December 2025

All Home Types
Detached
Attached

Local Market Insight

Kennett Consolidated (Chester, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 13

-23.5% from Nov 2025: **17**

18.2% from Dec 2024: **11**

YTD	2025	2024	+/-
	362	**298**	21.5%

5-year Dec average: **14**

New Pendings — 26

-13.3% from Nov 2025: **30**

225.0% from Dec 2024: **8**

YTD	2025	2024	+/-
	286	**264**	8.3%

5-year Dec average: **18**

Closed Sales — 21

40.0% from Nov 2025: **15**

10.5% from Dec 2024: **19**

YTD	2025	2024	+/-
	254	**264**	-3.8%

5-year Dec average: **20**

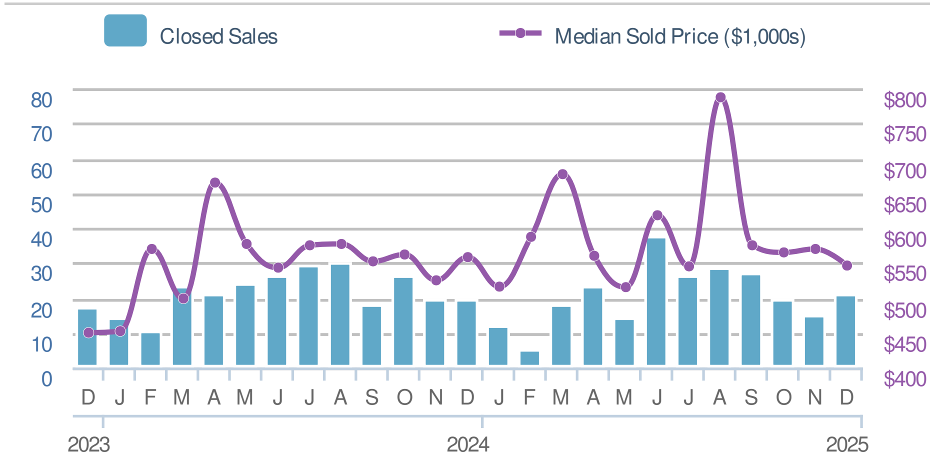
Median Sold Price — $546,353

-4.1% from Nov 2025: **$570,000**

-2.2% from Dec 2024: **$558,390**

YTD	2025	2024	+/-
	$579,950	**$552,200**	5.0%

5-year Dec average: **$508,849**



Active Listings — 48

48

Min 22 — 32 — Max 48

5-year Dec average

Nov 2025	Dec 2024
63	**35**

Avg DOM — 34

34

Min 9 — 28 — Max 48

5-year Dec average

Nov 2025	Dec 2024	YTD
30	**34**	**24**

Avg Sold to OLP Ratio — 99.3%

99.3%

Min 96.4% — 98.9% — Max 101.3%

5-year Dec average

Nov 2025	Dec 2024	YTD
99.7%	**96.4%**	**99.7%**

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

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New Listings 5

-54.5% from Nov 2025: **11**

0.0% from Dec 2024: **5**

YTD	2025	2024	+/-
	228	**196**	16.3%

5-year Dec average: **6**

New Pendings 15

-28.6% from Nov 2025: **21**

275.0% from Dec 2024: **4**

YTD	2025	2024	+/-
	193	**173**	11.6%

5-year Dec average: **11**

Closed Sales 14

40.0% from Nov 2025: **10**

27.3% from Dec 2024: **11**

YTD	2025	2024	+/-
	173	**174**	-0.6%

5-year Dec average: **12**

Median Sold Price $690,000

7.8% from Nov 2025: **$640,000**

-3.5% from Dec 2024: **$715,000**

YTD	2025	2024	+/-
	$660,000	**$630,000**	4.8%

5-year Dec average: **$592,800**

Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for December was $690,000, representing an increase of 7.8% compared to last month and a decrease of 3.5% from Dec 2024. The average days on market for units sold in December was 41 days, 37% above the 5-year December average of 30 days. There was a 28.6% month over month decrease in new contract activity with 15 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 28; and a 44% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.12 in November and an increase from 0.35 in December 2024. The Contract Ratio is 50% higher than the 5-year December average of 1.34. 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 14

14

Min 11 — 15 5-year Dec average — Max 23

Nov 2025	Dec 2024
25	**23**

Avg DOM 41

41

Min 10 — 30 5-year Dec average — Max 42

Nov 2025	Dec 2024	YTD
29	**42**	**19**

Avg Sold to OLP Ratio 98.2%

98.2%

Min 92.5% — 97.2% 5-year Dec average — Max 102.4%

Nov 2025	Dec 2024	YTD
98.8%	**92.5%**	**99.8%**

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

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New Listings 8

33.3% from Nov 2025: **6**
33.3% from Dec 2024: **6**

YTD	2025	2024	+/-
	134	**102**	31.4%

5-year Dec average: **8**

New Pendings 11

22.2% from Nov 2025: **9**
175.0% from Dec 2024: **4**

YTD	2025	2024	+/-
	93	**91**	2.2%

5-year Dec average: **7**

Closed Sales 7

40.0% from Nov 2025: **5**
-12.5% from Dec 2024: **8**

YTD	2025	2024	+/-
	81	**90**	-10.0%

5-year Dec average: **8**

Median Sold Price $411,100

-16.1% from Nov 2025: **$490,000**
-18.7% from Dec 2024: **$505,500**

YTD	2025	2024	+/-
	$485,000	**$468,000**	3.6%

5-year Dec average: **$454,931**

Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for December was $411,100, representing a decrease of 16.1% compared to last month and a decrease of 18.7% from Dec 2024. The average days on market for units sold in December was 21 days, 36% below the 5-year December average of 33 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from November) to 19; and a 10.5% decrease in supply to 34 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.37 in November and a decrease from 0.75 in December 2024. The Contract Ratio is 71% lower than the 5-year December average of 1.94. 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

34

Min 6 — 16 (5-year Dec average) — Max 34

Nov 2025	Dec 2024
38	**12**

Avg DOM 21

21

Min 6 — 33 (5-year Dec average) — Max 109

Nov 2025	Dec 2024	YTD
32	**23**	**34**

Avg Sold to OLP Ratio 101.5%

101.5%

Min 99.1% — 102.3% (5-year Dec average) — Max 106.0%

Nov 2025	Dec 2024	YTD
101.6%	**101.7%**	**99.7%**

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