

October 2025

All Home Types
Detached
Attached

Local Market Insight

Octorara Area (Chester, PA)

October 2025

Octorara Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**11****↓ -26.7%**from Sep 2025:
15**↔ 0.0%**from Oct 2024:
11

YTD	2025	2024	+/-
	133	171	-22.2%

5-year Oct average: **13****New Pendings****12****↑ 20.0%**from Sep 2025:
10**↑ 71.4%**from Oct 2024:
7

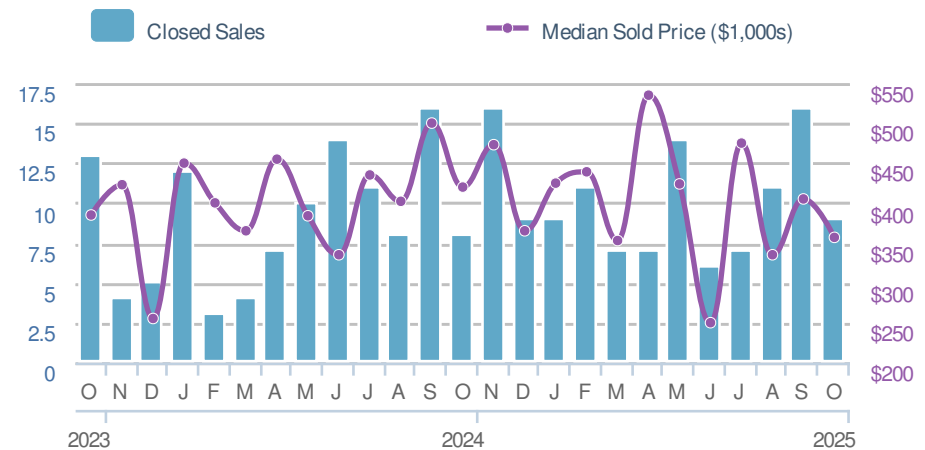
YTD	2025	2024	+/-
	98	129	-24.0%

5-year Oct average: **10****Closed Sales****9****↓ -43.8%**from Sep 2025:
16**↑ 12.5%**from Oct 2024:
8

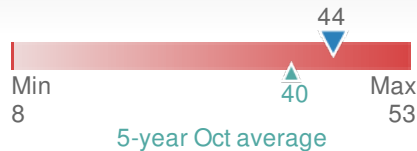
YTD	2025	2024	+/-
	114	100	14.0%

5-year Oct average: **12****Median Sold Price****\$357,500****↓ -11.7%**from Sep 2025:
\$405,000**↓ -14.9%**from Oct 2024:
\$420,250

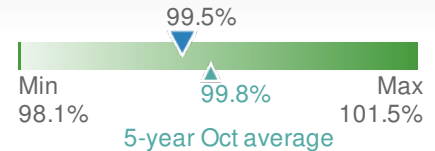
YTD	2025	2024	+/-
	\$430,000	\$429,000	0.2%

5-year Oct average: **\$346,550****Active Listings****27**

Sep 2025	Oct 2024
27	29

Avg DOM**44**

Sep 2025	Oct 2024	YTD
28	53	24

Avg Sold to OLP Ratio**99.5%**

Sep 2025	Oct 2024	YTD
100.9%	99.6%	103.3%

October 2025**Octorara Area (Chester, PA) - Detached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**7**

 **-46.2%**  **-36.4%**
 from Sep 2025: from Oct 2024:
13 **11**

YTD	2025	2024	+/-
	116	156	-25.6%

5-year Oct average: **10****New Pendings****10**

 **25.0%**  **66.7%**
 from Sep 2025: from Oct 2024:
8 **6**

YTD	2025	2024	+/-
	86	115	-25.2%

5-year Oct average: **8****Closed Sales****7**

 **-50.0%**  **-12.5%**
 from Sep 2025: from Oct 2024:
14 **8**

YTD	2025	2024	+/-
	103	84	22.6%

5-year Oct average: **9****Median Sold Price****\$410,000**

 **1.2%**  **-2.4%**
 from Sep 2025: from Oct 2024:
\$405,000 **\$420,250**

YTD	2025	2024	+/-
	\$445,000	\$447,950	-0.7%

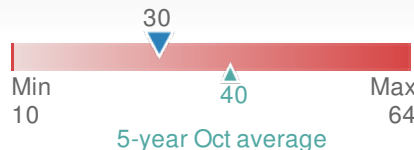
5-year Oct average: **\$369,850****Summary**

In Octorara Area (Chester, PA), the median sold price for Detached properties for October was \$410,000, representing an increase of 1.2% compared to last month and a decrease of 2.4% from Oct 2024. The average days on market for units sold in October was 30 days, 25% below the 5-year October average of 40 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 14; and a 7.4% decrease in supply to 25 active units.

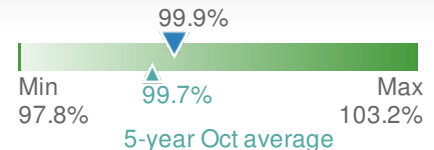
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.41 in September and a decrease from 1.41 in October 2024. The Contract Ratio is 36% lower than the 5-year October average of 0.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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**25**

Sep 2025	Oct 2024
27	29

Avg DOM**30**

Sep 2025	Oct 2024	YTD
23	53	22

Avg Sold to OLP Ratio**99.9%**

Sep 2025	Oct 2024	YTD
100.0%	99.6%	103.4%

October 2025

Octorara Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4** **100.0%**from Sep 2025:
2 **0.0%**from Oct 2024:
0

YTD	2025	2024	+/-
	17	15	13.3%

5-year Oct average: **2****New Pendings****2** **0.0%**from Sep 2025:
2 **100.0%**from Oct 2024:
1

YTD	2025	2024	+/-
	12	14	-14.3%

5-year Oct average: **2****Closed Sales****2** **0.0%**from Sep 2025:
2 **0.0%**from Oct 2024:
0

YTD	2025	2024	+/-
	11	16	-31.3%

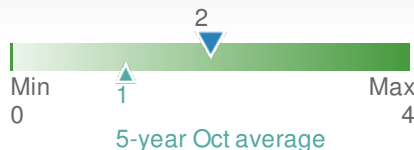
5-year Oct average: **3****Median
Sold Price****\$321,250** **2.8%**from Sep 2025:
\$312,500 **0.0%**from Oct 2024:
\$0

YTD	2025	2024	+/-
	\$285,000	\$226,500	25.8%

5-year Oct average: **\$170,550****Summary**

In Octorara Area (Chester, PA), the median sold price for Attached properties for October was \$321,250, representing an increase of 2.8% compared to last month and an increase of 0% from Oct 2024. The average days on market for units sold in October was 92 days, 186% above the 5-year October average of 32 days. There was no month over month change in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 2; and a 0% increase in supply to 2 active units.

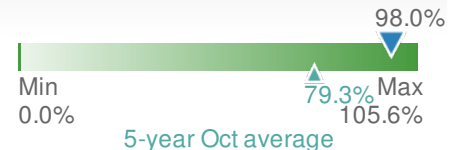
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in September and an increase from 0.00 in October 2024. The Contract Ratio is 300% higher than the 5-year October average of 0.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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**2**

Sep 2025	Oct 2024
0	0

Avg DOM**92**

Sep 2025	Oct 2024	YTD
69	0	40

**Avg Sold to
OLP Ratio****98.0%**

Sep 2025	Oct 2024	YTD
107.0%	0.0%	102.8%