

March 2024

All Home Types
Detached
Attached

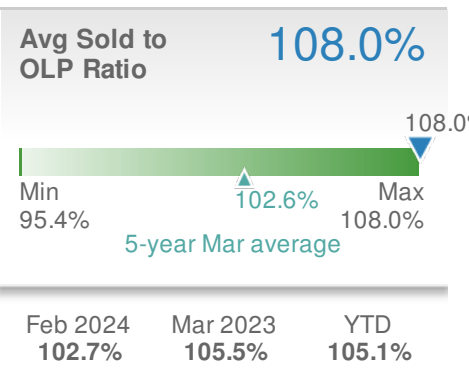
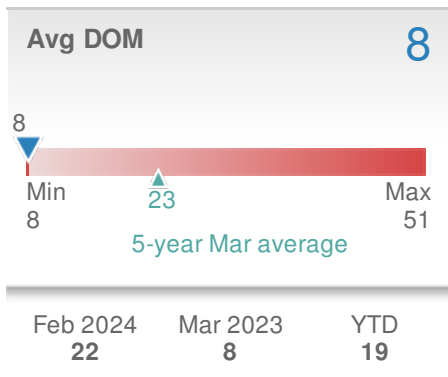
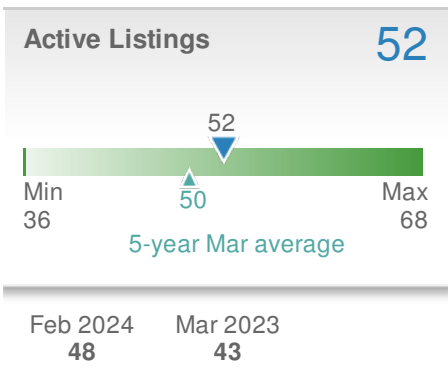
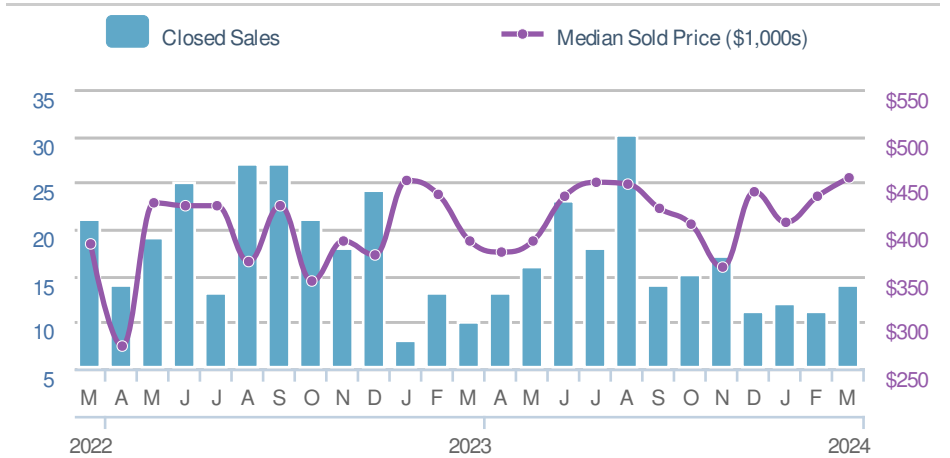
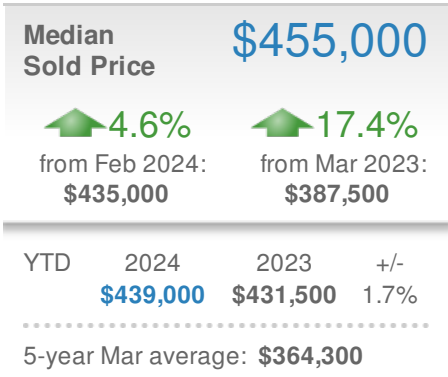
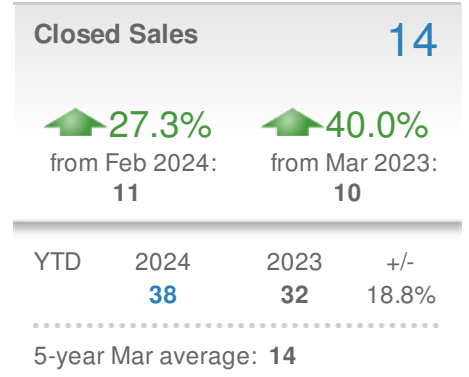
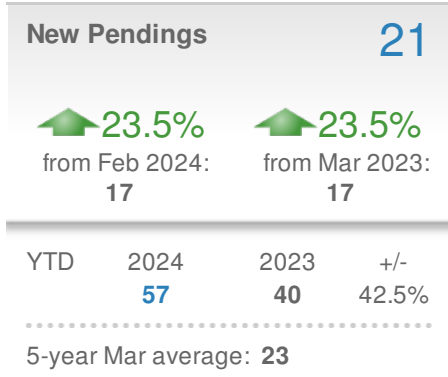
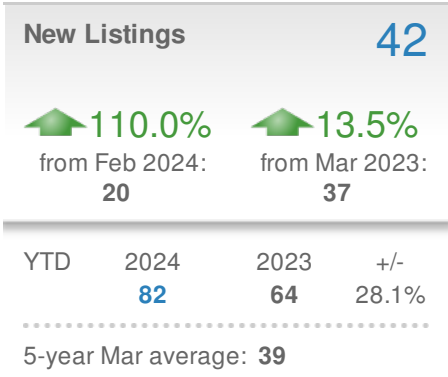
Local Market Insight

Oxford Area (Chester, PA)

March 2024

Oxford Area (Chester, PA)

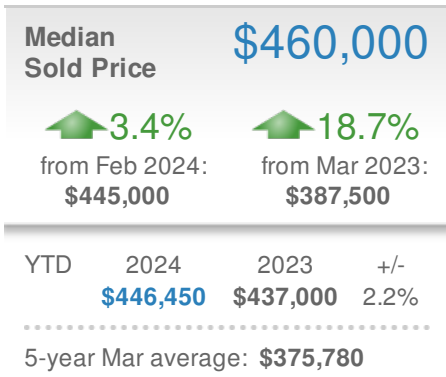
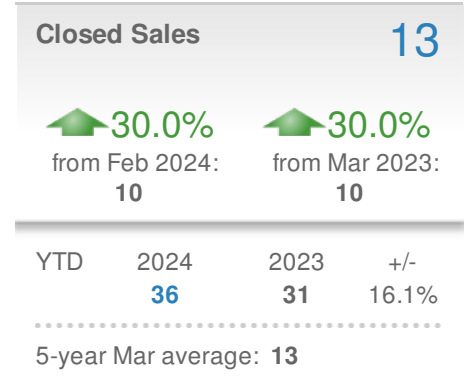
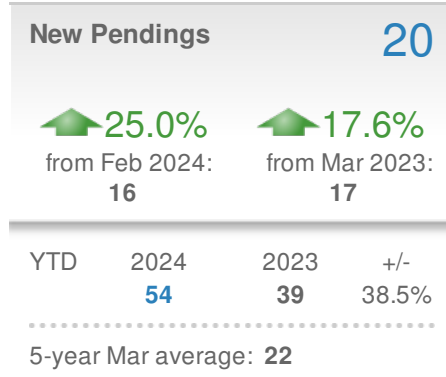
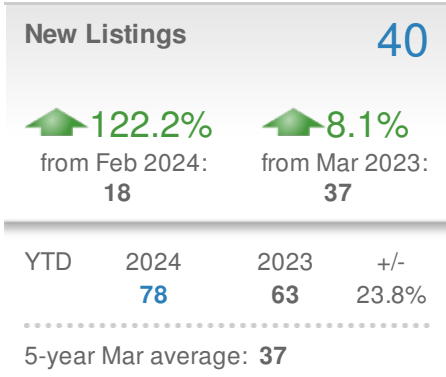
Email: ldavis@tcsr.realtor



March 2024

Oxford Area (Chester, PA) - Detached

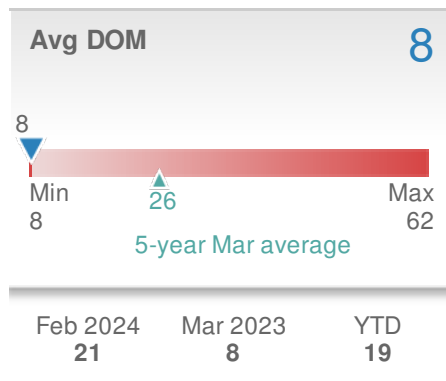
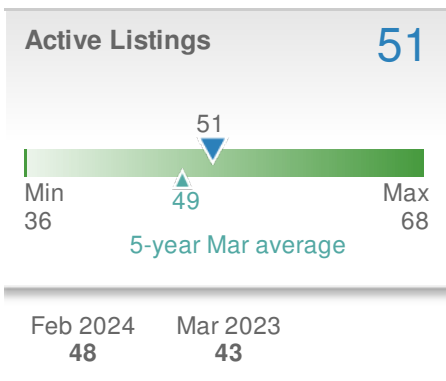
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for March was \$460,000, representing an increase of 3.4% compared to last month and an increase of 18.7% from Mar 2023. The average days on market for units sold in March was 8 days, 70% below the 5-year March average of 26 days. There was a 25% month over month increase in new contract activity with 20 New Pendings; a 15.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 51; and a 6.3% increase in supply to 51 active units.

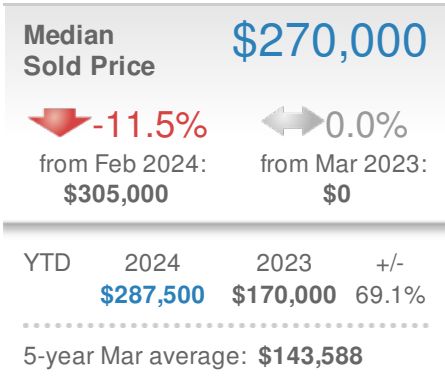
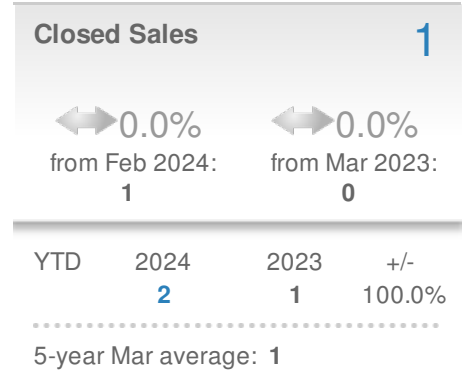
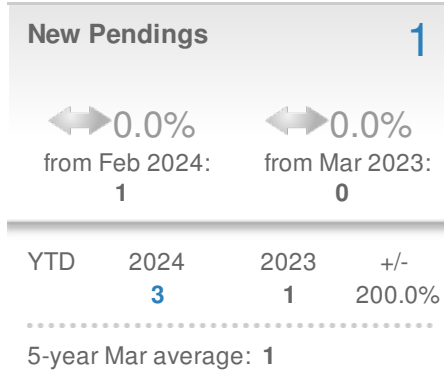
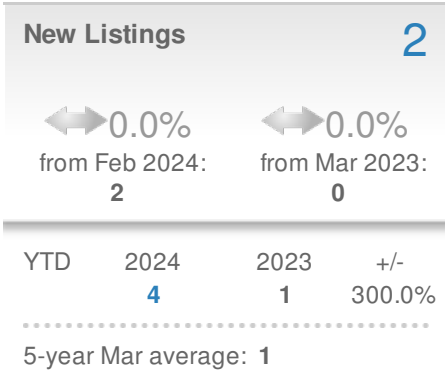
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.92 in February and an increase from 0.58 in March 2023. The Contract Ratio is 2% higher than the 5-year March average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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 2024

Oxford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for March was \$270,000, representing a decrease of 11.5% compared to last month and an increase of 0% from Mar 2023. The average days on market for units sold in March was 6 days, 26% above the 5-year March average of 5 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 1; and a 0% increase in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in February and an increase from 0.00 in March 2023. The Contract Ratio is 100% higher than the 5-year March average of 0.50. 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.

