

October 2025

All Home Types
Detached
Attached

Local Market Insight

Oxford Area (Chester, PA)

October 2025

Oxford Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**15**

 **-58.3%**
 from Sep 2025:
36

 **-11.8%**
 from Oct 2024:
17

YTD	2025	2024	+/-
	255	231	10.4%

5-year Oct average: **19****New Pendings****16**

 **-15.8%**
 from Sep 2025:
19

 **-11.1%**
 from Oct 2024:
18

YTD	2025	2024	+/-
	187	183	2.2%

5-year Oct average: **18****Closed Sales****19**

 **5.6%**
 from Sep 2025:
18

 **46.2%**
 from Oct 2024:
13

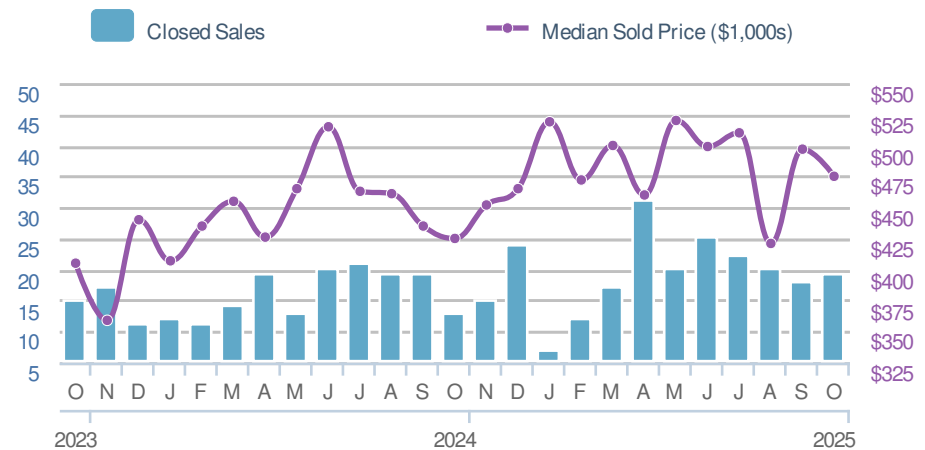
YTD	2025	2024	+/-
	199	167	19.2%

5-year Oct average: **20****Median Sold Price****\$475,000**

 **-4.5%**
 from Sep 2025:
\$497,500

 **11.8%**
 from Oct 2024:
\$425,000

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

5-year Oct average: **\$408,191****Active Listings****67**

Min 32 53 Max 67
 5-year Oct average

Sep 2025	Oct 2024
70	62

Avg DOM**18**

Min 5 18 Max 32
 5-year Oct average

Sep 2025	Oct 2024	YTD
15	5	19

Avg Sold to OLP Ratio**103.6%**

Min 97.2% 102.9% Max 107.8%
 5-year Oct average

Sep 2025	Oct 2024	YTD
106.0%	107.8%	104.5%

October 2025

Oxford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14** **-58.8%**from Sep 2025:
34 **-6.7%**from Oct 2024:
15

YTD	2025	2024	+/-
	245	217	12.9%

5-year Oct average: **17****New Pendings****16** **-11.1%**from Sep 2025:
18 **0.0%**from Oct 2024:
16

YTD	2025	2024	+/-
	179	172	4.1%

5-year Oct average: **17****Closed Sales****19** **5.6%**from Sep 2025:
18 **58.3%**from Oct 2024:
12

YTD	2025	2024	+/-
	192	158	21.5%

5-year Oct average: **19****Median
Sold Price****\$475,000** **-4.5%**from Sep 2025:
\$497,500 **9.9%**from Oct 2024:
\$432,182

YTD	2025	2024	+/-
	\$503,000	\$460,887	9.1%

5-year Oct average: **\$415,361****Summary**

In Oxford Area (Chester, PA), the median sold price for Detached properties for October was \$475,000, representing a decrease of 4.5% compared to last month and an increase of 9.9% from Oct 2024. The average days on market for units sold in October was 18 days, 3% below the 5-year October average of 19 days. There was an 11.1% month over month decrease in new contract activity with 16 New Pendings; a 16.2% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 31; and a 5.8% decrease in supply to 65 active units.

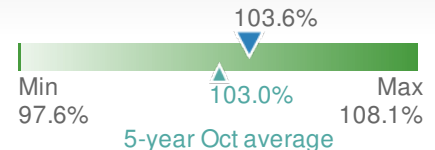
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.54 in September and a decrease from 0.77 in October 2024. The Contract Ratio is 50% lower than the 5-year October average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared 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**65**

Sep 2025	Oct 2024
69	60

Avg DOM**18**

Sep 2025	Oct 2024	YTD
15	5	19

**Avg Sold to
OLP Ratio****103.6%**

Sep 2025	Oct 2024	YTD
106.0%	108.1%	104.9%

October 2025**Oxford Area (Chester, PA) - Attached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**1**

-50.0% **-50.0%**
 from Sep 2025: from Oct 2024:
 2 2

YTD	2025	2024	+/-
	10	14	-28.6%

5-year Oct average: 2

New Pendings**0**

-100.0% **-100.0%**
 from Sep 2025: from Oct 2024:
 1 2

YTD	2025	2024	+/-
	8	11	-27.3%

5-year Oct average: 1

Closed Sales**0**

0.0% **-100.0%**
 from Sep 2025: from Oct 2024:
 0 1

YTD	2025	2024	+/-
	7	9	-22.2%

5-year Oct average: 1

Median Sold Price**\$0**

0.0% **-100.0%**
 from Sep 2025: from Oct 2024:
 \$0 \$235,000

YTD	2025	2024	+/-
	\$250,000	\$275,000	-9.1%

5-year Oct average: \$199,000

Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for October was \$0, representing no change compared to last month and a decrease of 100% from Oct 2024. The average days on market for units sold in October was 0 days, 100% below the 5-year October average of 23 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 1; and a 100% increase in supply to 2 active units.

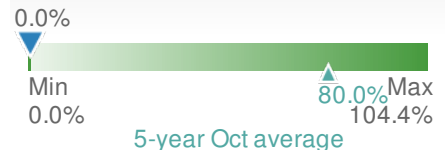
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.00 in September and a decrease from 1.00 in October 2024. The Contract Ratio is 55% lower than the 5-year October average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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
1	2

Avg DOM**0**

Sep 2025	Oct 2024	YTD
0	9	33

Avg Sold to OLP Ratio**0.0%**

Sep 2025	Oct 2024	YTD
0.0%	104.4%	93.0%