December 2025

All Home Types
Detached
Attached

Local Market Insight

Phoenixville Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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December 2025
Phoenixville Area (Chester, PA)

New Listings 13
-23.5% from Nov 2025: **17**
-38.1% from Dec 2024: **21**

YTD	2025	2024	+/-
	494	**485**	1.9%

5-year Dec average: **21**

New Pendings 26
0.0% from Nov 2025: **26**
13.0% from Dec 2024: **23**

YTD	2025	2024	+/-
	437	**432**	1.2%

5-year Dec average: **28**

Closed Sales 35
34.6% from Nov 2025: **26**
6.1% from Dec 2024: **33**

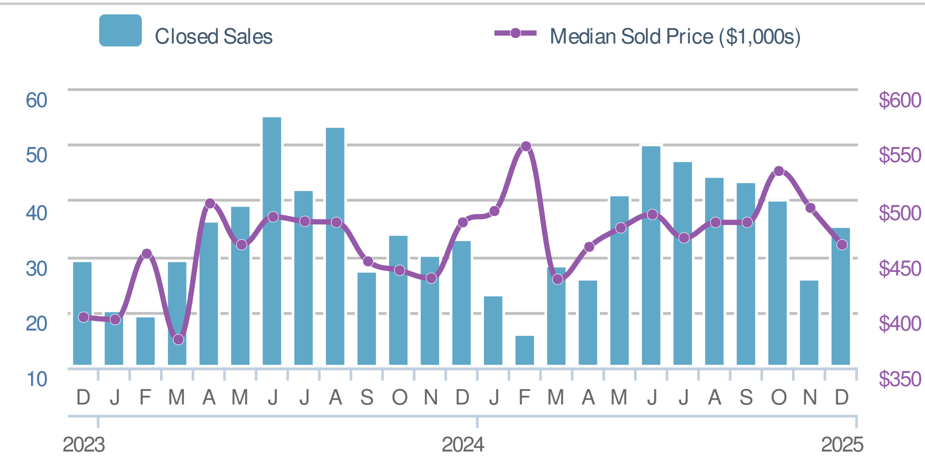
YTD	2025	2024	+/-
	435	**423**	2.8%

5-year Dec average: **36**

Median Sold Price $460,000
-6.8% from Nov 2025: **$493,750**
-4.2% from Dec 2024: **$480,000**

YTD	2025	2024	+/-
	$475,000	**$455,000**	4.4%

5-year Dec average: **$415,500**



Active Listings 34
34
Min 23
31
Max 42
5-year Dec average

Nov 2025	Dec 2024
52	**30**

Avg DOM 29
29
Min 18
27
Max 47
5-year Dec average

Nov 2025	Dec 2024	YTD
20	**19**	**23**

Avg Sold to OLP Ratio 98.3%
98.3%
Min 97.5%
99.0%
Max 102.1%
5-year Dec average

Nov 2025	Dec 2024	YTD
99.5%	**99.1%**	**100.1%**

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

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New Listings 6

-33.3% from Nov 2025: **9**
100.0% from Dec 2024: **3**

YTD	2025	2024	+/-
	224	**237**	-5.5%

5-year Dec average: **9**

New Pendings 10

-16.7% from Nov 2025: **12**
-16.7% from Dec 2024: **12**

YTD	2025	2024	+/-
	197	**220**	-10.5%

5-year Dec average: **15**

Closed Sales 16

-5.9% from Nov 2025: **17**
-11.1% from Dec 2024: **18**

YTD	2025	2024	+/-
	198	**219**	-9.6%

5-year Dec average: **19**

Median Sold Price $517,500

-22.8% from Nov 2025: **$670,000**
-2.9% from Dec 2024: **$533,000**

YTD	2025	2024	+/-
	$580,000	**$530,000**	9.4%

5-year Dec average: **$463,250**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for December was $517,500, representing a decrease of 22.8% compared to last month and a decrease of 2.9% from Dec 2024. The average days on market for units sold in December was 21 days, 34% below the 5-year December average of 32 days. There was a 16.7% month over month decrease in new contract activity with 10 New Pendings; a 30.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 16; and a 40% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.15 in November and a decrease from 1.36 in December 2024. The Contract Ratio is the same as the 5-year December average of 1.33. 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 12

12

Min 11 | 15 5-year Dec average | Max 25

Nov 2025	Dec 2024
20	**11**

Avg DOM 21

21

Min 19 | 32 5-year Dec average | Max 74

Nov 2025	Dec 2024	YTD
15	**24**	**17**

Avg Sold to OLP Ratio 98.7%

98.7%

Min 97.7% | 99.5% 5-year Dec average | Max 103.7%

Nov 2025	Dec 2024	YTD
100.3%	**99.0%**	**100.6%**

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

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New Listings — 7

-12.5% from Nov 2025: **8**
-61.1% from Dec 2024: **18**

YTD	2025	2024	+/-
	270	**248**	8.9%

5-year Dec average: **12**

New Pendings — 16

14.3% from Nov 2025: **14**
45.5% from Dec 2024: **11**

YTD	2025	2024	+/-
	240	**212**	13.2%

5-year Dec average: **13**

Closed Sales — 19

111.1% from Nov 2025: **9**
26.7% from Dec 2024: **15**

YTD	2025	2024	+/-
	237	**204**	16.2%

5-year Dec average: **18**

Median Sold Price — $460,000

35.9% from Nov 2025: **$338,500**
15.0% from Dec 2024: **$400,000**

YTD	2025	2024	+/-
	$415,000	**$406,500**	2.1%

5-year Dec average: **$368,000**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for December was $460,000, representing an increase of 35.9% compared to last month and an increase of 15% from Dec 2024. The average days on market for units sold in December was 35 days, 62% above the 5-year December average of 22 days. There was a 14.3% month over month increase in new contract activity with 16 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 19; and a 31.3% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.72 in November and a decrease from 0.89 in December 2024. The Contract Ratio is 23% lower 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 — 22

22
Min 9 — 16 — Max 22
5-year Dec average

Nov 2025	Dec 2024
32	**19**

Avg DOM — 35

35
Min 11 — 22 — Max 35
5-year Dec average

Nov 2025	Dec 2024	YTD
28	**11**	**29**

Avg Sold to OLP Ratio — 98.0%

98.0%
Min 97.1% — 98.6% — Max 100.7%
5-year Dec average

Nov 2025	Dec 2024	YTD
98.1%	**99.2%**	**99.6%**

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