August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Owen J Roberts (Chester, PA)

Presented by
Lauren Davis
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August 2025

Owen J Roberts (Chester, PA)

New Listings 31

▼-29.5% from Jul 2025: **44**

▲19.2% from Aug 2024: **26**

YTD	2025	2024	+/-
	309	**306**	1.0%

5-year Aug average: **32**

New Pendings 36

▲9.1% from Jul 2025: **33**

↔0.0% from Aug 2024: **36**

YTD	2025	2024	+/-
	253	**248**	2.0%

5-year Aug average: **34**

Closed Sales 40

▲2.6% from Jul 2025: **39**

▼-2.4% from Aug 2024: **41**

YTD	2025	2024	+/-
	232	**221**	5.0%

5-year Aug average: **46**

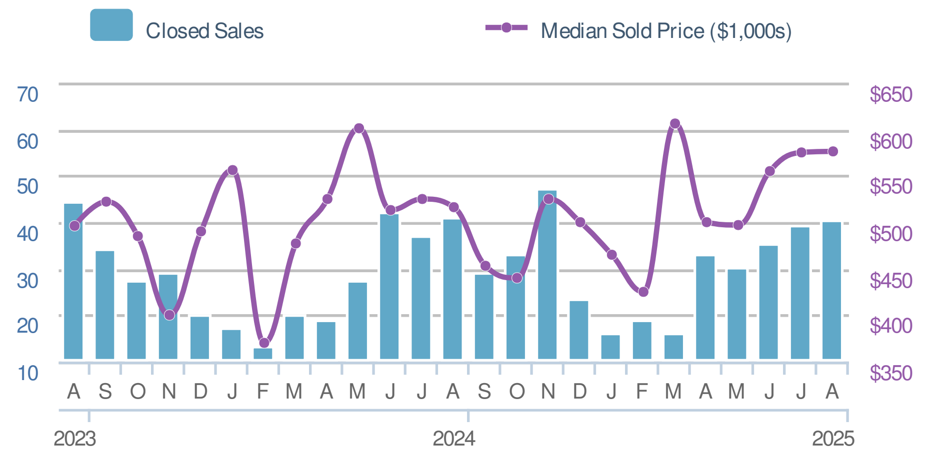
Median Sold Price $576,000

▲0.2% from Jul 2025: **$575,000**

▲11.6% from Aug 2024: **$516,000**

YTD	2025	2024	+/-
	$530,000	**$525,000**	1.0%

5-year Aug average: **$507,600**



Active Listings 51

Min 35 | Max 51

5-year Aug average

Jul 2025	Aug 2024
53	**50**

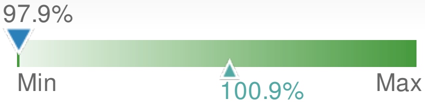
Avg DOM 30

Min 16 | Max 30

5-year Aug average

Jul 2025	Aug 2024	YTD
13	**16**	**29**

Avg Sold to OLP Ratio 97.9%



Min 97.9% | Max 103.4%

5-year Aug average

Jul 2025	Aug 2024	YTD
100.0%	**100.3%**	**99.4%**

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

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Owen J Roberts (Chester, PA) - Detached

New Listings 29

▼ -23.7% from Jul 2025: **38**

▲ 45.0% from Aug 2024: **20**

YTD	2025	2024	+/-
	260	**249**	4.4%

5-year Aug average: **28**

New Pendings 32

▲ 23.1% from Jul 2025: **26**

▲ 39.1% from Aug 2024: **23**

YTD	2025	2024	+/-
	205	**194**	5.7%

5-year Aug average: **27**

Closed Sales 30

▼ -14.3% from Jul 2025: **35**

↔ 0.0% from Aug 2024: **30**

YTD	2025	2024	+/-
	185	**170**	8.8%

5-year Aug average: **37**

Median Sold Price $600,500

▲ 1.8% from Jul 2025: **$590,000**

▲ 11.7% from Aug 2024: **$537,500**

YTD	2025	2024	+/-
	$600,000	**$565,000**	6.2%

5-year Aug average: **$525,980**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for August was $600,500, representing an increase of 1.8% compared to last month and an increase of 11.7% from Aug 2024. The average days on market for units sold in August was 31 days, 37% above the 5-year August average of 23 days. There was a 23.1% month over month increase in new contract activity with 32 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 39; and a 4.1% decrease in supply to 47 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.80 in July and an increase from 0.81 in August 2024. The Contract Ratio is 16% lower than the 5-year August average of 0.99. 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.

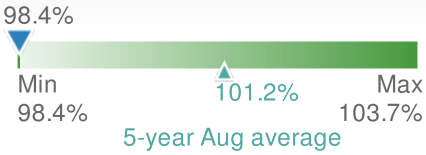
Active Listings 47

Jul 2025	Aug 2024
49	**47**

Avg DOM 31

Jul 2025	Aug 2024	YTD
12	**17**	**32**

Avg Sold to OLP Ratio 98.4%



Jul 2025	Aug 2024	YTD
99.9%	**101.1%**	**99.5%**

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

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August 2025

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New Listings 2

-66.7% from Jul 2025: **6**

-66.7% from Aug 2024: **6**

YTD	2025	2024	+/-
	49	**57**	-14.0%

5-year Aug average: **5**

New Pendings 4

-42.9% from Jul 2025: **7**

-69.2% from Aug 2024: **13**

YTD	2025	2024	+/-
	48	**54**	-11.1%

5-year Aug average: **7**

Closed Sales 10

150.0% from Jul 2025: **4**

-9.1% from Aug 2024: **11**

YTD	2025	2024	+/-
	47	**51**	-7.8%

5-year Aug average: **9**

Median Sold Price $455,000

11.4% from Jul 2025: **$408,500**

7.1% from Aug 2024: **$425,000**

YTD	2025	2024	+/-
	$405,000	**$425,000**	-4.7%

5-year Aug average: **$390,500**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for August was $455,000, representing an increase of 11.4% compared to last month and an increase of 7.1% from Aug 2024. The average days on market for units sold in August was 28 days, 94% above the 5-year August average of 14 days. There was a 42.9% month over month decrease in new contract activity with 4 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 6; and no change in supply with 4 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 3.00 in July and a decrease from 3.33 in August 2024. The Contract Ratio is 60% lower than the 5-year August average of 3.73. 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.

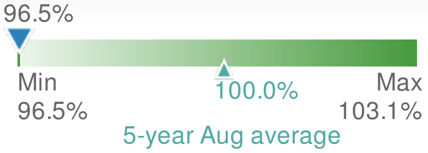
Active Listings 4

Jul 2025	Aug 2024
4	**3**

Avg DOM 28

Jul 2025	Aug 2024	YTD
15	**13**	**20**

Avg Sold to OLP Ratio 96.5%



Jul 2025	Aug 2024	YTD
101.0%	**98.2%**	**99.4%**

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