

# September 2025

All Home Types  
Detached  
Attached

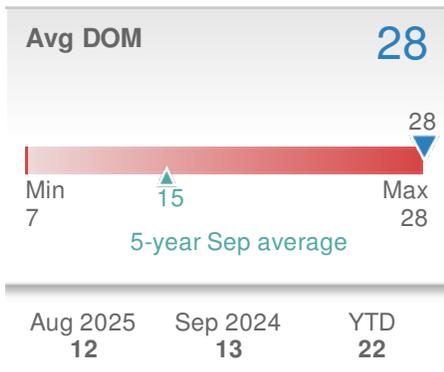
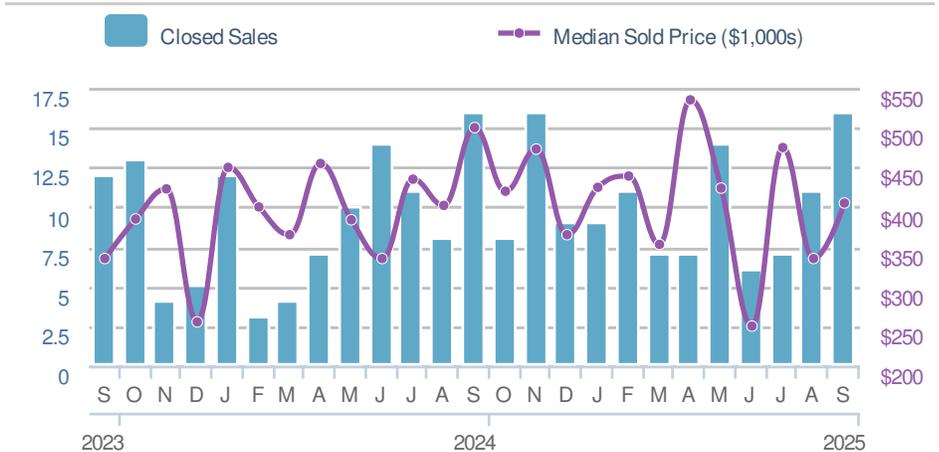
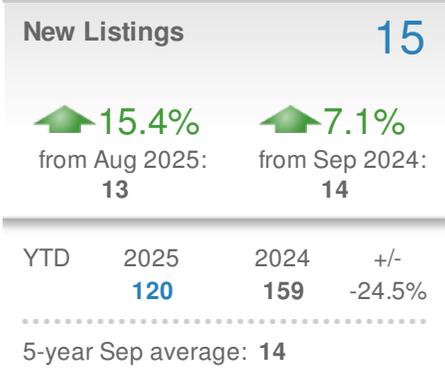
## Local Market Insight

### Octorara Area (Chester, PA)

# September 2025

## Octorara Area (Chester, PA)

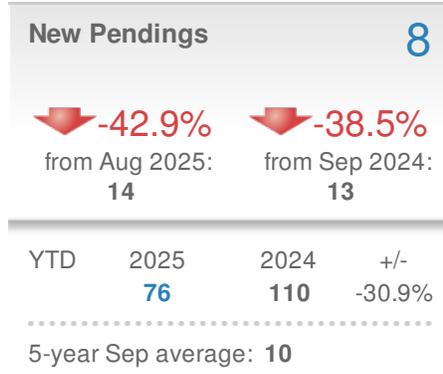
Email: ldavis@tcsr.realtor



## September 2025

### Octorara Area (Chester, PA) - Detached

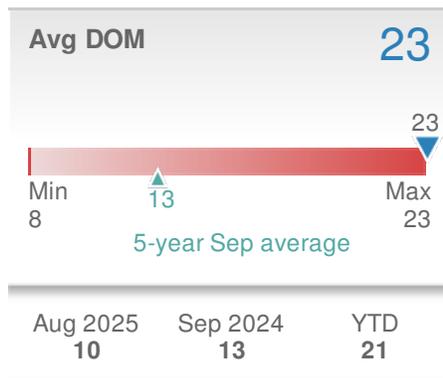
Tri-County Suburban REALTORS  
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### Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for September was \$405,000, representing an increase of 22.6% compared to last month and a decrease of 19% from Sep 2024. The average days on market for units sold in September was 23 days, 77% above the 5-year September average of 13 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 45% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 11; and a 28.6% increase in supply to 27 active units.

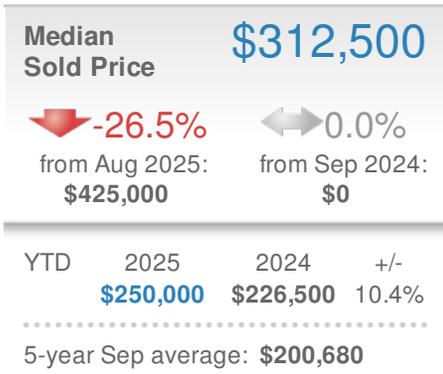
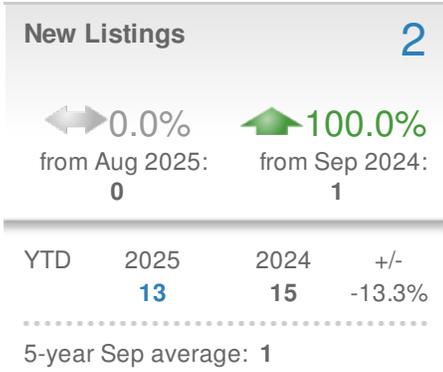
This activity resulted in a Contract Ratio of 0.41 pendings per active listing, down from 0.95 in August and a decrease from 1.80 in September 2024. The Contract Ratio is 65% lower than the 5-year September average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## September 2025

### Octorara Area (Chester, PA) - Attached

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### Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for September was \$312,500, representing a decrease of 26.5% compared to last month and an increase of 0% from Sep 2024. The average days on market for units sold in September was 69 days, 205% above the 5-year September average of 23 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 3; 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 August and no change from September 2024. The Contract Ratio is 100% lower than the 5-year September average of 1.40. 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.

