December 2025

All Home Types
Detached
Attached

Local Market **Insight**

Twin Valley (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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December 2025

Twin Valley (Chester, PA)

New Listings 5

▲ 25.0% from Nov 2025: **4**

↔ 0.0% from Dec 2024: **5**

YTD	2025	2024	+/-
	163	**229**	-28.8%

5-year Dec average: **5**

New Pendings 5

▼ -28.6% from Nov 2025: **7**

▼ -28.6% from Dec 2024: **7**

YTD	2025	2024	+/-
	145	**178**	-18.5%

5-year Dec average: **7**

Closed Sales 9

▼ -30.8% from Nov 2025: **13**

▼ -18.2% from Dec 2024: **11**

YTD	2025	2024	+/-
	171	**181**	-5.5%

5-year Dec average: **11**

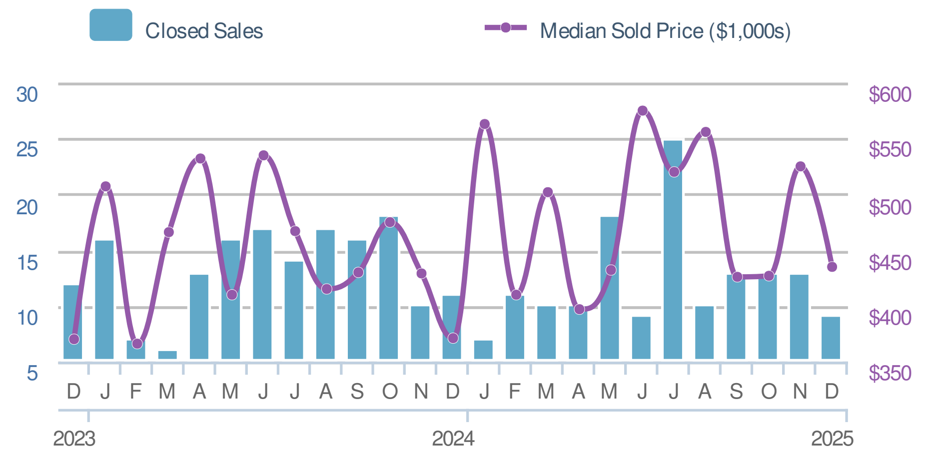
Median Sold Price $435,000

▼ -17.1% from Nov 2025: **$525,000**

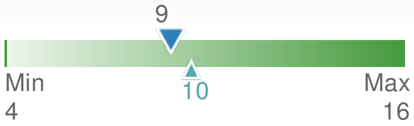
▲ 17.0% from Dec 2024: **$371,750**

YTD	2025	2024	+/-
	$490,000	**$495,000**	-1.0%

5-year Dec average: **$378,150**



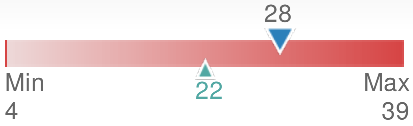
Active Listings 9



5-year Dec average

Nov 2025	Dec 2024
13	**16**

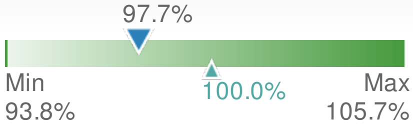
Avg DOM 28



5-year Dec average

Nov 2025	Dec 2024	YTD
28	**39**	**24**

Avg Sold to OLP Ratio 97.7%



5-year Dec average

Nov 2025	Dec 2024	YTD
100.4%	**93.8%**	**99.4%**

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

MarketStats by ShowingTime

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Twin Valley (Chester, PA) - Detached

New Listings 4

↔ 0.0% from Nov 2025: **4**

▲ 33.3% from Dec 2024: **3**

YTD	2025	2024	+/-
	133	**197**	-32.5%

5-year Dec average: **4**

New Pendings 4

▲ 33.3% from Nov 2025: **3**

▼ -33.3% from Dec 2024: **6**

YTD	2025	2024	+/-
	114	**146**	-21.9%

5-year Dec average: **6**

Closed Sales 4

▼ -63.6% from Nov 2025: **11**

▼ -42.9% from Dec 2024: **7**

YTD	2025	2024	+/-
	139	**148**	-6.1%

5-year Dec average: **6**

Median Sold Price $447,500

▼ -22.2% from Nov 2025: **$575,000**

▼ -12.3% from Dec 2024: **$510,000**

YTD	2025	2024	+/-
	$557,500	**$541,703**	2.9%

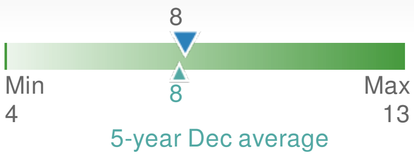
5-year Dec average: **$421,490**

Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for December was $447,500, representing a decrease of 22.2% compared to last month and a decrease of 12.3% from Dec 2024. The average days on market for units sold in December was 9 days, 55% below the 5-year December average of 20 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from November) to 7; and a 33.3% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.50 in November and a decrease from 2.85 in December 2024. The Contract Ratio is 64% lower than the 5-year December average of 2.42. 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 8

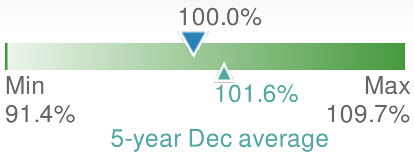


Nov 2025	Dec 2024
12	**13**

Avg DOM 9

Nov 2025	Dec 2024	YTD
28	**47**	**24**

Avg Sold to OLP Ratio 100.0%



Nov 2025	Dec 2024	YTD
95.7%	**91.4%**	**99.1%**

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

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New Listings 1

↔ 0.0% from Nov 2025: **0**

▼ -50.0% from Dec 2024: **2**

YTD	2025	2024	+/-
	30	**32**	-6.3%

5-year Dec average: **2**

New Pendings 1

▼ -75.0% from Nov 2025: **4**

↔ 0.0% from Dec 2024: **1**

YTD	2025	2024	+/-
	31	**32**	-3.1%

5-year Dec average: **1**

Closed Sales 5

▲ 150.0% from Nov 2025: **2**

▲ 25.0% from Dec 2024: **4**

YTD	2025	2024	+/-
	32	**33**	-3.0%

5-year Dec average: **4**

Median Sold Price $435,000

▲ 16.8% from Nov 2025: **$372,500**

▲ 21.4% from Dec 2024: **$358,375**

YTD	2025	2024	+/-
	$426,500	**$385,000**	10.8%

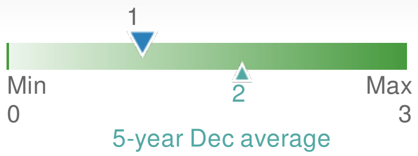
5-year Dec average: **$370,675**

Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for December was $435,000, representing an increase of 16.8% compared to last month and an increase of 21.4% from Dec 2024. The average days on market for units sold in December was 44 days, 96% above the 5-year December average of 22 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 0; and no change in supply with 1 active units.

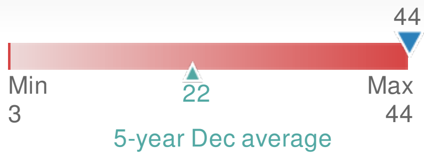
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 4.00 in November and a decrease from 0.33 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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 1



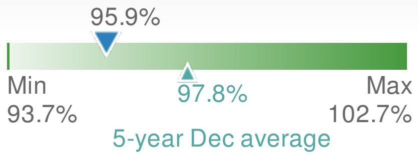
Nov 2025	Dec 2024
1	**3**

Avg DOM 44



Nov 2025	Dec 2024	YTD
27	**26**	**26**

Avg Sold to OLP Ratio 95.9%



Nov 2025	Dec 2024	YTD
125.9%	**98.0%**	**100.9%**

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