December 2025

All Home Types
Detached
Attached

Local Market Insight

Tredyffrin-Easttown (Chester, PA)

MarketStats by ShowingTime

Presented by
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December 2025
Tredyffrin-Easttown (Chester, PA)

New Listings — 19

-13.6% from Nov 2025: **22**
35.7% from Dec 2024: **14**

YTD	2025	2024	+/-
	604	**553**	9.2%

5-year Dec average: **17**

New Pendings — 14

-41.7% from Nov 2025: **24**
-26.3% from Dec 2024: **19**

YTD	2025	2024	+/-
	499	**484**	3.1%

5-year Dec average: **21**

Closed Sales — 36

-12.2% from Nov 2025: **41**
0.0% from Dec 2024: **36**

YTD	2025	2024	+/-
	505	**491**	2.9%

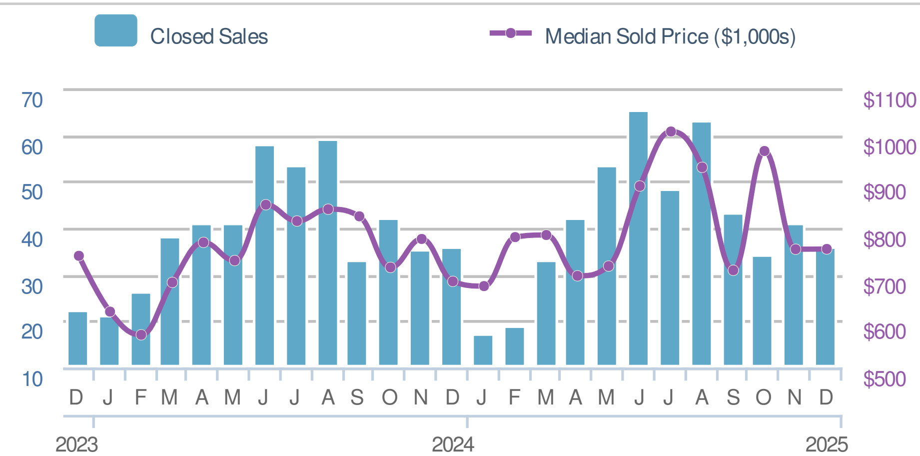
5-year Dec average: **39**

Median Sold Price — $755,000

0.1% from Nov 2025: **$754,500**
10.2% from Dec 2024: **$685,000**

YTD	2025	2024	+/-
	$802,500	**$757,500**	5.9%

5-year Dec average: **$714,000**



Active Listings — 41

41
Min 28
34
Max 41
5-year Dec average

Nov 2025	Dec 2024
44	**28**

Avg DOM — 25

25
Min 19
23
Max 25
5-year Dec average

Nov 2025	Dec 2024	YTD
17	**25**	**17**

Avg Sold to OLP Ratio — 98.5%

98.5%
Min 97.2%
99.0%
Max 100.9%
5-year Dec average

Nov 2025	Dec 2024	YTD
100.0%	**100.2%**	**102.0%**

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

Local Market **Insight**

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Tredyffrin-Easttown (Chester, PA) - Detached

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New Listings 9

-47.1% from Nov 2025: **17**
50.0% from Dec 2024: **6**

YTD	2025	2024	+/-
	370	**334**	10.8%

5-year Dec average: **8**

New Pendings 4

-66.7% from Nov 2025: **12**
-50.0% from Dec 2024: **8**

YTD	2025	2024	+/-
	297	**281**	5.7%

5-year Dec average: **10**

Closed Sales 20

-16.7% from Nov 2025: **24**
5.3% from Dec 2024: **19**

YTD	2025	2024	+/-
	296	**292**	1.4%

5-year Dec average: **24**

Median Sold Price $955,000

-0.3% from Nov 2025: **$957,500**
4.4% from Dec 2024: **$915,000**

YTD	2025	2024	+/-
	$1,067,500	**$961,000**	11.1%

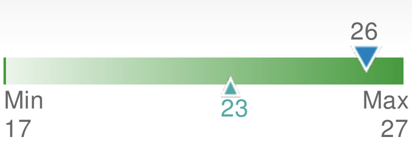
5-year Dec average: **$888,500**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for December was $955,000, representing a decrease of 0.3% compared to last month and an increase of 4.4% from Dec 2024. The average days on market for units sold in December was 19 days, 15% below the 5-year December average of 22 days. There was a 66.7% month over month decrease in new contract activity with 4 New Pendings; a 57.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 12; and no change in supply with 26 active units.

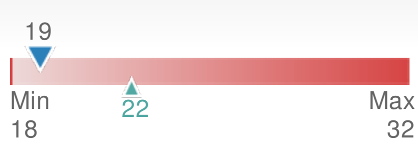
This activity resulted in a Contract Ratio of 0.46 pendings per active listing, down from 1.08 in November and a decrease from 0.71 in December 2024. The Contract Ratio is 56% lower than the 5-year December average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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 26



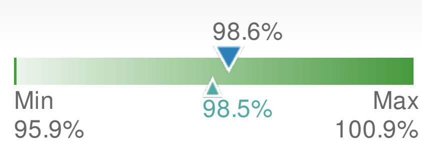
Nov 2025	Dec 2024
26	**17**

Avg DOM 19



Nov 2025	Dec 2024	YTD
19	**20**	**16**

Avg Sold to OLP Ratio 98.6%



Nov 2025	Dec 2024	YTD
100.7%	**100.6%**	**103.4%**

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Tredyffrin-Easttown (Chester, PA) - Attached

New Listings — 10

100.0% from Nov 2025: 5
25.0% from Dec 2024: 8

YTD	2025	2024	+/-
	234	**219**	6.8%

5-year Dec average: **9**

New Pendings — 10

-16.7% from Nov 2025: 12
-9.1% from Dec 2024: 11

YTD	2025	2024	+/-
	202	**203**	-0.5%

5-year Dec average: **11**

Closed Sales — 16

-5.9% from Nov 2025: 17
-5.9% from Dec 2024: 17

YTD	2025	2024	+/-
	209	**199**	5.0%

5-year Dec average: **14**

Median Sold Price — $530,500

45.3% from Nov 2025: $365,000
5.0% from Dec 2024: $505,000

YTD	2025	2024	+/-
	$422,500	**$480,000**	-12.0%

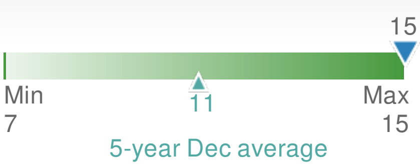
5-year Dec average: **$460,100**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for December was $530,500, representing an increase of 45.3% compared to last month and an increase of 5% from Dec 2024. The average days on market for units sold in December was 32 days, 55% above the 5-year December average of 21 days. There was a 16.7% month over month decrease in new contract activity with 10 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 9; and a 16.7% decrease in supply to 15 active units.

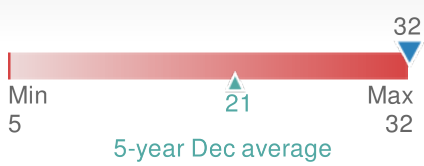
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.83 in November and a decrease from 1.55 in December 2024. The Contract Ratio is 58% lower than the 5-year December average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared 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 — 15



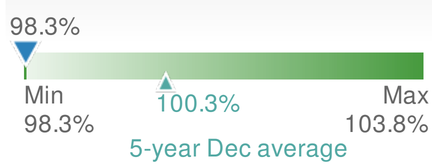
Nov 2025	Dec 2024
18	**11**

Avg DOM — 32



Nov 2025	Dec 2024	YTD
14	**31**	**19**

Avg Sold to OLP Ratio — 98.3%



Nov 2025	Dec 2024	YTD
98.9%	**99.8%**	**100.0%**

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