

November 2025

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

Local Market Insight

November 2025

Chester County, PA

New Listings	321	
↓ -41.1%	↓ -3.9%	
from Oct 2025: 545	from Nov 2024: 334	
YTD 2025 2024 +/-		
6,734	6,398	5.3%
5-year Nov average: 404		

New Pendlings	373	
↓ -24.0%	↓ -6.8%	
from Oct 2025: 491	from Nov 2024: 400	
YTD 2025 2024 +/-		
5,487	5,363	2.3%
5-year Nov average: 428		

Closed Sales	428	
↓ -5.7%	↓ -4.7%	
from Oct 2025: 454	from Nov 2024: 449	
YTD 2025 2024 +/-		
5,373	5,113	5.1%
5-year Nov average: 482		

Median Sold Price	\$561,232	
↑ 3.0%	↑ 7.3%	
from Oct 2025: \$545,000	from Nov 2024: \$522,885	
YTD 2025 2024 +/-		
\$557,555	\$529,854	5.2%
5-year Nov average: \$495,343		



Active Listings	739
Min 586	637
Max 739	739
5-year Nov average	
Oct 2025 877	Nov 2024 650

Avg DOM	25
Min 17	20
5-year Nov average	
Oct 2025 26	Nov 2024 21
YTD 22	

Avg Sold to OLP Ratio	99.9%
Min 99.6%	99.9%
5-year Nov average	
Oct 2025 99.0%	Nov 2024 99.6%
YTD 100.7%	

November 2025

Chester County, PA - Detached

New Listings	204	
↓ -39.6%	↓ -2.9%	
from Oct 2025: 338	from Nov 2024: 210	
YTD 2025 2024 +/-		
4,471	4,250	5.2%
5-year Nov average: 257		

New Pendencies	242	
↓ -25.5%	↓ -8.0%	
from Oct 2025: 325	from Nov 2024: 263	
YTD 2025 2024 +/-		
3,601	3,481	3.4%
5-year Nov average: 279		

Closed Sales	288	
↓ -4.6%	↓ -2.7%	
from Oct 2025: 302	from Nov 2024: 296	
YTD 2025 2024 +/-		
3,535	3,246	8.9%
5-year Nov average: 310		

Median Sold Price	\$670,000	
↑ 11.8%	↑ 14.5%	
from Oct 2025: \$599,500	from Nov 2024: \$585,000	
YTD 2025 2024 +/-		
\$644,487	\$600,000	7.4%
5-year Nov average: \$570,952		

Summary
In Chester County, PA, the median sold price for Detached properties for November was \$670,000, representing an increase of 11.8% compared to last month and an increase of 14.5% from Nov 2024. The average days on market for units sold in November was 24 days, 12% above the 5-year November average of 21 days. There was a 25.5% month over month decrease in new contract activity with 242 New Pendencies; a 9.5% MoM decrease in All Pendencies (new contracts + contracts carried over from October) to 524; and a 17.6% decrease in supply to 483 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.99 in October and a decrease from 1.25 in November 2024. The Contract Ratio is 14% lower than the 5-year November average of 1.26. 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	483
Min 424	457
Max 483	483
5-year Nov average	
Oct 2025 586	Nov 2024 474

Avg DOM	24
Min 19	21
Max 24	24
5-year Nov average	
Oct 2025 24	Nov 2024 21
YTD 20	

Avg Sold to OLP Ratio	100.6%
Min 99.5%	100.1%
Max 100.6%	100.6%
5-year Nov average	
Oct 2025 99.4%	Nov 2024 99.8%
YTD 101.2%	

November 2025

Chester County, PA - Attached

New Listings	117	
↓ -43.5%	↓ -5.6%	
from Oct 2025: 207	from Nov 2024: 124	
YTD 2025 2024 +/-		
2,262	2,148	5.3%
5-year Nov average: 148		

New Pendencies	131	
↓ -21.1%	↓ -4.4%	
from Oct 2025: 166	from Nov 2024: 137	
YTD 2025 2024 +/-		
1,885	1,881	0.2%
5-year Nov average: 149		

Closed Sales	140	
↓ -7.9%	↓ -8.5%	
from Oct 2025: 152	from Nov 2024: 153	
YTD 2025 2024 +/-		
1,837	1,866	-1.6%
5-year Nov average: 172		

Median Sold Price	\$400,000	
↓ -13.5%	↓ -10.5%	
from Oct 2025: \$462,250	from Nov 2024: \$447,000	
YTD 2025 2024 +/-		
\$435,000	\$432,912	0.5%
5-year Nov average: \$392,240		

Summary

In Chester County, PA, the median sold price for Attached properties for November was \$400,000, representing a decrease of 13.5% compared to last month and a decrease of 10.5% from Nov 2024. The average days on market for units sold in November was 28 days, 46% above the 5-year November average of 19 days. There was a 21.1% month over month decrease in new contract activity with 131 New Pendencies; a 0.8% MoM decrease in All Pendencies (new contracts + contracts carried over from October) to 242; and a 12% decrease in supply to 256 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.84 in October and a decrease from 1.44 in November 2024. The Contract Ratio is 48% lower than the 5-year November average of 1.82. 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	256
Min 151	256
180	256
5-year Nov average	
Oct 2025 291	Nov 2024 176

Avg DOM	28
Min 14	28
19	28
5-year Nov average	
Oct 2025 31	Nov 2024 20
YTD 25	

Avg Sold to OLP Ratio	98.5%
Min 98.5%	99.8%
5-year Nov average	
Oct 2025 98.1%	Nov 2024 99.3%
YTD 99.5%	