December 2025

All Home Types
Detached
Attached

Local Market Insight

Spring-Ford Area (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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Spring-Ford Area (Chester, PA)

New Listings — 0

-100.0% from Nov 2025: **2**
-100.0% from Dec 2024: **2**

YTD	2025	2024	+/-
	43	**70**	-38.6%

5-year Dec average: **3**

New Pendings — 0

-100.0% from Nov 2025: **3**
-100.0% from Dec 2024: **2**

YTD	2025	2024	+/-
	37	**57**	-35.1%

5-year Dec average: **3**

Closed Sales — 4

-33.3% from Nov 2025: **6**
0.0% from Dec 2024: **4**

YTD	2025	2024	+/-
	40	**58**	-31.0%

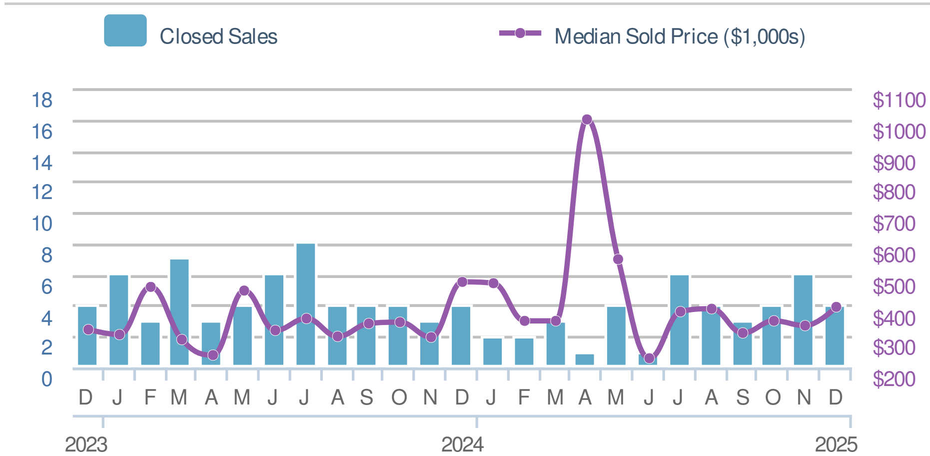
5-year Dec average: **4**

Median Sold Price — $395,000

17.7% from Nov 2025: **$335,500**
-17.1% from Dec 2024: **$476,250**

YTD	2025	2024	+/-
	$370,000	**$342,500**	8.0%

5-year Dec average: **$356,672**



Active Listings — 2

2
Min 2
4
Max 6
5-year Dec average

Nov 2025	Dec 2024
2	**4**

Avg DOM — 20

20
Min 4
26
Max 59
5-year Dec average

Nov 2025	Dec 2024	YTD
20	**12**	**31**

Avg Sold to OLP Ratio — 97.4%

97.4%
Min 96.1%
99.3%
Max 104.9%
5-year Dec average

Nov 2025	Dec 2024	YTD
98.9%	**100.9%**	**97.6%**

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

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New Listings — 0

0.0%	-100.0%
from Nov 2025: **0**	from Dec 2024: **2**

YTD	2025	2024	+/-
	17	**32**	-46.9%

5-year Dec average: **1**

New Pendings — 0

-100.0%	-100.0%
from Nov 2025: **1**	from Dec 2024: **1**

YTD	2025	2024	+/-
	17	**24**	-29.2%

5-year Dec average: **1**

Closed Sales — 3

50.0%	50.0%
from Nov 2025: **2**	from Dec 2024: **2**

YTD	2025	2024	+/-
	19	**21**	-9.5%

5-year Dec average: **2**

Median Sold Price — $445,000

15.5%	-52.2%
from Nov 2025: **$385,400**	from Dec 2024: **$930,000**

YTD	2025	2024	+/-
	$445,000	**$365,000**	21.9%

5-year Dec average: **$381,400**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for December was $445,000, representing an increase of 15.5% compared to last month and a decrease of 52.2% from Dec 2024. The average days on market for units sold in December was 26 days, 55% above the 5-year December average of 17 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and a decrease from 1.00 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.27. 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 — 0

0

Min 0 | 2 | Max 3

5-year Dec average

Nov 2025	Dec 2024
0	**3**

Avg DOM — 26

26

Min 0 | 17 | Max 33

5-year Dec average

Nov 2025	Dec 2024	YTD
11	**21**	**33**

Avg Sold to OLP Ratio — 96.4%

96.4%

Min 0.0% | 78.6% | Max 106.3%

5-year Dec average

Nov 2025	Dec 2024	YTD
105.5%	**101.3%**	**97.8%**

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

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New Listings 0

-100.0% from Nov 2025: **2**
0.0% from Dec 2024: **0**

YTD	2025	2024	+/-
	26	**38**	-31.6%

5-year Dec average: **2**

New Pendings 0

-100.0% from Nov 2025: **2**
-100.0% from Dec 2024: **1**

YTD	2025	2024	+/-
	20	**33**	-39.4%

5-year Dec average: **2**

Closed Sales 1

-75.0% from Nov 2025: **4**
-50.0% from Dec 2024: **2**

YTD	2025	2024	+/-
	21	**37**	-43.2%

5-year Dec average: **2**

Median Sold Price $246,000

-18.9% from Nov 2025: **$303,450**
-14.8% from Dec 2024: **$288,750**

YTD	2025	2024	+/-
	$311,224	**$331,000**	-6.0%

5-year Dec average: **$287,422**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for December was $246,000, representing a decrease of 18.9% compared to last month and a decrease of 14.8% from Dec 2024. The average days on market for units sold in December was 4 days, 81% below the 5-year December average of 21 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 0; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.50 in November and a decrease from 2.00 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 1.40. 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 2

2
Min 1 — 2 (5-year Dec average) — Max 4

Nov 2025	Dec 2024
2	**1**

Avg DOM 4

4
Min 4 — 21 (5-year Dec average) — Max 59

Nov 2025	Dec 2024	YTD
24	**4**	**30**

Avg Sold to OLP Ratio 100.4%

100.4%
Min 96.1% — 100.1% (5-year Dec average) — Max 103.4%

Nov 2025	Dec 2024	YTD
95.6%	**100.6%**	**97.3%**

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

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