

October 2025

All Home Types
Detached
Attached

Local Market Insight

Owen J Roberts (Chester, PA)

October 2025

Owen J Roberts (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**36****↑9.1%**from Sep 2025:
33**↑28.6%**from Oct 2024:
28

YTD	2025	2024	+/-
	381	392	-2.8%

5-year Oct average: **33****New Pendings****32****↓-3.0%**from Sep 2025:
33**↓-30.4%**from Oct 2024:
46

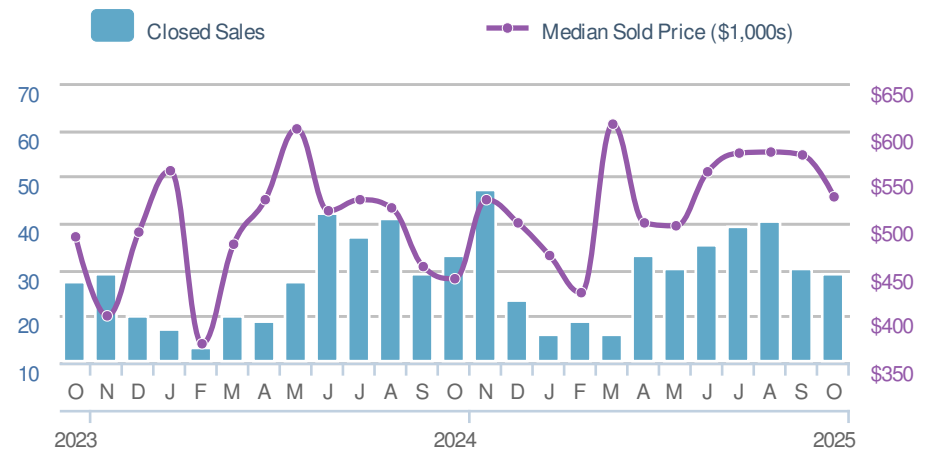
YTD	2025	2024	+/-
	310	324	-4.3%

5-year Oct average: **37****Closed Sales****29****↓-3.3%**from Sep 2025:
30**↓-12.1%**from Oct 2024:
33

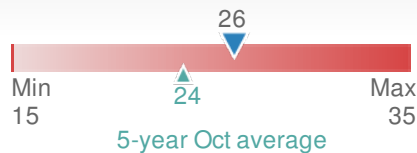
YTD	2025	2024	+/-
	291	282	3.2%

5-year Oct average: **30****Median Sold Price****\$528,000****↓-7.9%**from Sep 2025:
\$573,500**↑20.0%**from Oct 2024:
\$440,000

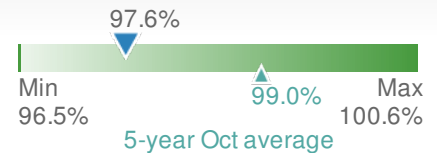
YTD	2025	2024	+/-
	\$535,000	\$515,000	3.9%

5-year Oct average: **\$471,800****Active Listings****55**

Sep 2025	Oct 2024
50	45

Avg DOM**26**

Sep 2025	Oct 2024	YTD
15	35	28

Avg Sold to OLP Ratio**97.6%**

Sep 2025	Oct 2024	YTD
100.0%	96.5%	99.3%

October 2025

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****32**
 **10.3%**
from Sep 2025:
29

 **39.1%**
from Oct 2024:
23

YTD	2025	2024	+/-
	324	317	2.2%

5-year Oct average: **27****New Pendings****27**
 **-10.0%**
from Sep 2025:
30

 **-27.0%**
from Oct 2024:
37

YTD	2025	2024	+/-
	255	255	0.0%

5-year Oct average: **30****Closed Sales****26**
 **4.0%**
from Sep 2025:
25

 **0.0%**
from Oct 2024:
26

YTD	2025	2024	+/-
	236	216	9.3%

5-year Oct average: **25****Median
Sold Price****\$550,000**
 **-7.6%**
from Sep 2025:
\$595,000

 **12.8%**
from Oct 2024:
\$487,500

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

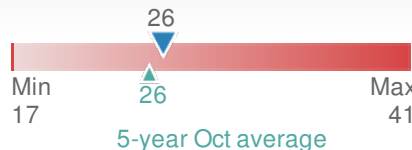
5-year Oct average: **\$508,500****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for October was \$550,000, representing a decrease of 7.6% compared to last month and an increase of 12.8% from Oct 2024. The average days on market for units sold in October was 26 days, 2% above the 5-year October average of 26 days. There was a 10% month over month decrease in new contract activity with 27 New Pendings; an 11.6% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 38; and a 13.3% increase in supply to 51 active units.

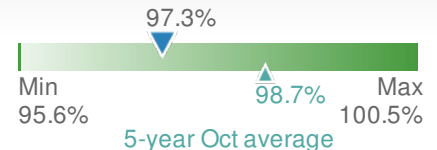
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.96 in September and a decrease from 1.33 in October 2024. The Contract Ratio is 29% lower than the 5-year October average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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**51**

Sep 2025	Oct 2024
45	40

Avg DOM**26**

Sep 2025	Oct 2024	YTD
15	41	29

**Avg Sold to
OLP Ratio****97.3%**

Sep 2025	Oct 2024	YTD
99.9%	95.6%	99.3%

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Tri-County Suburban REALTORS

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New Listings**4**

↔ 0.0%

from Sep 2025:
4

↓ -20.0%

from Oct 2024:
5

YTD	2025	2024	+/-
	57	75	-24.0%

5-year Oct average: 6

New Pendings**5**

↑ 66.7%

from Sep 2025:
3

↓ -44.4%

from Oct 2024:
9

YTD	2025	2024	+/-
	55	69	-20.3%

5-year Oct average: 6

Closed Sales**3**

↓ -40.0%

from Sep 2025:
5

↓ -57.1%

from Oct 2024:
7

YTD	2025	2024	+/-
	55	66	-16.7%

5-year Oct average: 5

Median Sold Price**\$401,000**

↑ 3.9%

from Sep 2025:
\$386,000

↑ 21.5%

from Oct 2024:
\$330,000

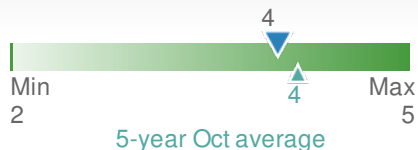
YTD	2025	2024	+/-
	\$401,000	\$417,500	-4.0%

5-year Oct average: \$362,721

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for October was \$401,000, representing an increase of 3.9% compared to last month and an increase of 21.5% from Oct 2024. The average days on market for units sold in October was 24 days, 38% above the 5-year October average of 17 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from September) to 5; and a 20% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 0.60 in September and a decrease from 2.00 in October 2024. The Contract Ratio is 38% lower than the 5-year October average of 2.03. 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**4**

Sep 2025	Oct 2024
5	5

Avg DOM**24**

Sep 2025	Oct 2024	YTD
16	16	20

Avg Sold to OLP Ratio**99.7%**

Sep 2025	Oct 2024	YTD
100.5%	99.9%	99.5%