December 2025

All Home Types
Detached
Attached

Local Market Insight

West Chester Area (Delaware, PA)

MarketStats by ShowingTime

Presented by
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December 2025
West Chester Area (Delaware, PA)

New Listings — 1

0.0%	-50.0%
from Nov 2025: **0**	from Dec 2024: **2**

YTD	2025	2024	+/-
	81	**75**	8.0%

5-year Dec average: **1**

New Pendings — 1

-80.0%	-80.0%
from Nov 2025: **5**	from Dec 2024: **5**

YTD	2025	2024	+/-
	73	**57**	28.1%

5-year Dec average: **3**

Closed Sales — 4

-33.3%	-55.6%
from Nov 2025: **6**	from Dec 2024: **9**

YTD	2025	2024	+/-
	77	**59**	30.5%

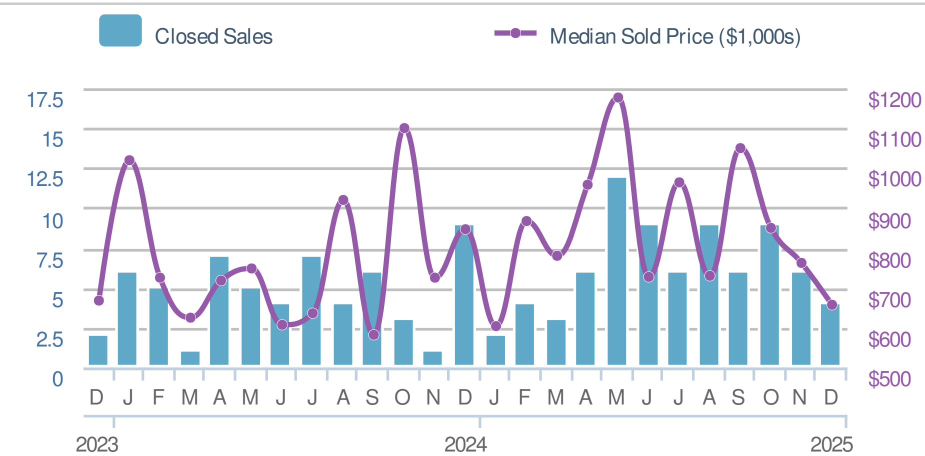
5-year Dec average: **5**

Median Sold Price — $657,000

-13.8%	-22.4%
from Nov 2025: **$762,500**	from Dec 2024: **$847,000**

YTD	2025	2024	+/-
	$810,000	**$737,500**	9.8%

5-year Dec average: **$702,990**



Active Listings — 7

7
Min 1 — 5 — Max 9
5-year Dec average

Nov 2025	Dec 2024
9	**9**

Avg DOM — 41

41
Min 14 — 30 — Max 41
5-year Dec average

Nov 2025	Dec 2024	YTD
27	**28**	**25**

Avg Sold to OLP Ratio — 95.3%

95.3%
Min 94.7% — 97.1% — Max 100.6%
5-year Dec average

Nov 2025	Dec 2024	YTD
103.7%	**97.2%**	**100.0%**

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West Chester Area (Delaware, PA) - Detached

New Listings 0

0.0% from Nov 2025: 0

-100.0% from Dec 2024: 2

YTD	2025	2024	+/-
	64	54	18.5%

5-year Dec average: **1**

New Pendings 0

-100.0% from Nov 2025: 5

-100.0% from Dec 2024: 4

YTD	2025	2024	+/-
	58	40	45.0%

5-year Dec average: **2**

Closed Sales 3

-40.0% from Nov 2025: 5

-57.1% from Dec 2024: 7

YTD	2025	2024	+/-
	60	42	42.9%

5-year Dec average: **4**

Median Sold Price $749,000

-1.4% from Nov 2025: $760,000

-13.4% from Dec 2024: $865,000

YTD	2025	2024	+/-
	$912,500	$855,000	6.7%

5-year Dec average: **$775,190**

Summary

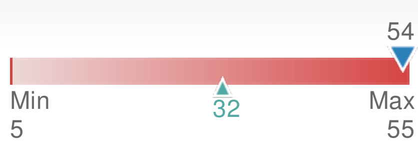
In West Chester Area (Delaware, PA), the median sold price for Detached properties for December was $749,000, representing a decrease of 1.4% compared to last month and a decrease of 13.4% from Dec 2024. The average days on market for units sold in December was 54 days, 67% above the 5-year December average of 32 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 4; and a 12.5% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.88 in November and a decrease from 0.86 in December 2024. The Contract Ratio is 60% lower than the 5-year December average of 1.42. 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 7

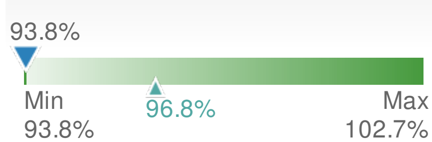
Nov 2025	Dec 2024
8	7

Avg DOM 54



Nov 2025	Dec 2024	YTD
28	17	27

Avg Sold to OLP Ratio 93.8%



Nov 2025	Dec 2024	YTD
104.6%	97.7%	100.1%

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

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December 2025

West Chester Area (Delaware, PA) - Attached

New Listings — 1

0.0% from Nov 2025: **0**

0.0% from Dec 2024: **0**

YTD	2025	2024	+/-
	17	**21**	-19.0%

5-year Dec average: **1**

New Pendings — 1

0.0% from Nov 2025: **0**

0.0% from Dec 2024: **1**

YTD	2025	2024	+/-
	15	**17**	-11.8%

5-year Dec average: **1**

Closed Sales — 1

0.0% from Nov 2025: **1**

-50.0% from Dec 2024: **2**

YTD	2025	2024	+/-
	17	**17**	0.0%

5-year Dec average: **1**

Median Sold Price — $565,000

-26.1% from Nov 2025: **$765,000**

-27.0% from Dec 2024: **$773,500**

YTD	2025	2024	+/-
	$632,500	**$615,000**	2.8%

5-year Dec average: **$646,400**

Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for December was $565,000, representing a decrease of 26.1% compared to last month and a decrease of 27% from Dec 2024. The average days on market for units sold in December was 2 days, 94% below the 5-year December average of 34 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 0; and a 100% decrease in supply to 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 0.40. 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 — 0

Current: 0

Min 0 — 5-year Dec average 1 — Max 2

Nov 2025	Dec 2024
1	**2**

Avg DOM — 2

Current: 2

Min 2 — 5-year Dec average 34 — Max 80

Nov 2025	Dec 2024	YTD
23	**65**	**16**

Avg Sold to OLP Ratio — 100.0%

Current: 100.0%

Min 95.3% — 5-year Dec average 98.2% — Max 100.0%

Nov 2025	Dec 2024	YTD
99.4%	**95.3%**	**99.8%**

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