December 2025

All Home Types
Detached
Attached

Local Market Insight

Chester-Upland (Delaware, PA)

Presented by
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December 2025
Chester-Upland (Delaware, PA)

New Listings — 29

-3.3%	-3.3%
from Nov 2025: **30**	from Dec 2024: **30**

YTD	2025	2024	+/-
	409	**443**	-7.7%

5-year Dec average: **29**

New Pendings — 21

-41.7%	23.5%
from Nov 2025: **36**	from Dec 2024: **17**

YTD	2025	2024	+/-
	291	**308**	-5.5%

5-year Dec average: **20**

Closed Sales — 25

92.3%	-10.7%
from Nov 2025: **13**	from Dec 2024: **28**

YTD	2025	2024	+/-
	263	**301**	-12.6%

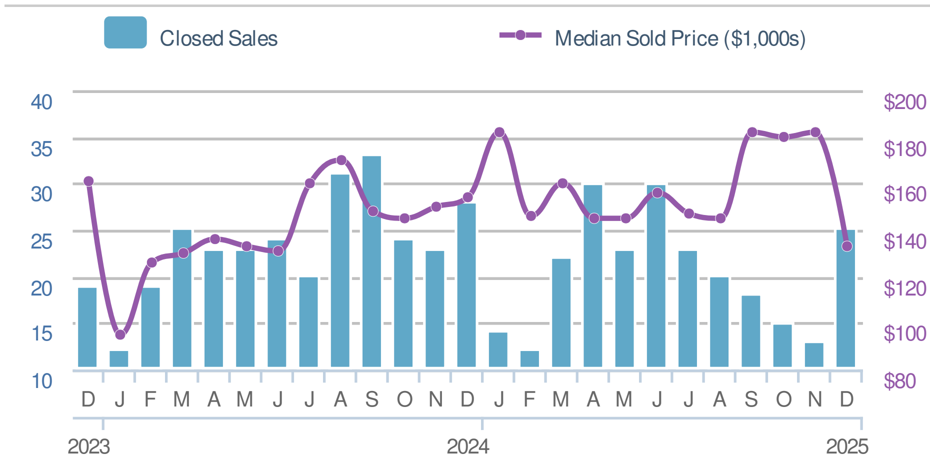
5-year Dec average: **23**

Median Sold Price — $133,000

-26.9%	-13.9%
from Nov 2025: **$182,000**	from Dec 2024: **$154,500**

YTD	2025	2024	+/-
	$153,500	**$145,000**	5.9%

5-year Dec average: **$128,500**



Active Listings — 54

54
Min 43 — 51 — Max 58
5-year Dec average

Nov 2025	Dec 2024
57	**45**

Avg DOM — 40

40
Min 16 — 30 — Max 40
5-year Dec average

Nov 2025	Dec 2024	YTD
24	**33**	**33**

Avg Sold to OLP Ratio — 94.1%

94.1%
Min 92.6% — 93.6% — Max 94.3%
5-year Dec average

Nov 2025	Dec 2024	YTD
97.0%	**93.5%**	**95.2%**

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

MarketStats by ShowingTime

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Chester-Upland (Delaware, PA) - Detached

New Listings 3

-50.0% from Nov 2025: 6
-50.0% from Dec 2024: 6

YTD	2025	2024	+/-
	55	51	7.8%

5-year Dec average: **4**

New Pendings 5

-37.5% from Nov 2025: 8
66.7% from Dec 2024: 3

YTD	2025	2024	+/-
	40	41	-2.4%

5-year Dec average: **3**

Closed Sales 4

33.3% from Nov 2025: 3
100.0% from Dec 2024: 2

YTD	2025	2024	+/-
	35	39	-10.3%

5-year Dec average: **3**

Median Sold Price $268,500

-13.4% from Nov 2025: $310,000
24.1% from Dec 2024: $216,325

YTD	2025	2024	+/-
	$247,500	$170,000	45.6%

5-year Dec average: **$191,665**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for December was $268,500, representing a decrease of 13.4% compared to last month and an increase of 24.1% from Dec 2024. The average days on market for units sold in December was 33 days, 106% above the 5-year December average of 16 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from November) to 10; and a 16.7% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.50 in November and an increase from 1.20 in December 2024. The Contract Ratio is 107% higher than the 5-year December average of 0.97. 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 5

5
Min 4 | 6 5-year Dec average | Max 8

Nov 2025	Dec 2024
6	5

Avg DOM 33

33
Min 1 | 16 5-year Dec average | Max 33

Nov 2025	Dec 2024	YTD
5	7	39

Avg Sold to OLP Ratio 91.2%

91.2%
Min 91.2% | 97.4% 5-year Dec average | Max 105.8%

Nov 2025	Dec 2024	YTD
104.6%	96.1%	95.2%

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

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Chester-Upland (Delaware, PA) - Attached

New Listings — 26

8.3% from Nov 2025: **24**

8.3% from Dec 2024: **24**

YTD	2025	2024	+/-
	354	**391**	-9.5%

5-year Dec average: **25**

New Pendings — 16

-42.9% from Nov 2025: **28**

14.3% from Dec 2024: **14**

YTD	2025	2024	+/-
	250	**267**	-6.4%

5-year Dec average: **17**

Closed Sales — 21

110.0% from Nov 2025: **10**

-19.2% from Dec 2024: **26**

YTD	2025	2024	+/-
	227	**262**	-13.4%

5-year Dec average: **20**

Median Sold Price — $127,500

-21.1% from Nov 2025: **$161,500**

-14.7% from Dec 2024: **$149,500**

YTD	2025	2024	+/-
	$145,500	**$140,000**	3.9%

5-year Dec average: **$127,200**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for December was $127,500, representing a decrease of 21.1% compared to last month and a decrease of 14.7% from Dec 2024. The average days on market for units sold in December was 41 days, 31% above the 5-year December average of 31 days. There was a 42.9% month over month decrease in new contract activity with 16 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 36; and a 3.9% decrease in supply to 49 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.86 in November and an increase from 0.50 in December 2024. The Contract Ratio is 12% higher than the 5-year December average of 0.65. 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 — 49

49

Min 39 | 45 5-year Dec average | Max 50

Nov 2025	Dec 2024
51	**40**

Avg DOM — 41

41

Min 17 | 31 5-year Dec average | Max 41

Nov 2025	Dec 2024	YTD
30	**35**	**32**

Avg Sold to OLP Ratio — 94.7%

94.7%

Min 92.1% | 93.4% 5-year Dec average | Max 94.7%

Nov 2025	Dec 2024	YTD
94.8%	**93.3%**	**95.3%**

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

MarketStats by ShowingTime