

# LuxInsight

LUXURY HOUSING MARKET REPORT

Chester County, Pennsylvania

**APRIL 2025**

Luxury Summary



**LONG & FOSTER**  
REAL ESTATE

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Long & Foster's All-Inclusive Services

Real Estate | Mortgage | Home Inspection | Title | Insurance | Moving | Property Management | Vacation Rentals | Relocation

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## CHESTER COUNTY, PENNSYLVANIA - APRIL 2025

The real estate market is always changing, and if you're buying or selling a home—especially a luxury property—it's critical to understand the current market conditions. More than simply seeing what's happening to real estate as a whole in your local area, you need insights on what's taking place in the high-end market, specifically with uncommon and unique homes like yours or those for which you're shopping.

That's why Long & Foster publishes our exclusive LuxInsight report—giving consumers like you invaluable information on the luxury market performance in your local area.

Published monthly, LuxInsight provides you with A broad overview of real estate trends in the high-end real estate market. From median sale prices and active inventory to the current housing Demand and available active listings, LuxInsight gives you access to essential statistics you need to know.

Beyond this valuable market information, Long & Foster's team of luxury sales associates is available to guide you through the real estate process. We believe luxury real estate is all about the individual, and when you work with us, you'll receive an experience tailored to your unique needs. You'll enjoy exceptional service and expertise, provided by agents who specialize in marketing and selling the most stunning luxury homes. You'll gain our exclusive connections around the world and get a luxury home experience with proven results.



### AT A GLANCE HOMES \$1 MILLION+



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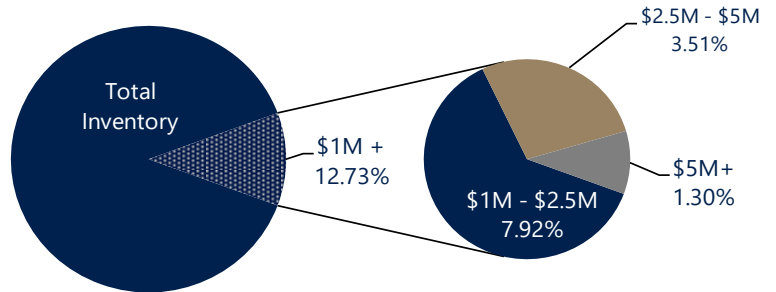
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## CHESTER COUNTY, PENNSYLVANIA - APRIL 2025

Compared to last April, the total number of homes more than \$1 Million available this month was higher by 26.7% and higher by 27.6% compared to April 2023.

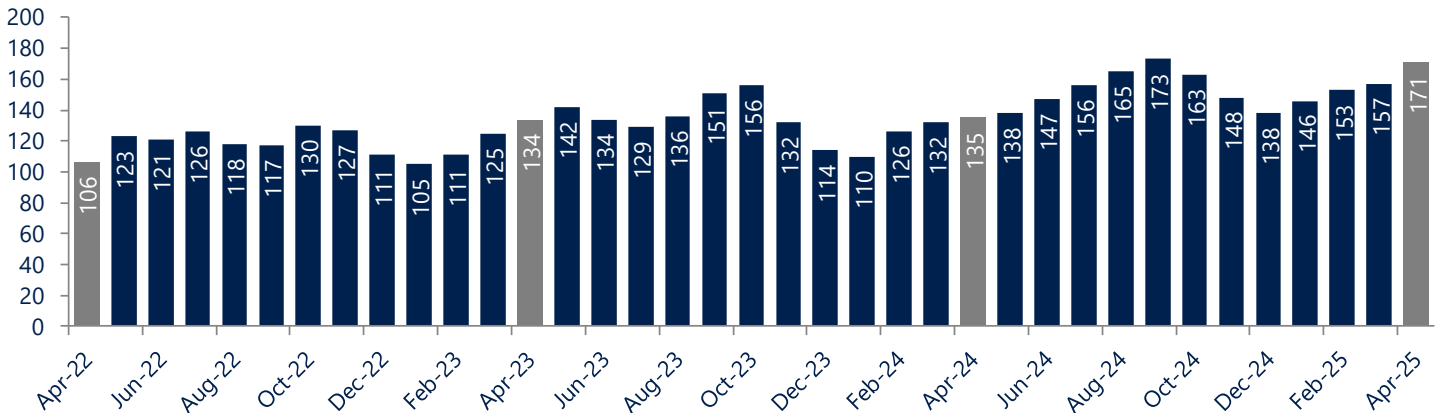
Active inventory this April was 8.9% higher than the previous month's supply of available inventory.

### INVENTORY PRICE RANGES



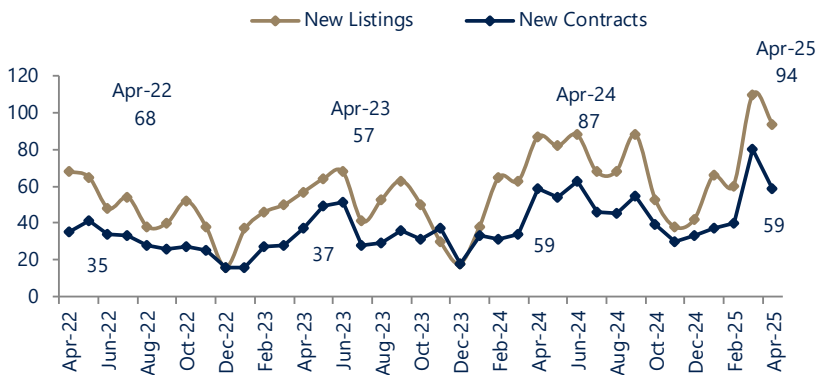
### ACTIVE INVENTORY

HOMES \$1 MILLION+



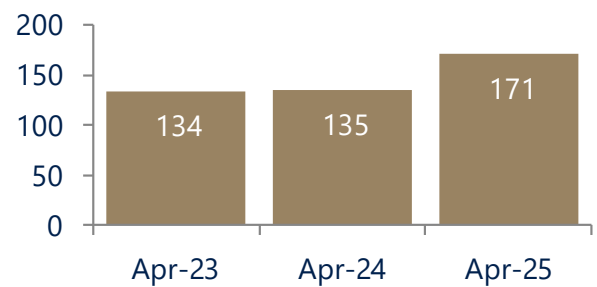
### NEW LISTINGS & NEW CONTRACTS

HOMES \$1 MILLION+



### ACTIVE INVENTORY

VERSUS PREVIOUS YEARS  
HOMES \$1 MILLION+



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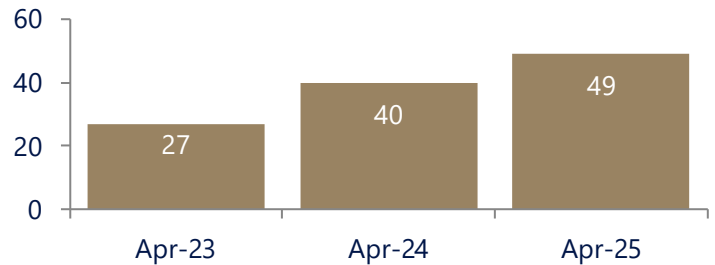
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## CHESTER COUNTY, PENNSYLVANIA - APRIL 2025

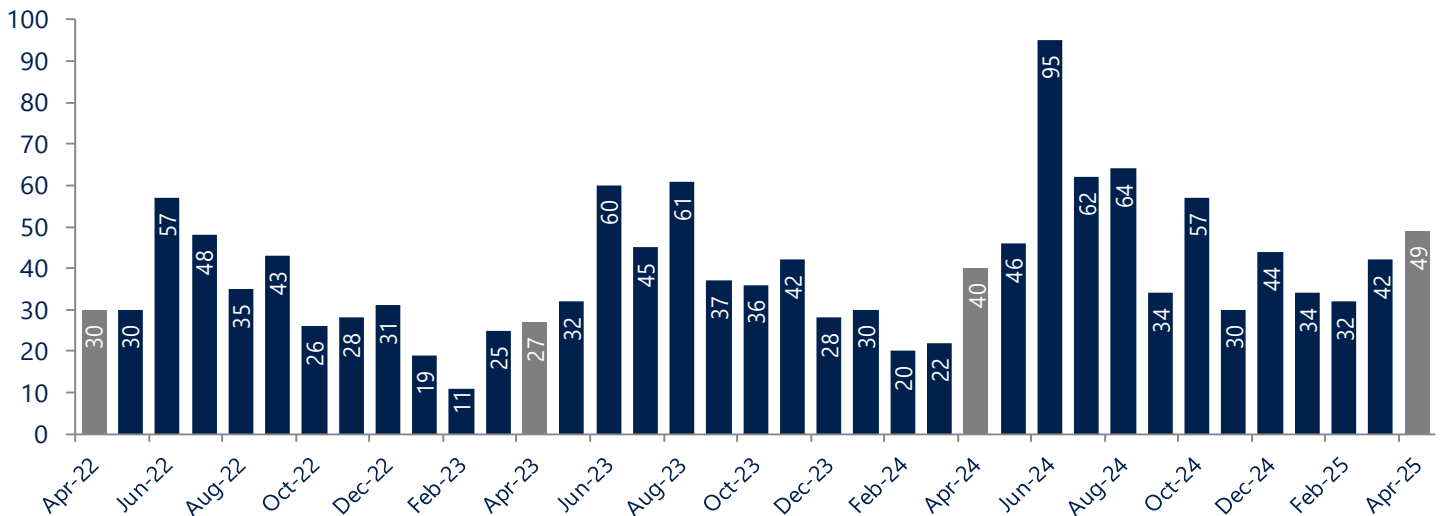
This month's units sold for homes more than \$1 Million was higher than at this time last year, an increase of 22.5% versus last April and an increase of 81.5% versus April of 2023.

There was an increase of 16.7% in luxury units sold in April compared to March of this year.

**UNITS SOLD**  
VERSUS PREVIOUS YEARS  
HOMES \$1 MILLION+



**UNITS SOLD**  
HOMES \$1 MILLION+



### RECENT SELECTED LUXURY SALES

HOMES \$1 MILLION+

Sold Date	City	Zip Code	Final List Price	Final Sale Price	Sale Price as % of List Price	DOM	Long & Foster Represented	
							Buyer	Seller
April 15, 2025	Chester Springs	19425	\$1,100,000	\$1,218,000	110.7%	6		✓
April 8, 2025	West Chester	19382	\$890,000	\$1,025,000	115.2%	3		✓
March 22, 2025	Berwyn	19312	\$2,455,000	\$2,700,000	110.0%	11	✓	✓
February 28, 2025	Malvern	19355	\$1,200,000	\$1,200,000	100.0%	9	✓	
February 28, 2025	West Chester	19382	\$1,199,000	\$1,100,000	91.7%	120		✓
December 3, 2024	Berwyn	19312	\$1,699,000	\$1,625,000	95.6%	12	✓	
December 20, 2024	Malvern	19355	\$1,356,295	\$1,545,510	114.0%	103	✓	

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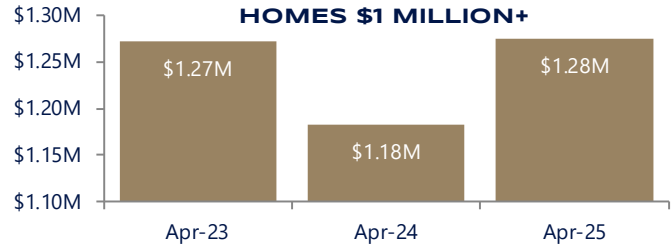
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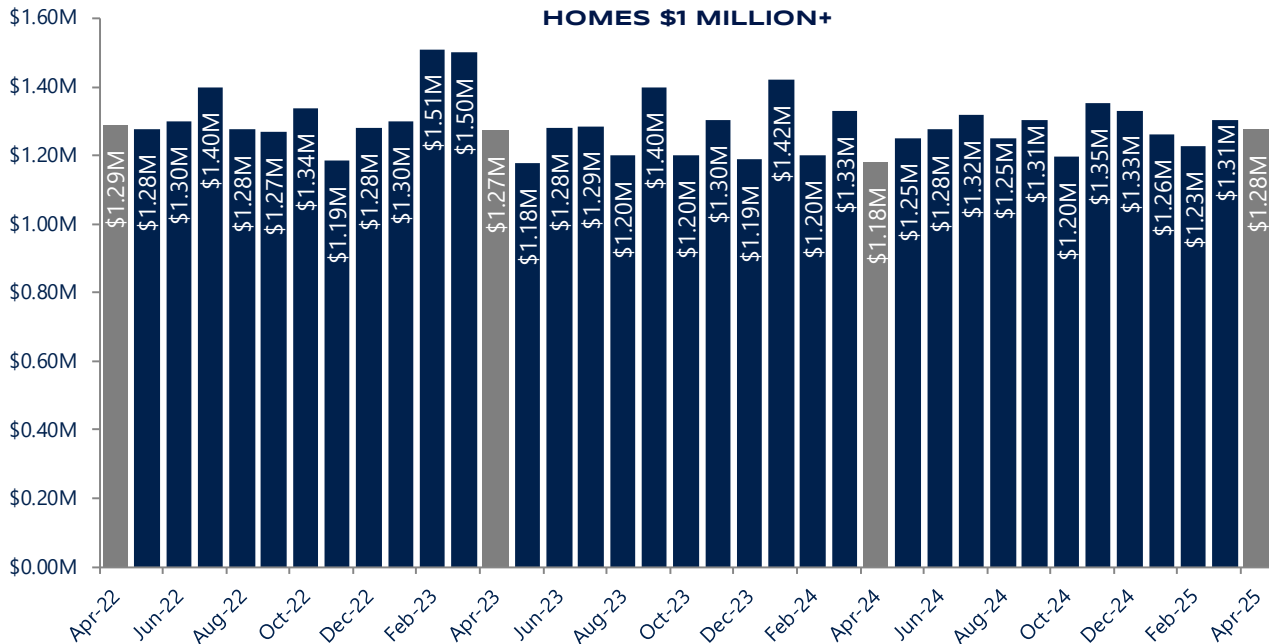
In April, the median sales price for homes more than \$1 Million was \$1,275,000, an increase of 7.8% compared to last year.

The current median sales price was lower by 2.3% than in March.

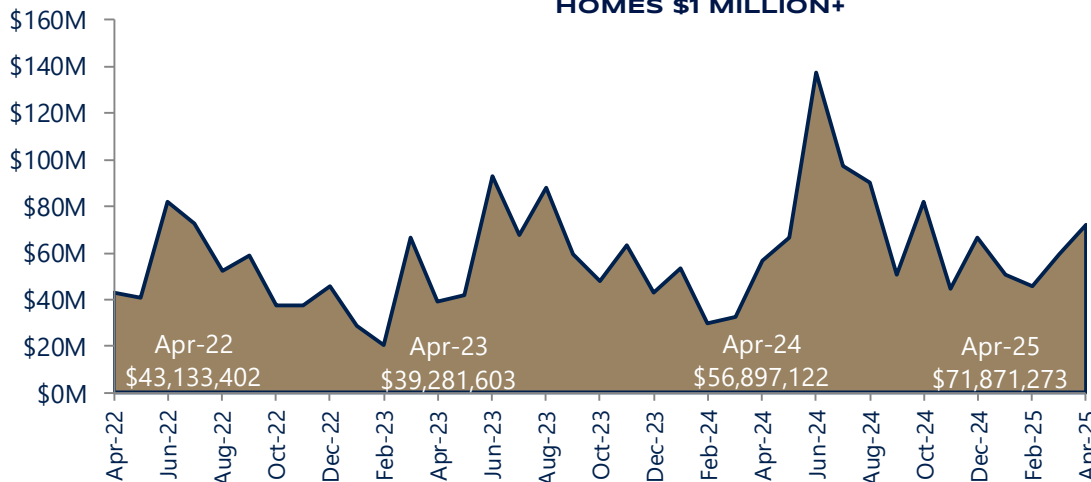
**MEDIAN SALES PRICE  
VERSUS PREVIOUS YEARS  
HOMES \$1 MILLION+**



**MEDIAN SALES PRICE  
HOMES \$1 MILLION+**



**TOTAL DOLLAR VOLUME SOLD  
HOMES \$1 MILLION+**



Total volume sold this April was 26.3% higher than the same month one year ago.

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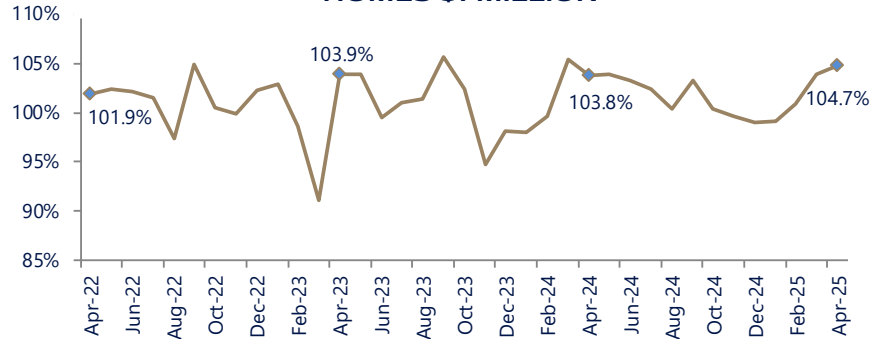
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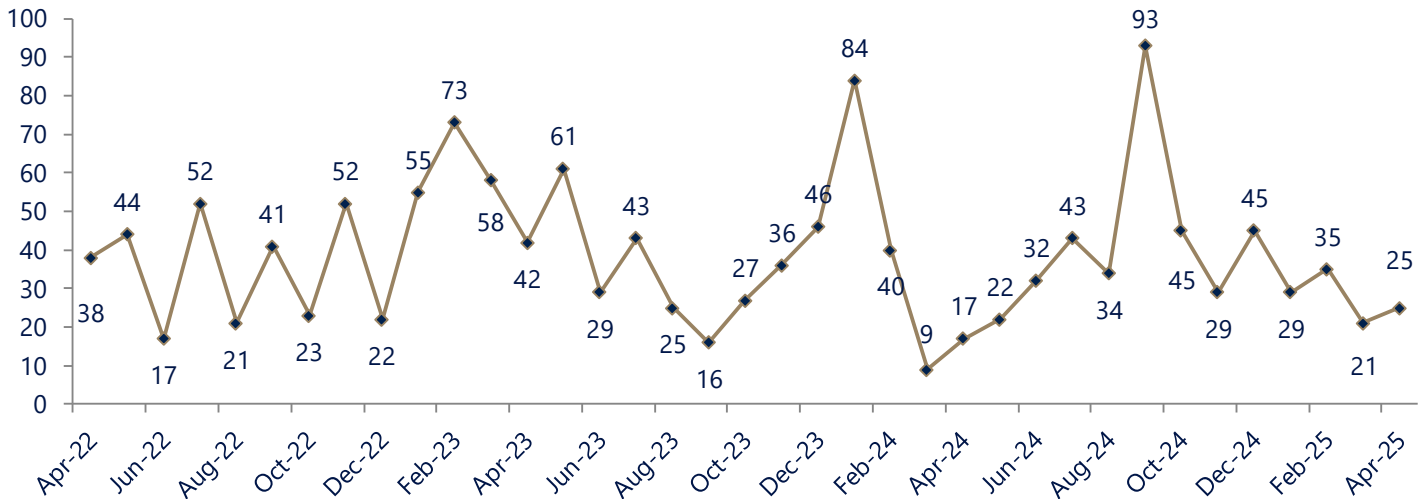
## CHESTER COUNTY, PENNSYLVANIA - APRIL 2025

In April, the average sale price for homes more than \$1 Million was 104.7% of the average list price, which is 0.9% higher than at this time last year. This month, the average number of days on market was 25, higher than the average last year, which was 17, an increase of 47.1%.

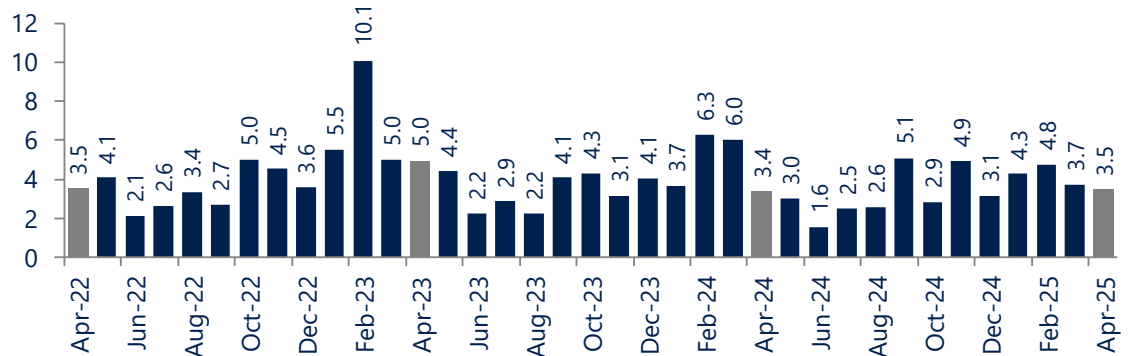
**SALE PRICE AS % OF LIST PRICE**  
HOMES \$1 MILLION+



**DAYS ON MARKET**  
HOMES \$1 MILLION+



**MONTHS OF SUPPLY**  
HOMES \$1 MILLION+



In April, there were 3.5 months of supply available, compared to 3.4 in April of 2024. That is an increase of 2.9% versus a year ago.

## CHESTER COUNTY, PENNSYLVANIA - APRIL 2025

### References & Definitions

#### CHESTER, PA: LISTING SOURCE, REPORTING AREA, & DEFINITION

Based on data supplied by the TREND MLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace.

This report includes coverage for the county of Chester, Pennsylvania only.

Analysis dates for all regions are April 1, 2022 through April 30, 2025.

### Contacts & Disclaimers

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"Information contained in this report is deemed reliable but not guaranteed, should be independently verified and does not constitute an opinion of Long & Foster Real Estate, Inc."

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