September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Owen J Roberts (Chester, PA)

MarketStats
by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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September 2025

Owen J Roberts (Chester, PA)

New Listings 33

▲ 6.5% from Aug 2025: **31**

▼ -28.3% from Sep 2024: **46**

YTD	2025	2024	+/-
	344	**357**	-3.6%

5-year Sep average: **41**

New Pendings 33

▼ -8.3% from Aug 2025: **36**

▼ -2.9% from Sep 2024: **34**

YTD	2025	2024	+/-
	284	**280**	1.4%

5-year Sep average: **32**

Closed Sales 30

▼ -25.0% from Aug 2025: **40**

▲ 3.4% from Sep 2024: **29**

YTD	2025	2024	+/-
	262	**250**	4.8%

5-year Sep average: **32**

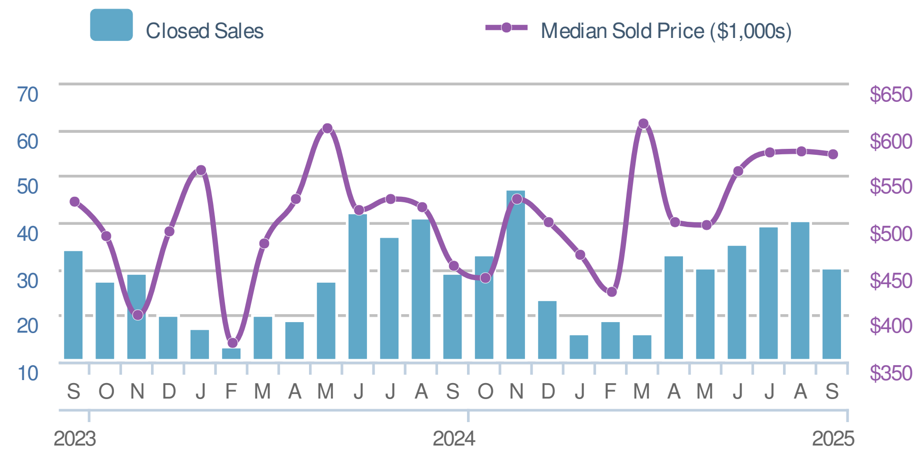
Median Sold Price $573,500

▼ -0.4% from Aug 2025: **$576,000**

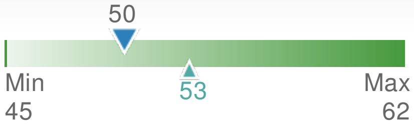
▲ 26.6% from Sep 2024: **$453,000**

YTD	2025	2024	+/-
	$540,000	**$522,108**	3.4%

5-year Sep average: **$492,500**



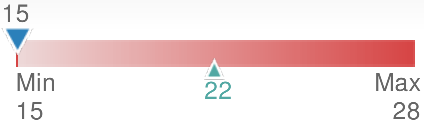
Active Listings 50



5-year Sep average

Aug 2025	Sep 2024
51	**62**

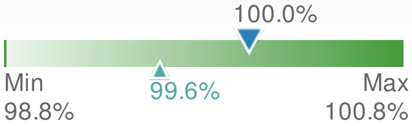
Avg DOM 15



5-year Sep average

Aug 2025	Sep 2024	YTD
30	**28**	**28**

Avg Sold to OLP Ratio 100.0%



5-year Sep average

Aug 2025	Sep 2024	YTD
97.9%	**98.8%**	**99.5%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

Local Market **Insight**

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September 2025

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 29

↔ 0.0%	▼ -23.7%
from Aug 2025:	from Sep 2024:
29	**38**

YTD	2025	2024	+/-
	291	**290**	0.3%

5-year Sep average: **36**

New Pendings 30

▼ -6.3%	▲ 7.1%
from Aug 2025:	from Sep 2024:
32	**28**

YTD	2025	2024	+/-
	234	**220**	6.4%

5-year Sep average: **28**

Closed Sales 25

▼ -16.7%	▲ 13.6%
from Aug 2025:	from Sep 2024:
30	**22**

YTD	2025	2024	+/-
	210	**191**	9.9%

5-year Sep average: **26**

Median Sold Price $595,000

▼ -0.9%	▼ -2.1%
from Aug 2025:	from Sep 2024:
$600,500	**$607,500**

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

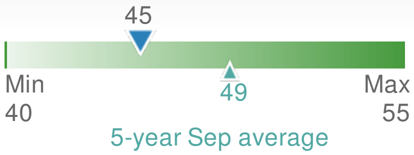
5-year Sep average: **$564,900**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for September was $595,000, representing a decrease of 0.9% compared to last month and a decrease of 2.1% from Sep 2024. The average days on market for units sold in September was 15 days, 35% below the 5-year September average of 23 days. There was a 6.3% month over month decrease in new contract activity with 30 New Pendings; a 10.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 43; and a 4.3% decrease in supply to 45 active units.

This activity resulted in a Contract Ratio of 0.96 pendings per active listing, up from 0.83 in August and an increase from 0.78 in September 2024. The Contract Ratio is 9% higher than the 5-year September average of 0.88. 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 45

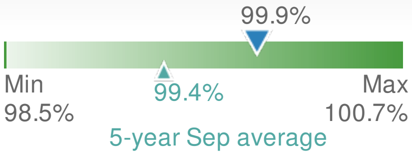


Aug 2025	Sep 2024
47	**55**

Avg DOM 15

Aug 2025	Sep 2024	YTD
31	**30**	**30**

Avg Sold to OLP Ratio 99.9%



Aug 2025	Sep 2024	YTD
98.4%	**99.0%**	**99.5%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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New Listings 4

▲100.0% from Aug 2025: **2**

▼-50.0% from Sep 2024: **8**

YTD	2025	2024	+/-
	53	**67**	-20.9%

5-year Sep average: **5**

New Pendings 3

▼-25.0% from Aug 2025: **4**

▼-50.0% from Sep 2024: **6**

YTD	2025	2024	+/-
	50	**60**	-16.7%

5-year Sep average: **4**

Closed Sales 5

▼-50.0% from Aug 2025: **10**

▼-28.6% from Sep 2024: **7**

YTD	2025	2024	+/-
	52	**59**	-11.9%

5-year Sep average: **7**

Median Sold Price $386,000

▼-15.2% from Aug 2025: **$455,000**

▼-8.1% from Sep 2024: **$420,000**

YTD	2025	2024	+/-
	$402,500	**$425,000**	-5.3%

5-year Sep average: **$405,400**

Summary

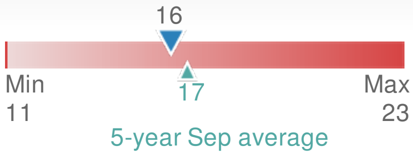
In Owen J Roberts (Chester, PA), the median sold price for Attached properties for September was $386,000, representing a decrease of 15.2% compared to last month and a decrease of 8.1% from Sep 2024. The average days on market for units sold in September was 16 days, 4% below the 5-year September average of 17 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 3; and a 25% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.50 in August and a decrease from 1.14 in September 2024. The Contract Ratio is 58% lower than the 5-year September average of 1.44. 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 5

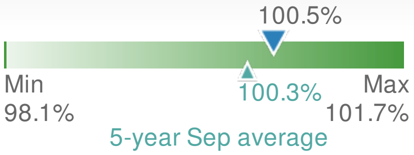
Aug 2025	Sep 2024
4	**7**

Avg DOM 16



Aug 2025	Sep 2024	YTD
28	**23**	**19**

Avg Sold to OLP Ratio 100.5%



Aug 2025	Sep 2024	YTD
96.5%	**98.1%**	**99.5%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.