

November 2025

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

November 2025

Chester County, PA

New Listings**321****↓ -41.1%**from Oct 2025:
545**↓ -3.9%**from Nov 2024:
334

YTD	2025	2024	+/-
	6,734	6,398	5.3%

5-year Nov average: **404****New Pendings****373****↓ -24.0%**from Oct 2025:
491**↓ -6.8%**from Nov 2024:
400

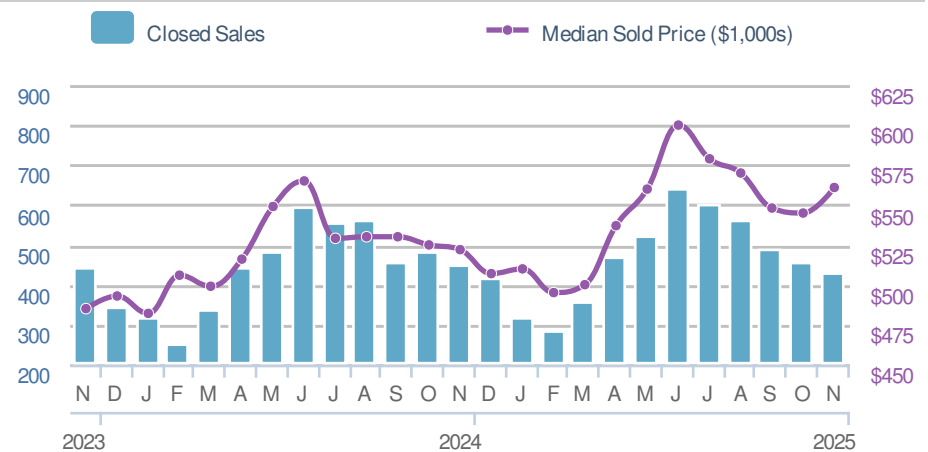
YTD	2025	2024	+/-
	5,487	5,363	2.3%

5-year Nov average: **428****Closed Sales****428****↓ -5.7%**from Oct 2025:
454**↓ -4.7%**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%**from Oct 2025:
\$545,000**↑ 7.3%**from Nov 2024:
\$522,885

YTD	2025	2024	+/-
	\$557,555	\$529,854	5.2%

5-year Nov average: **\$495,343****Active Listings****739**

Oct 2025	Nov 2024
877	650

Avg DOM**25**

Oct 2025	Nov 2024	YTD
26	21	22

Avg Sold to OLP Ratio**99.9%**

Oct 2025	Nov 2024	YTD
99.0%	99.6%	100.7%

November 2025

Chester County, PA - Detached

New Listings**204** **-39.6%**from Oct 2025:
338 **-2.9%**from Nov 2024:
210

YTD	2025	2024	+/-
	4,471	4,250	5.2%

5-year Nov average: **257****New Pendings****242** **-25.5%**from Oct 2025:
325 **-8.0%**from Nov 2024:
263

YTD	2025	2024	+/-
	3,601	3,481	3.4%

5-year Nov average: **279****Closed Sales****288** **-4.6%**from Oct 2025:
302 **-2.7%**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%**from Oct 2025:
\$599,500 **14.5%**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 Pendings; a 9.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 524; and a 17.6% decrease in supply to 483 active units.

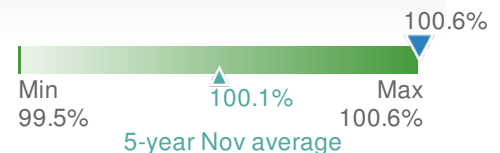
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.99 in October and a decrease from 1.25 in November 2024. The Contract Ratio is 14% lower than the 5-year November average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2025	Nov 2024
586	474

Avg DOM**24**

Oct 2025	Nov 2024	YTD
24	21	20

**Avg Sold to
OLP Ratio****100.6%**

Oct 2025	Nov 2024	YTD
99.4%	99.8%	101.2%

November 2025

Chester County, PA - Attached

New Listings**117**

↓ -43.5%

from Oct 2025:
207

↓ -5.6%

from Nov 2024:
124

YTD	2025	2024	+/-
	2,262	2,148	5.3%

5-year Nov average: **148****New Pendings****131**

↓ -21.1%

from Oct 2025:
166

↓ -4.4%

from Nov 2024:
137

YTD	2025	2024	+/-
	1,885	1,881	0.2%

5-year Nov average: **149****Closed Sales****140**

↓ -7.9%

from Oct 2025:
152

↓ -8.5%

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%

from Oct 2025:
\$462,250

↓ -10.5%

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 Pendings; a 0.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 242; and a 12% decrease in supply to 256 active units.

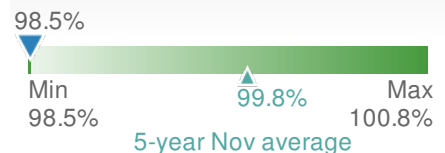
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.84 in October and a decrease from 1.44 in November 2024. The Contract Ratio is 48% lower than the 5-year November average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2025	Nov 2024
291	176

Avg DOM**28**

Oct 2025	Nov 2024	YTD
31	20	25

**Avg Sold to
OLP Ratio****98.5%**

Oct 2025	Nov 2024	YTD
98.1%	99.3%	99.5%