

June 2024

All Home Types
Detached
Attached

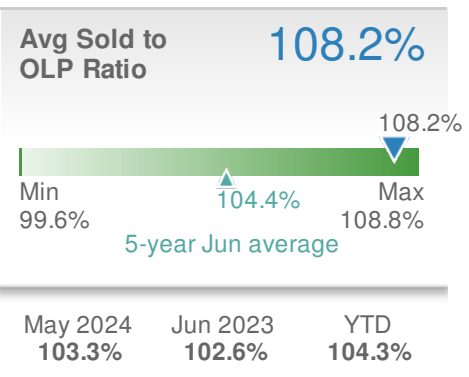
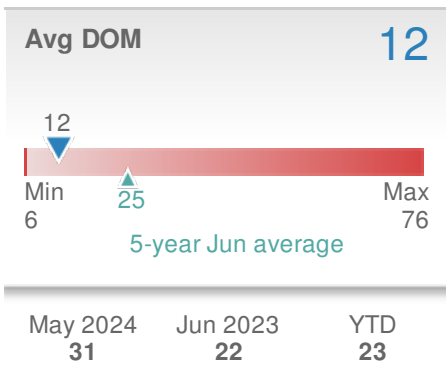
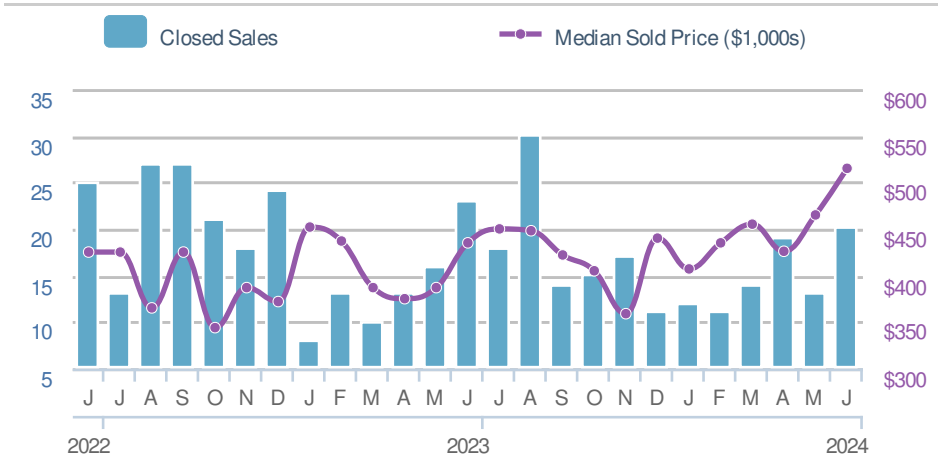
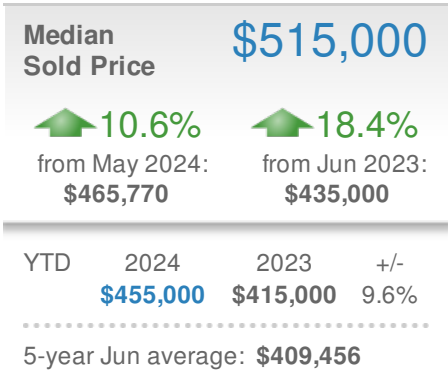
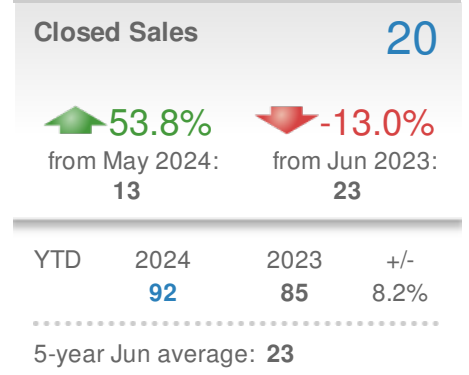
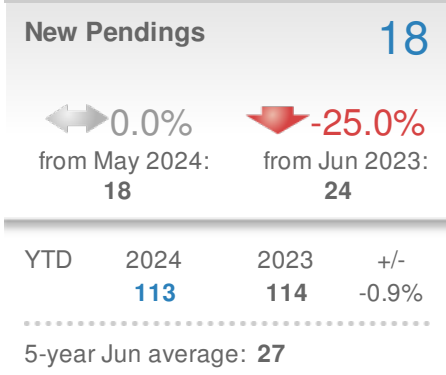
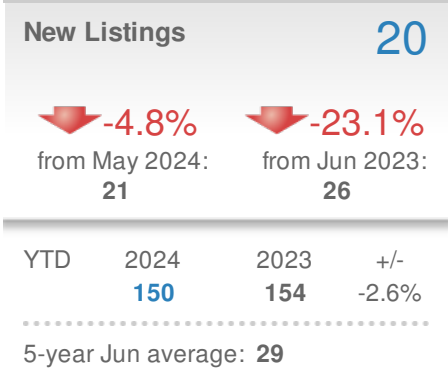
Local Market Insight

Oxford Area (Chester, PA)

June 2024

Oxford Area (Chester, PA)

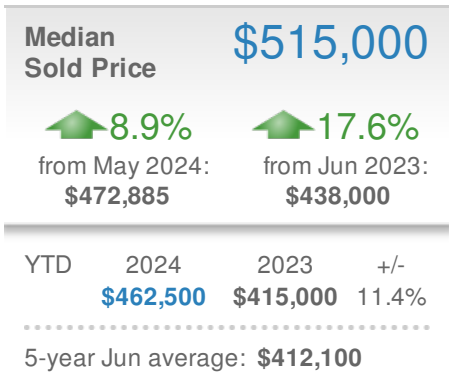
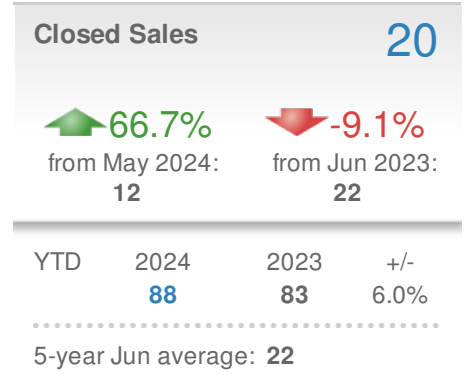
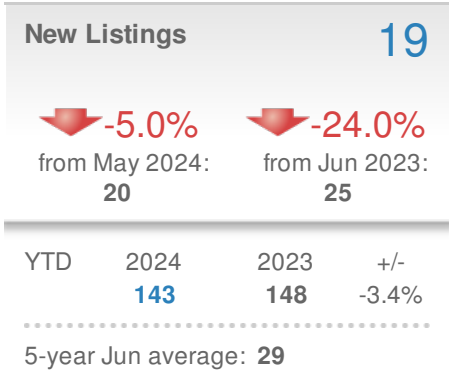
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June 2024

Oxford Area (Chester, PA) - Detached

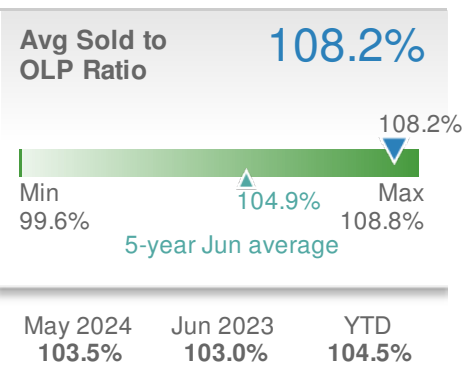
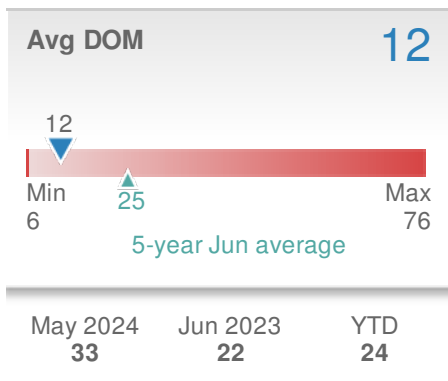
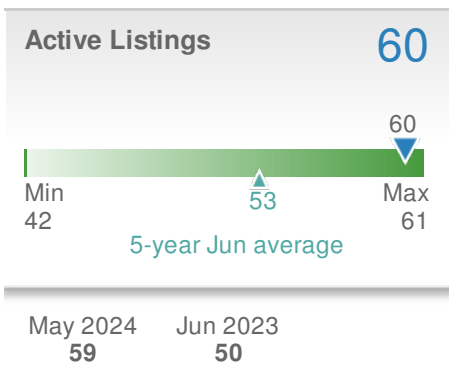
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Summary

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.

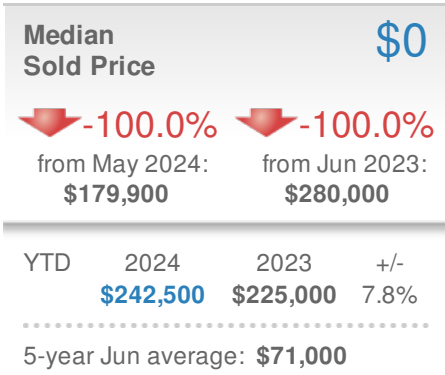
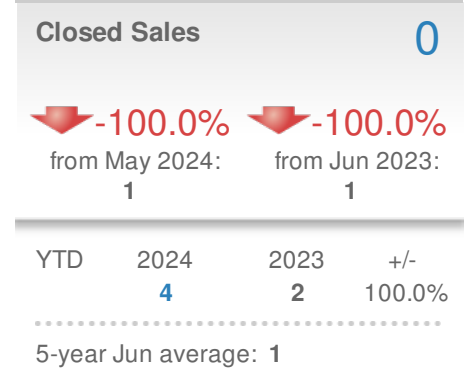
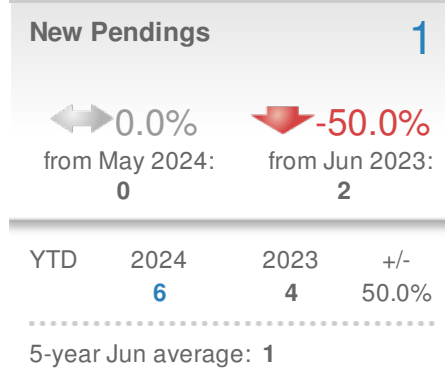
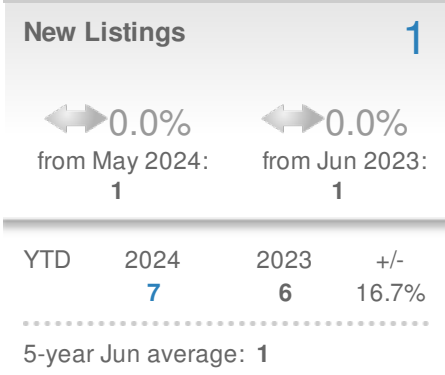
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 0.92 in May and a decrease from 0.88 in June 2023. The Contract Ratio is 25% lower than the 5-year June average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



June 2024

Oxford Area (Chester, PA) - Attached

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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 buyer's favor.

