2

↔ 0.0% from Nov 2025: **2**

↔ 0.0% from Dec 2024: **2**

YTD	2025	2024	+/-
	19	**26**	-26.9%

5-year Dec average: **2**

Closed Sales 2

↔ 0.0% from Nov 2025: **2**

▼ -33.3% from Dec 2024: **3**

YTD	2025	2024	+/-
	20	**25**	-20.0%

5-year Dec average: **3**

Median Sold Price $332,450

▼ -27.3% from Nov 2025: **$457,500**

▼ -12.5% from Dec 2024: **$380,000**

YTD	2025	2024	+/-
	$386,250	**$381,500**	1.2%

5-year Dec average: **$365,889**

Summary

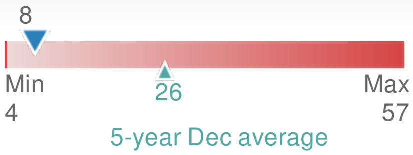
In Avon Grove (Chester, PA), the median sold price for Attached properties for December was $332,450, representing a decrease of 27.3% compared to last month and a decrease of 12.5% from Dec 2024. The average days on market for units sold in December was 8 days, 69% below the 5-year December average 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

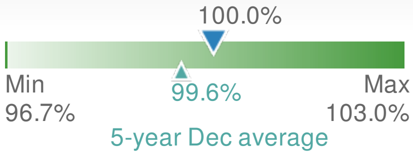
Nov 2025	Dec 2024
1	2

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%

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