Local Market **Insight**

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December 2025

Chester County, PA

New Listings 206

-35.8% from Nov 2025: **321**

-12.7% from Dec 2024: **236**

YTD	2025	2024	+/-
	6,981	**6,677**	4.6%

5-year Dec average: **248**

New Pendings 269

-27.9% from Nov 2025: **373**

-3.6% from Dec 2024: **279**

YTD	2025	2024	+/-
	5,756	**5,632**	2.2%

5-year Dec average: **301**

Closed Sales 455

6.3% from Nov 2025: **428**

9.6% from Dec 2024: **415**

YTD	2025	2024	+/-
	5,838	**5,542**	5.3%

5-year Dec average: **454**

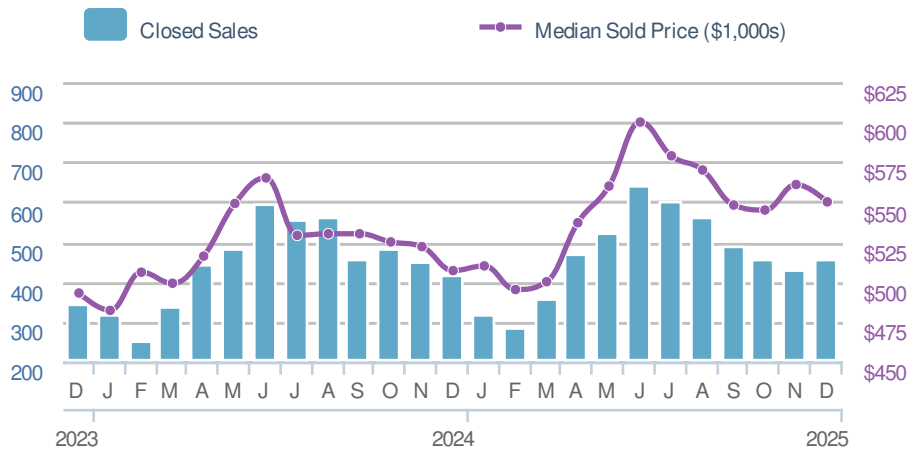
Median Sold Price $550,000

-2.0% from Nov 2025: **$561,232**

8.4% from Dec 2024: **$507,500**

YTD	2025	2024	+/-
	$556,000	**$525,770**	5.7%

5-year Dec average: **$481,450**



Active Listings 587

587

Min 436 | 503 | Max 587

5-year Dec average

Nov 2025	Dec 2024
739	**540**

Avg DOM 28

28

Min 22 | 25 | Max 28

5-year Dec average

Nov 2025	Dec 2024	YTD
25	**24**	**22**

Avg Sold to OLP Ratio 98.6%

98.6%

Min 98.6% | 99.3% | Max 100.8%

5-year Dec average

Nov 2025	Dec 2024	YTD
99.9%	**99.1%**	**100.5%**

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