# June 2024

All Home Types Detached Attached

# Local Market Insight

# Oxford Area (Chester, PA)



Presented by Lauren Davis Tri-County Suburban REALTORS Email: Idavis@tcsr.realtor

#### Presented by Lauren Davis **Tri-County Suburban REALTORS**

## June 2024

Oxford Area (Chester, PA)

#### **New Listings** 20 **-4.8%** -23.1% from May 2024: from Jun 2023: 21 26 2023 YTD 2024 +/-150 154 -2.6% 5-year Jun average: 29













Ava Sold to

# Avg DOM

	Min 6	25		Ma	
	5-year Jun average				
	May 20 <b>31</b>	024	Jun 2023 <b>22</b>	YTD 23	



108 2%

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Oxford Area (Chester, PA) - Detached

## Tri-County Suburban REALTORS

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Medi Sold	an Price	\$515,000			
<b>8.9%</b> from May 2024: <b>\$472,885</b>		17.6% from Jun 2023: \$438,000			
YTD	2024 <b>\$462,500</b>	2023 +/- <b>\$415,000</b> 11.4%			
5-year Jun average: <b>\$412,100</b>					

### Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for June was \$515,000, representing an increase of 8.9% compared to last month and an increase of 17.6% from Jun 2023. The average days on market for units sold in June was 12 days, 51% below the 5-year June average of 25 days. There was a 5.6% month over month decrease in new contract activity with 17 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 51; and a 1.7% increase in supply to 60 active units.

This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 0.92 in May and a decrease from 0.88 in June 2023. The Contract Ratio is 25% lower than the 5-year June average of 1.13. 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 market is moving in the buyer's favor.





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# June 2024

Oxford Area (Chester, PA) - Attached

New Listings 1						
•••0.0% from May 2024: 1		++++++++++++++++++++++++++++++++++++++				
YTD	2024 <b>7</b>	2023 6	+/- 16.7%			
5-year Jun average: <b>1</b>						





Medi Sold	an Price	\$0				
+-100.0%		+-100.0%				
from May 2024:		from Jun 2023:				
\$179,900		\$280,000				
YTD	2024	2023	+/-			
	<b>\$242,500</b>	<b>\$225,000</b>	7.8%			
5-year Jun average: <b>\$71,000</b>						

## Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for June was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2023. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 11 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from May) to 2; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in May and an increase from 0.00 in June 2023. The Contract Ratio is 186% higher than the 5-year June average of 0.70. 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 source to supply, and indicates the market is moving in the buyer's favor.



