September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Oxford Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Oxford Area (Chester, PA)

New Listings — 36

▲ 63.6% from Aug 2025: **22**

▲ 80.0% from Sep 2024: **20**

YTD	2025	2024	+/-
	239	**210**	13.8%

5-year Sep average: **26**

New Pendings — 19

▼ -9.5% from Aug 2025: **21**

▲ 18.8% from Sep 2024: **16**

YTD	2025	2024	+/-
	172	**166**	3.6%

5-year Sep average: **20**

Closed Sales — 18

▼ -10.0% from Aug 2025: **20**

▼ -5.3% from Sep 2024: **19**

YTD	2025	2024	+/-
	177	**154**	14.9%

5-year Sep average: **21**

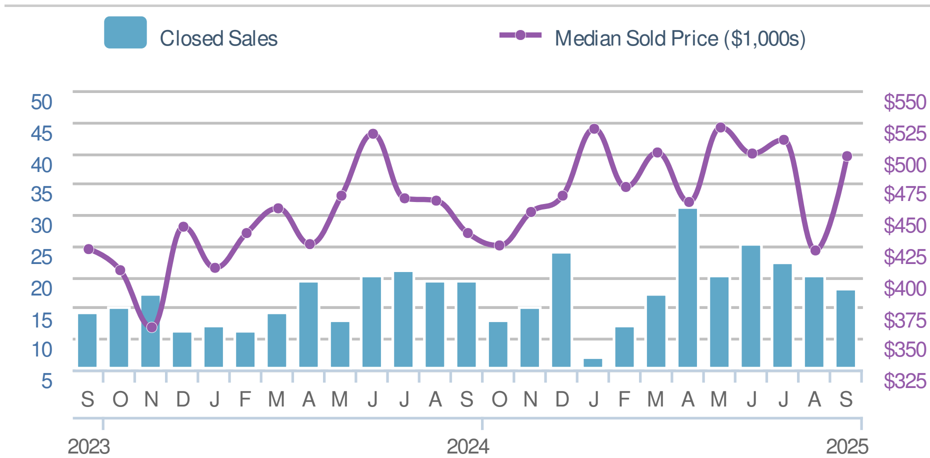
Median Sold Price — $497,500

▲ 18.1% from Aug 2025: **$421,250**

▲ 14.4% from Sep 2024: **$435,000**

YTD	2025	2024	+/-
	$499,220	**$455,000**	9.7%

5-year Sep average: **$436,000**



Active Listings — 70

70

Min 33 — 56 (5-year Sep average) — Max 70

Aug 2025	Sep 2024
66	**60**

Avg DOM — 15

15

Min 12 — 16 (5-year Sep average) — Max 20

Aug 2025	Sep 2024	YTD
15	**19**	**20**

Avg Sold to OLP Ratio — 106.0%

106.0%

Min 102.9% — 104.7% (5-year Sep average) — Max 106.3%

Aug 2025	Sep 2024	YTD
103.1%	**104.5%**	**104.4%**

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Oxford Area (Chester, PA) - Detached

New Listings — 34

54.5% from Aug 2025: **22**
70.0% from Sep 2024: **20**

YTD	2025	2024	+/-
	230	**199**	15.6%

5-year Sep average: **24**

New Pendings — 18

-14.3% from Aug 2025: **21**
20.0% from Sep 2024: **15**

YTD	2025	2024	+/-
	164	**156**	5.1%

5-year Sep average: **19**

Closed Sales — 18

-10.0% from Aug 2025: **20**
0.0% from Sep 2024: **18**

YTD	2025	2024	+/-
	170	**146**	16.4%

5-year Sep average: **21**

Median Sold Price — $497,500

18.1% from Aug 2025: **$421,250**
12.8% from Sep 2024: **$441,227**

YTD	2025	2024	+/-
	$503,550	**$462,500**	8.9%

5-year Sep average: **$437,245**

Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for September was $497,500, representing an increase of 18.1% compared to last month and an increase of 12.8% from Sep 2024. The average days on market for units sold in September was 15 days, 6% below the 5-year September average of 16 days. There was a 14.3% month over month decrease in new contract activity with 18 New Pendings; a 5.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 37; and a 4.5% increase in supply to 69 active units.

This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 0.59 in August and a decrease from 0.70 in September 2024. The Contract Ratio is 46% lower than the 5-year September average of 1.00. 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 — 69

69
Min 33 — 54 (5-year Sep average) — Max 69

Aug 2025	Sep 2024
66	**60**

Avg DOM — 15

15
Min 12 — 16 (5-year Sep average) — Max 20

Aug 2025	Sep 2024	YTD
15	**19**	**19**

Avg Sold to OLP Ratio — 106.0%

106.0%
Min 102.9% — 104.7% (5-year Sep average) — Max 106.3%

Aug 2025	Sep 2024	YTD
103.1%	**104.9%**	**104.8%**

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

MarketStats by ShowingTime

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Oxford Area (Chester, PA) - Attached

New Listings — 2

from Aug 2025:	from Sep 2024:
0.0%	0.0%
0	0

YTD	2025	2024	+/-
	9	11	-18.2%

5-year Sep average: **2**

New Pendings — 1

from Aug 2025:	from Sep 2024:
0.0%	0.0%
0	1

YTD	2025	2024	+/-
	8	10	-20.0%

5-year Sep average: **1**

Closed Sales — 0

from Aug 2025:	from Sep 2024:
0.0%	-100.0%
0	1

YTD	2025	2024	+/-
	7	8	-12.5%

5-year Sep average: **0**

Median Sold Price — $0

from Aug 2025:	from Sep 2024:
0.0%	-100.0%
$0	$285,000

YTD	2025	2024	+/-
	$250,000	$280,000	-10.7%

5-year Sep average: **$57,000**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for September was $0, representing no change compared to last month and a decrease of 100% from Sep 2024. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 5 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from August) to 1; and a 0% increase in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in August and an increase from 0.00 in September 2024. The Contract Ratio is 317% higher than the 5-year September average of 0.24. 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 — 1

1
Min 0 — 1 — Max 5
5-year Sep average

Aug 2025	Sep 2024
0	0

Avg DOM — 0

0
Min 0 — 5 — Max 23
5-year Sep average

Aug 2025	Sep 2024	YTD
0	23	33

Avg Sold to OLP Ratio — 0.0%

0.0%
Min 0.0% — 19.3% — Max 96.6%
5-year Sep average

Aug 2025	Sep 2024	YTD
0.0%	96.6%	93.0%