December 2025

All Home Types
Detached
Attached

Local Market Insight

West Chester Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 28

-44.0% from Nov 2025: **50**

-42.9% from Dec 2024: **49**

YTD	2025	2024	+/-
	1,412	**1,322**	6.8%

5-year Dec average: **43**

New Pendings — 42

-33.3% from Nov 2025: **63**

-28.8% from Dec 2024: **59**

YTD	2025	2024	+/-
	1,148	**1,150**	-0.2%

5-year Dec average: **53**

Closed Sales — 90

1.1% from Nov 2025: **89**

-1.1% from Dec 2024: **91**

YTD	2025	2024	+/-
	1,206	**1,130**	6.7%

5-year Dec average: **88**

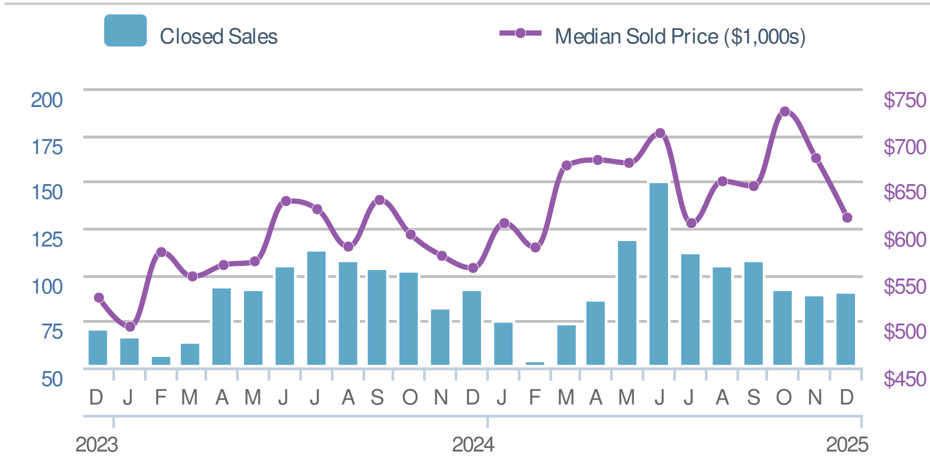
Median Sold Price — $611,000

-9.5% from Nov 2025: **$675,000**

9.6% from Dec 2024: **$557,500**

YTD	2025	2024	+/-
	$659,750	**$580,000**	13.8%

5-year Dec average: **$537,000**



Active Listings — 72

Current: 72

Min	5-year Dec average	Max
44	65	76

Nov 2025	Dec 2024
93	**76**

Avg DOM — 25

Current: 25

Min	5-year Dec average	Max
16	23	33

Nov 2025	Dec 2024	YTD
16	**16**	**16**

Avg Sold to OLP Ratio — 97.4%

Current: 97.4%

Min	5-year Dec average	Max
97.4%	99.0%	101.7%

Nov 2025	Dec 2024	YTD
99.8%	**98.9%**	**100.2%**

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

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West Chester Area (Chester, PA) - Detached

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New Listings — 15

-42.3%	-51.6%
from Nov 2025: **26**	from Dec 2024: **31**

YTD	2025	2024	+/-
	841	**714**	17.8%

5-year Dec average: **22**

New Pendings — 23

-20.7%	-32.4%
from Nov 2025: **29**	from Dec 2024: **34**

YTD	2025	2024	+/-
	641	**595**	7.7%

5-year Dec average: **26**

Closed Sales — 44

-17.0%	-4.3%
from Nov 2025: **53**	from Dec 2024: **46**

YTD	2025	2024	+/-
	678	**551**	23.0%

5-year Dec average: **45**

Median Sold Price — $767,500

-13.6%	3.3%
from Nov 2025: **$888,500**	from Dec 2024: **$743,000**

YTD	2025	2024	+/-
	$830,542	**$751,875**	10.5%

5-year Dec average: **$678,050**

Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for December was $767,500, representing a decrease of 13.6% compared to last month and an increase of 3.3% from Dec 2024. The average days on market for units sold in December was 20 days, 5% above the 5-year December average of 19 days. There was a 20.7% month over month decrease in new contract activity with 23 New Pendings; a 21.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 80; and a 19.6% decrease in supply to 45 active units.

This activity resulted in a Contract Ratio of 1.78 pendings per active listing, down from 1.82 in November and a decrease from 2.65 in December 2024. The Contract Ratio is 28% lower than the 5-year December average of 2.48. 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 — 45

45

Min 25 — 38 — Max 46

5-year Dec average

Nov 2025	Dec 2024
56	**46**

Avg DOM — 20

20

Min 16 — 19 — Max 26

5-year Dec average

Nov 2025	Dec 2024	YTD
14	**16**	**13**

Avg Sold to OLP Ratio — 98.0%

98.0%

Min 94.9% — 98.0% — Max 100.6%

5-year Dec average

Nov 2025	Dec 2024	YTD
100.3%	**98.2%**	**100.9%**

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West Chester Area (Chester, PA) - Attached

New Listings — 13

-45.8% from Nov 2025: **24**
-27.8% from Dec 2024: **18**

YTD	2025	2024	+/-
	571	**608**	-6.1%

5-year Dec average: **21**

New Pendings — 19

-44.1% from Nov 2025: **34**
-24.0% from Dec 2024: **25**

YTD	2025	2024	+/-
	507	**555**	-8.6%

5-year Dec average: **27**

Closed Sales — 46

27.8% from Nov 2025: **36**
2.2% from Dec 2024: **45**

YTD	2025	2024	+/-
	528	**579**	-8.8%

5-year Dec average: **42**

Median Sold Price — $518,000

7.9% from Nov 2025: **$480,000**
9.1% from Dec 2024: **$475,000**

YTD	2025	2024	+/-
	$500,000	**$503,000**	-0.6%

5-year Dec average: **$441,410**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for December was $518,000, representing an increase of 7.9% compared to last month and an increase of 9.1% from Dec 2024. The average days on market for units sold in December was 29 days, 9% above the 5-year December average of 27 days. There was a 44.1% month over month decrease in new contract activity with 19 New Pendings; a 51.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 28; and a 27% decrease in supply to 27 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.57 in November and a decrease from 1.80 in December 2024. The Contract Ratio is 53% lower than the 5-year December average of 2.22. 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 — 27

27
Min 19 — 27 — Max 31
5-year Dec average

Nov 2025	Dec 2024
37	**30**

Avg DOM — 29

29
Min 15 — 27 — Max 51
5-year Dec average

Nov 2025	Dec 2024	YTD
19	**15**	**20**

Avg Sold to OLP Ratio — 96.8%

96.8%
Min 96.8% — 100.2% — Max 102.9%
5-year Dec average

Nov 2025	Dec 2024	YTD
99.2%	**99.6%**	**99.3%**

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

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