August 2025

All Home Types
Detached
Attached

Local Market Insight

Octorara Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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August 2025

Octorara Area (Chester, PA)

New Listings 13

62.5% from Jul 2025: **8**
30.0% from Aug 2024: **10**

YTD	2025	2024	+/-
	102	**141**	-27.7%

5-year Aug average: **11**

New Pendings 16

100.0% from Jul 2025: **8**
33.3% from Aug 2024: **12**

YTD	2025	2024	+/-
	80	**109**	-26.6%

5-year Aug average: **13**

Closed Sales 11

57.1% from Jul 2025: **7**
37.5% from Aug 2024: **8**

YTD	2025	2024	+/-
	89	**74**	20.3%

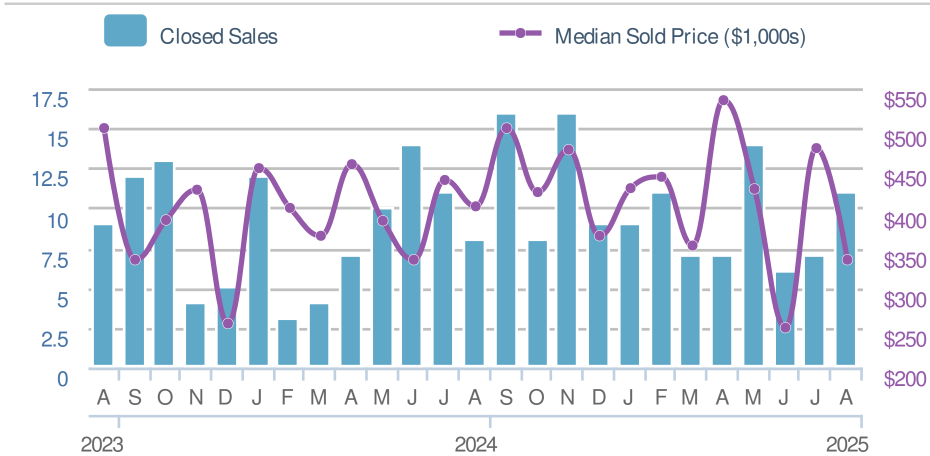
5-year Aug average: **10**

Median Sold Price $335,000

-29.5% from Jul 2025: **$475,000**
-16.9% from Aug 2024: **$402,950**

YTD	2025	2024	+/-
	$439,060	**$400,000**	9.8%

5-year Aug average: **$385,070**



Active Listings 21

21
Min 11 — 18 — Max 24
5-year Aug average

Jul 2025	Aug 2024
24	**24**

Avg DOM 12

12
Min 8 — 17 — Max 27
5-year Aug average

Jul 2025	Aug 2024	YTD
7	**27**	**21**

Avg Sold to OLP Ratio 99.1%

99.1%
Min 99.1% — 103.5% — Max 108.6%
5-year Aug average

Jul 2025	Aug 2024	YTD
104.9%	**103.3%**	**104.2%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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New Listings — 13

62.5%	30.0%
from Jul 2025: **8**	from Aug 2024: **10**

YTD	2025	2024	+/-
	91	**127**	-28.3%

5-year Aug average: **10**

New Pendings — 14

133.3%	16.7%
from Jul 2025: **6**	from Aug 2024: **12**

YTD	2025	2024	+/-
	71	**96**	-26.0%

5-year Aug average: **11**

Closed Sales — 8

33.3%	14.3%
from Jul 2025: **6**	from Aug 2024: **7**

YTD	2025	2024	+/-
	82	**58**	41.4%

5-year Aug average: **8**

Median Sold Price — $330,250

-31.2%	-25.9%
from Jul 2025: **$480,000**	from Aug 2024: **$445,900**

YTD	2025	2024	+/-
	$447,857	**$435,000**	3.0%

5-year Aug average: **$401,230**

Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for August was $330,250, representing a decrease of 31.2% compared to last month and a decrease of 25.9% from Aug 2024. The average days on market for units sold in August was 10 days, 47% below the 5-year August average of 19 days. There was a 133.3% month over month increase in new contract activity with 14 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from July) to 20; and a 4.5% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.64 in July and a decrease from 2.09 in August 2024. The Contract Ratio is 35% lower than the 5-year August average of 1.46. 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.

Active Listings — 21

21

Min 10 — 17 (5-year Aug average) — Max 23

Jul 2025	Aug 2024
22	**23**

Avg DOM — 10

10

Min 9 — 19 (5-year Aug average) — Max 29

Jul 2025	Aug 2024	YTD
8	**29**	**21**

Avg Sold to OLP Ratio — 100.0%

100.0%

Min 100.0% — 103.6% (5-year Aug average) — Max 107.5%

Jul 2025	Aug 2024	YTD
101.5%	**104.3%**	**104.3%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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New Listings — 0

0.0%	0.0%
from Jul 2025: **0**	from Aug 2024: **0**

YTD	2025	2024	+/-
	11	**14**	-21.4%

5-year Aug average: **1**

New Pendings — 2

0.0%	0.0%
from Jul 2025: **2**	from Aug 2024: **0**

YTD	2025	2024	+/-
	9	**13**	-30.8%

5-year Aug average: **2**

Closed Sales — 3

200.0%	200.0%
from Jul 2025: **1**	from Aug 2024: **1**

YTD	2025	2024	+/-
	7	**16**	-56.3%

5-year Aug average: **2**

Median Sold Price — $425,000

70.0%	18.1%
from Jul 2025: **$250,000**	from Aug 2024: **$360,000**

YTD	2025	2024	+/-
	$250,000	**$226,500**	10.4%

5-year Aug average: **$222,250**

Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for August was $425,000, representing an increase of 70% compared to last month and an increase of 18.1% from Aug 2024. The average days on market for units sold in August was 18 days, 131% above the 5-year August average of 8 days. There was no month over month change in new contract activity with 2 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 3; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in July and no change from August 2024. The Contract Ratio is 100% lower than the 5-year August average of 0.85. 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.

Active Listings — 0

0

Min 0 | 1 | Max 4

5-year Aug average

Jul 2025	Aug 2024
2	**1**

Avg DOM — 18

18

Min 0 | 8 | Max 18

5-year Aug average

Jul 2025	Aug 2024	YTD
4	**12**	**17**

Avg Sold to OLP Ratio — 96.6%

96.6%

Min 0.0% | 81.8% | Max 112.4%

5-year Aug average

Jul 2025	Aug 2024	YTD
125.0%	**96.0%**	**102.9%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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