August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Oxford Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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August 2025

Oxford Area (Chester, PA)

New Listings 22

▼ -8.3% from Jul 2025: **24**

▲ 4.8% from Aug 2024: **21**

YTD	2025	2024	+/-
	202	**188**	7.4%

5-year Aug average: **26**

New Pendings 21

▲ 40.0% from Jul 2025: **15**

▲ 10.5% from Aug 2024: **19**

YTD	2025	2024	+/-
	154	**150**	2.7%

5-year Aug average: **22**

Closed Sales 20

▼ -9.1% from Jul 2025: **22**

▲ 5.3% from Aug 2024: **19**

YTD	2025	2024	+/-
	158	**133**	18.8%

5-year Aug average: **28**

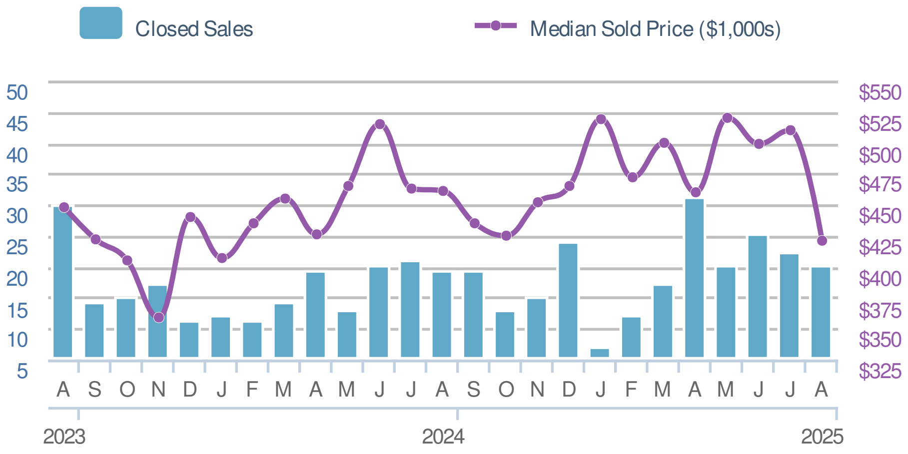
Median Sold Price $421,250

▼ -17.4% from Jul 2025: **$510,000**

▼ -8.8% from Aug 2024: **$461,775**

YTD	2025	2024	+/-
	$498,107	**$460,000**	8.3%

5-year Aug average: **$420,327**



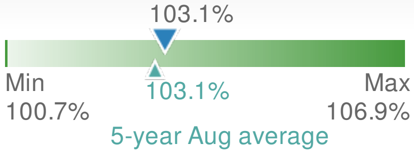
Active Listings 66

Jul 2025	Aug 2024
67	**56**

Avg DOM 15

Jul 2025	Aug 2024	YTD
37	**12**	**20**

Avg Sold to OLP Ratio 103.1%



Jul 2025	Aug 2024	YTD
102.9%	**103.1%**	**104.1%**

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

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August 2025

Oxford Area (Chester, PA) - Detached

New Listings 22

▼ -8.3% from Jul 2025: **24**

▲ 22.2% from Aug 2024: **18**

YTD	2025	2024	+/-
	195	**177**	10.2%

5-year Aug average: **25**

New Pendings 21

▲ 40.0% from Jul 2025: **15**

▲ 23.5% from Aug 2024: **17**

YTD	2025	2024	+/-
	147	**141**	4.3%

5-year Aug average: **21**

Closed Sales 20

▼ -9.1% from Jul 2025: **22**

▲ 11.1% from Aug 2024: **18**

YTD	2025	2024	+/-
	151	**126**	19.8%

5-year Aug average: **27**

Median Sold Price $421,250

▼ -17.4% from Jul 2025: **$510,000**

▼ -9.0% from Aug 2024: **$463,097**

YTD	2025	2024	+/-
	$501,000	**$464,660**	7.8%

5-year Aug average: **$421,359**

Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for August was $421,250, representing a decrease of 17.4% compared to last month and a decrease of 9% from Aug 2024. The average days on market for units sold in August was 15 days, 19% below the 5-year August average of 18 days. There was a 40% month over month increase in new contract activity with 21 New Pendings; a 4.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 39; and a 1.5% decrease in supply to 66 active units.

This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 0.61 in July and a decrease from 0.85 in August 2024. The Contract Ratio is 44% lower than the 5-year August average of 1.06. 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.

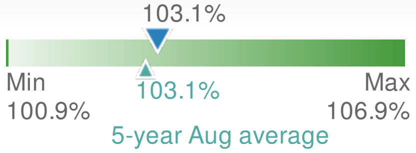
Active Listings 66

Jul 2025	Aug 2024
67	**55**

Avg DOM 15

Jul 2025	Aug 2024	YTD
37	**13**	**20**

Avg Sold to OLP Ratio 103.1%



Jul 2025	Aug 2024	YTD
102.9%	**102.7%**	**104.6%**

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

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August 2025

Oxford Area (Chester, PA) - Attached

New Listings 0

0.0% from Jul 2025: **0**

-100.0% from Aug 2024: **3**

YTD	2025	2024	+/-
	7	**11**	-36.4%

5-year Aug average: **1**

New Pendings 0

0.0% from Jul 2025: **0**

-100.0% from Aug 2024: **2**

YTD	2025	2024	+/-
	7	**9**	-22.2%

5-year Aug average: **1**

Closed Sales 0

0.0% from Jul 2025: **0**

-100.0% from Aug 2024: **1**

YTD	2025	2024	+/-
	7	**7**	0.0%

5-year Aug average: **1**

Median Sold Price $0

0.0% from Jul 2025: **$0**

-100.0% from Aug 2024: **$275,000**

YTD	2025	2024	+/-
	$250,000	**$275,000**	-9.1%

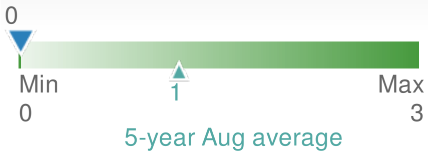
5-year Aug average: **$191,750**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for August was $0, representing no change compared to last month and a decrease of 100% from Aug 2024. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 5 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from July and a decrease from 2.00 in August 2024. The Contract Ratio is 100% lower than the 5-year August average of 0.83. 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

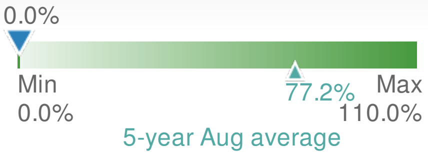


Jul 2025	Aug 2024
0	**1**

Avg DOM 0

Jul 2025	Aug 2024	YTD
0	**5**	**33**

Avg Sold to OLP Ratio 0.0%



Jul 2025	Aug 2024	YTD
0.0%	**110.0%**	**93.0%**

Data Source: Bright MLS. Statistics calculated .

MarketStats by ShowingTime