December 2025

All Home Types
Detached
Attached

Local Market Insight

Downingtown Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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December 2025

Downingtown Area (Chester, PA)

New Listings — 46

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

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

5-year Dec average: **39**

New Pendings — 45

-26.2%	18.4%
from Nov 2025: **61**	from Dec 2024: **38**

YTD	2025	2024	+/-
	867	**805**	7.7%

5-year Dec average: **42**

Closed Sales — 64

-5.9%	25.5%
from Nov 2025: **68**	from Dec 2024: **51**

YTD	2025	2024	+/-
	835	**812**	2.8%

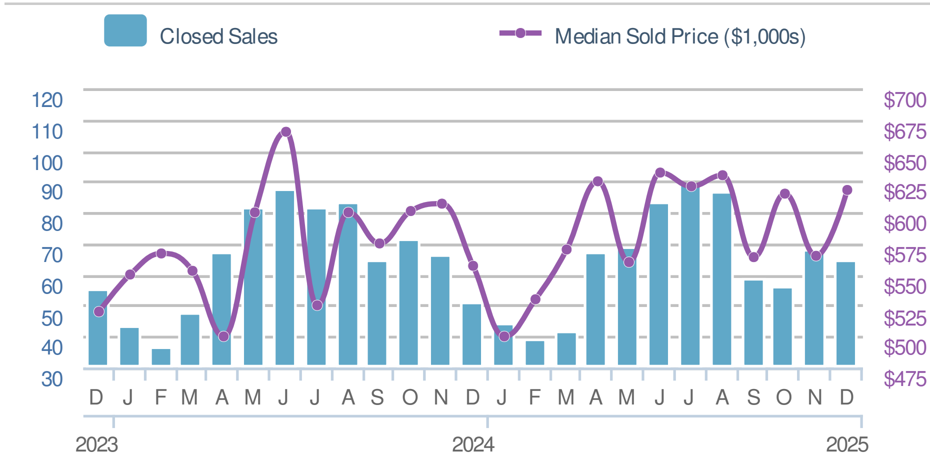
5-year Dec average: **62**

Median Sold Price — $618,100

9.3%	10.9%
from Nov 2025: **$565,477**	from Dec 2024: **$557,500**

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

5-year Dec average: **$524,332**



Active Listings — 82

82

Min	5-year Dec average	Max
62	73	82

Nov 2025	Dec 2024
95	**62**

Avg DOM — 19

19

Min	5-year Dec average	Max
16	21	30

Nov 2025	Dec 2024	YTD
29	**21**	**21**

Avg Sold to OLP Ratio — 100.4%

100.4%

Min	5-year Dec average	Max
100.1%	100.7%	101.9%

Nov 2025	Dec 2024	YTD
100.2%	**101.1%**	**101.5%**

Local Market **Insight**

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December 2025

Downingtown Area (Chester, PA) - Detached

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 Pendings 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 Pendings; a 15.5% MoM decrease in All Pendings (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

48
Min 34 — 44 — Max 49
5-year Dec average

Nov 2025	Dec 2024
57	**43**

Avg DOM 19

19
Min 15 — 21 — Max 26
5-year Dec average

Nov 2025	Dec 2024	YTD
21	**22**	**16**

Avg Sold to OLP Ratio 101.7%

101.7%
Min 99.2% — 100.5% — Max 101.7%
5-year Dec average

Nov 2025	Dec 2024	YTD
103.7%	**100.8%**	**102.6%**

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Downingtown Area (Chester, PA) - Attached

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 Pendings — 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 Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 36; and a 10.5% decrease in supply to 34 active units.

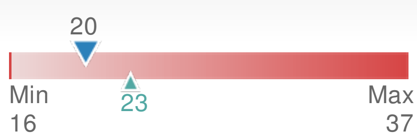
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 1.00 in November and a decrease from 1.21 in December 2024. The Contract Ratio is 44% lower than the 5-year December average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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

5-year Dec average

Nov 2025	Dec 2024
38	**19**

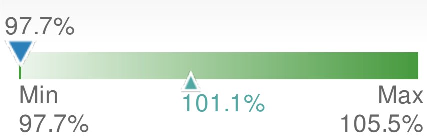
Avg DOM — 20



5-year Dec average

Nov 2025	Dec 2024	YTD
38	**19**	**30**

Avg Sold to OLP Ratio — 97.7%



5-year Dec average

Nov 2025	Dec 2024	YTD
96.3%	**101.6%**	**99.4%**