December 2025

All Home Types
Detached
Attached

Local Market Insight

Coatesville Area (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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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%

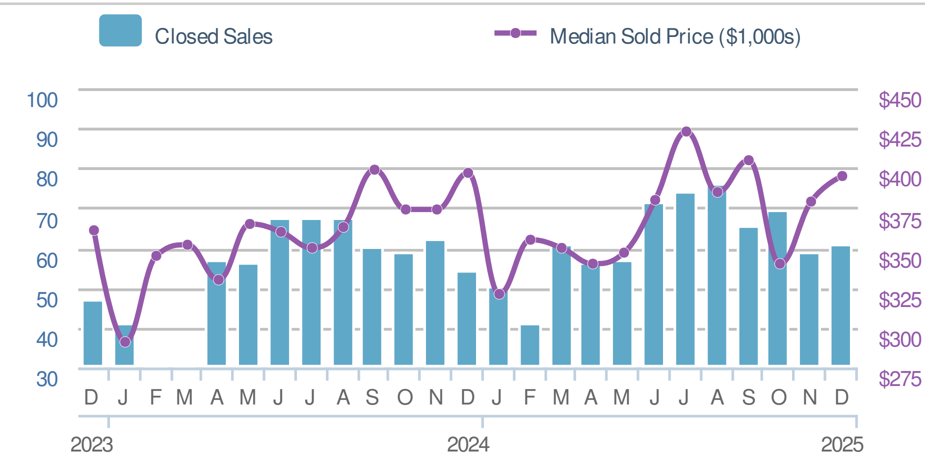
5-year Dec average: **64**

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

72
Min 49
61
Max 83
5-year Dec average

Nov 2025	Dec 2024
103	**83**

Avg DOM — 33

33
Min 20
23
Max 33
5-year Dec average

Nov 2025	Dec 2024	YTD
34	**22**	**24**

Avg Sold to OLP Ratio — 99.2%

99.2%
Min 97.3%
98.1%
Max 99.2%
5-year Dec average

Nov 2025	Dec 2024	YTD
100.7%	**97.3%**	**99.8%**

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

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New Listings — 23

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

YTD	2025	2024	+/-
	589	**526**	12.0%

5-year Dec average: **27**

New Pendings — 25

-21.9%	-7.4%
from Nov 2025: **32**	from Dec 2024: **27**

YTD	2025	2024	+/-
	517	**452**	14.4%

5-year Dec average: **29**

Closed Sales — 42

0.0%	2.4%
from Nov 2025: **42**	from Dec 2024: **41**

YTD	2025	2024	+/-
	503	**444**	13.3%

5-year Dec average: **45**

Median Sold Price — $428,000

0.0%	4.4%
from Nov 2025: **$428,000**	from Dec 2024: **$410,000**

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

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

Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for December was $428,000, representing no change compared to last month and an increase of 4.4% from Dec 2024. The average days on market for units sold in December was 33 days, 34% above the 5-year December average of 25 days. There was a 21.9% month over month decrease in new contract activity with 25 New 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

37

Min 37 | 44 5-year Dec average | Max 56

Nov 2025	Dec 2024
53	**56**

Avg DOM — 33

33

Min 19 | 25 5-year Dec average | Max 33

Nov 2025	Dec 2024	YTD
29	**24**	**24**

Avg Sold to OLP Ratio — 99.1%

99.1%

Min 97.3% | 98.2% 5-year Dec average | Max 99.6%

Nov 2025	Dec 2024	YTD
102.4%	**97.4%**	**99.9%**

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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

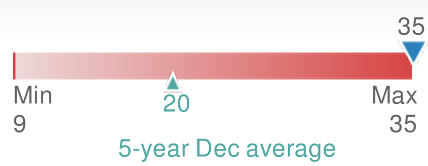
In Coatesville Area (Chester, PA), the median sold price for Attached properties for December was $339,000, representing an increase of 6.6% compared to last month and an increase of 16.9% from Dec 2024. The average days on market for units sold in December was 35 days, 77% above the 5-year December 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

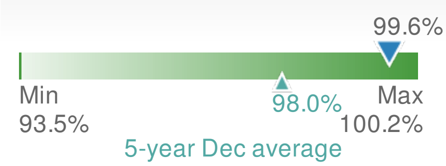
Nov 2025	Dec 2024
50	**27**

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%**

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