

March 2025

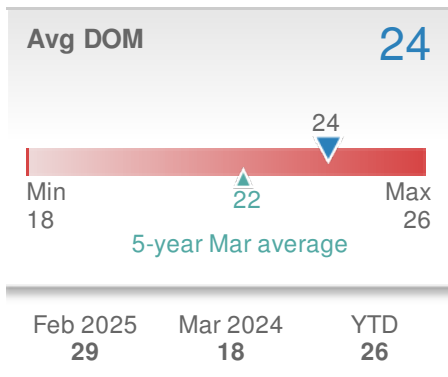
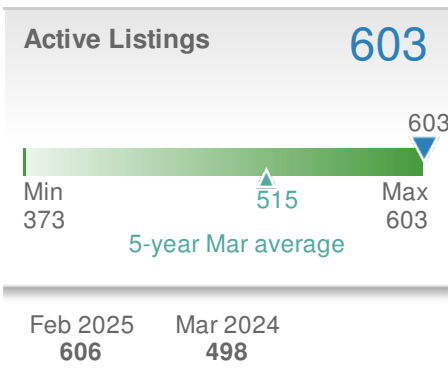
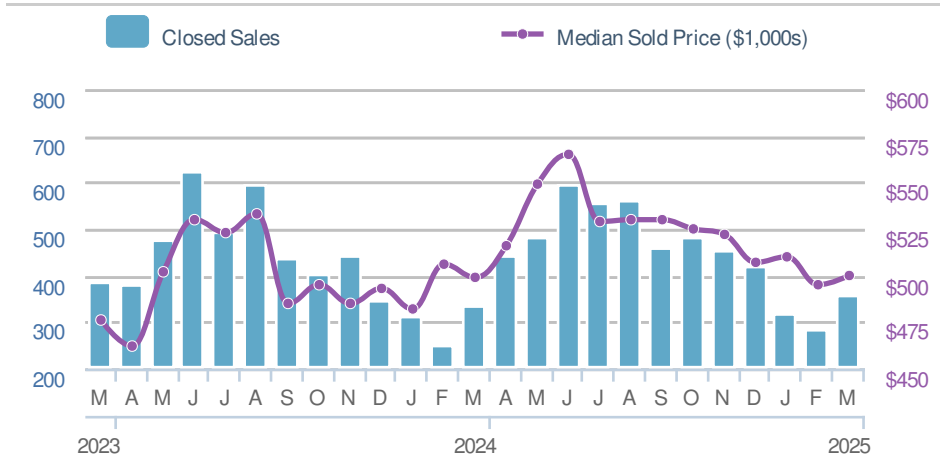
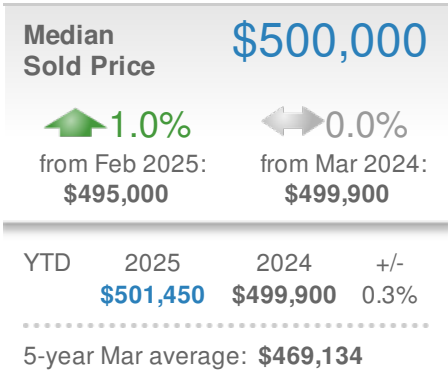
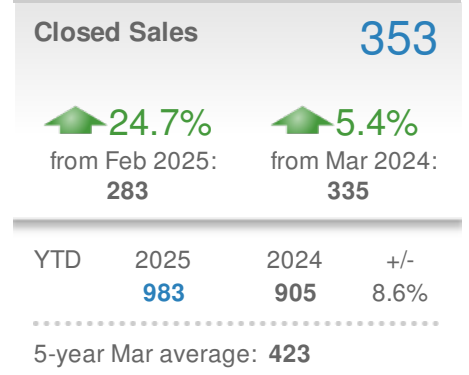
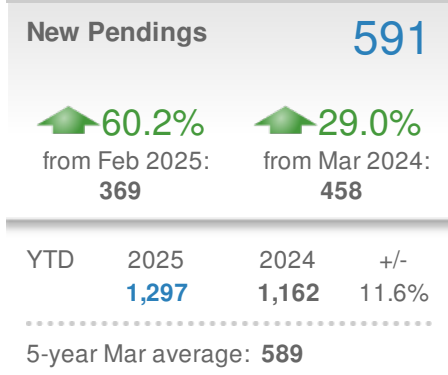
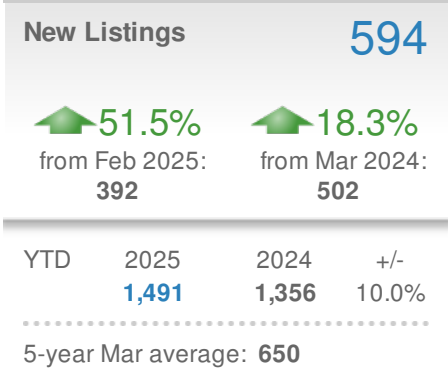
All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

March 2025
Chester County, PA

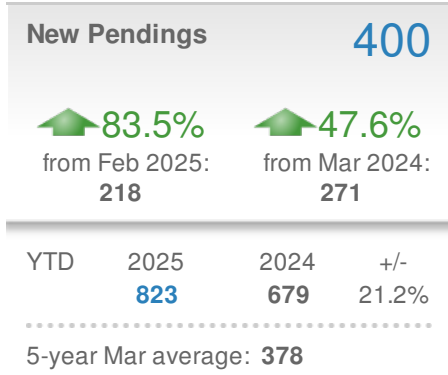
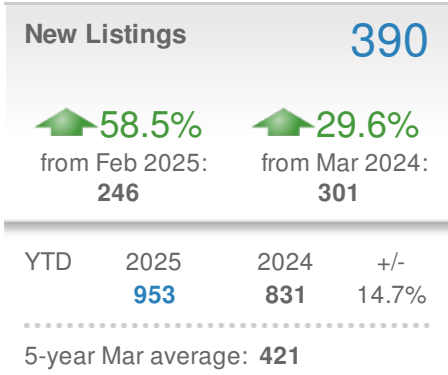
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Chester County, PA - Detached

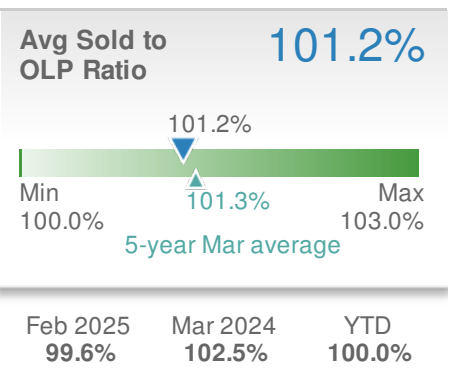
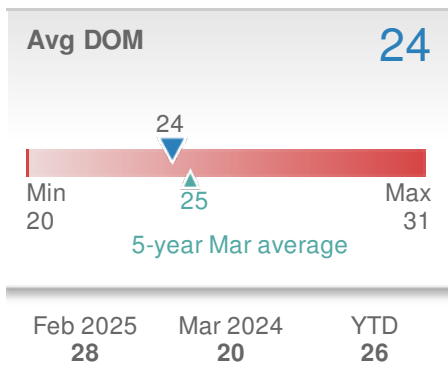
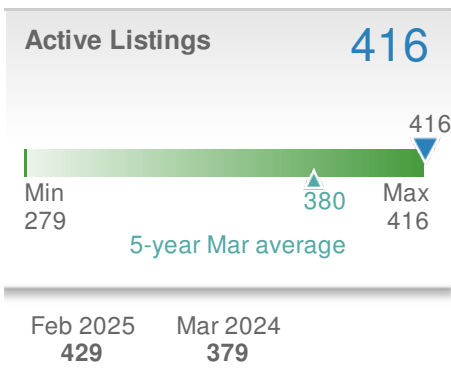
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Summary

In Chester County, PA, the median sold price for Detached properties for March was \$555,000, representing no change compared to last month and an increase of 1% from Mar 2024. The average days on market for units sold in March was 24 days, 2% below the 5-year March average of 25 days. There was an 83.5% month over month increase in new contract activity with 400 New Pendings; a 32.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 673; and a 3% decrease in supply to 416 active units.

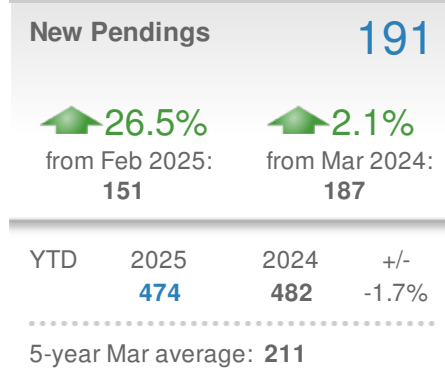
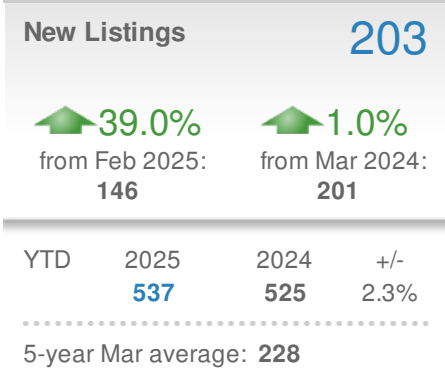
This activity resulted in a Contract Ratio of 1.62 pendings per active listing, up from 1.19 in February and an increase from 1.33 in March 2024. The Contract Ratio is 10% lower than the 5-year March average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2025

Chester County, PA - Attached

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Summary

In Chester County, PA, the median sold price for Attached properties for March was \$434,000, representing an increase of 2.1% compared to last month and no change from Mar 2024. The average days on market for units sold in March was 22 days, 18% above the 5-year March average of 19 days. There was a 26.5% month over month increase in new contract activity with 191 New Pendings; a 22.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 290; and a 5.6% increase in supply to 187 active units.

This activity resulted in a Contract Ratio of 1.55 pendings per active listing, up from 1.33 in February and a decrease from 3.13 in March 2024. The Contract Ratio is 51% lower than the 5-year March average of 3.17. 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.

