November 2025

All Home Types
Detached
Attached

Local Market **Insight**

Octorara Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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November 2025

Octorara Area (Chester, PA)

New Listings 7

▼-36.4% from Oct 2025: **11**

▲75.0% from Nov 2024: **4**

YTD	2025	2024	+/-
	142	**184**	-22.8%

5-year Nov average: **8**

New Pendings 10

▼-16.7% from Oct 2025: **12**

▲25.0% from Nov 2024: **8**

YTD	2025	2024	+/-
	106	**141**	-24.8%

5-year Nov average: **9**

Closed Sales 7

▼-22.2% from Oct 2025: **9**

▼-56.3% from Nov 2024: **16**

YTD	2025	2024	+/-
	121	**116**	4.3%

5-year Nov average: **10**

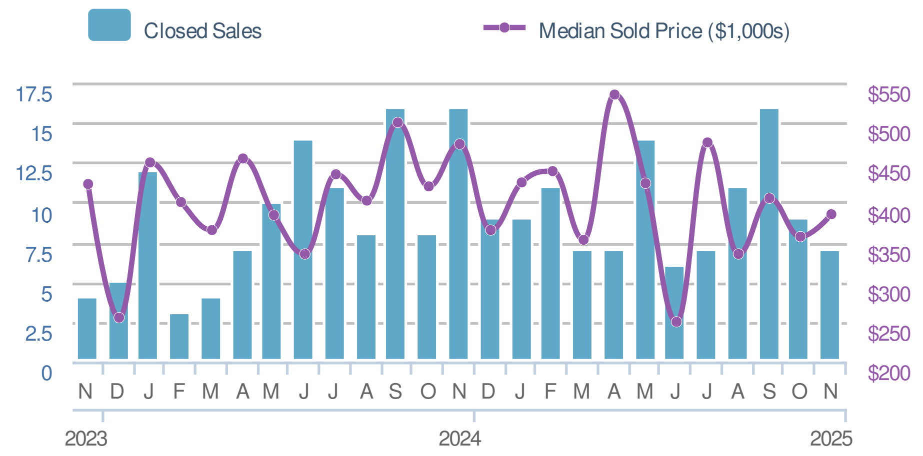
Median Sold Price $385,000

▲7.7% from Oct 2025: **$357,500**

▼-18.7% from Nov 2024: **$473,370**

YTD	2025	2024	+/-
	$430,000	**$432,500**	-0.6%

5-year Nov average: **$391,359**



Active Listings 26

26

Min	5-year Nov average	Max
17	21	26

Oct 2025	Nov 2024
27	**25**

Avg DOM 31

31

Min	5-year Nov average	Max
4	16	31

Oct 2025	Nov 2024	YTD
44	**27**	**24**

Avg Sold to OLP Ratio 101.5%

101.5%

Min	5-year Nov average	Max
101.3%	102.2%	104.0%

Oct 2025	Nov 2024	YTD
99.5%	**101.3%**	**103.2%**

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Data Source: Bright MLS. Statistics calculated December 04, 2025.

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Octorara Area (Chester, PA) - Detached

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New Listings 6

▼ -14.3%	▲ 100.0%
from Oct 2025: **7**	from Nov 2024: **3**

YTD	2025	2024	+/-
	124	**168**	-26.2%

5-year Nov average: **6**

New Pendings 7

▼ -30.0%	◄► 0.0%
from Oct 2025: **10**	from Nov 2024: **7**

YTD	2025	2024	+/-
	92	**126**	-27.0%

5-year Nov average: **7**

Closed Sales 7

◄► 0.0%	▼ -56.3%
from Oct 2025: **7**	from Nov 2024: **16**

YTD	2025	2024	+/-
	110	**100**	10.0%

5-year Nov average: **9**

Median Sold Price $385,000

▼ -6.1%	▼ -18.7%
from Oct 2025: **$410,000**	from Nov 2024: **$473,370**

YTD	2025	2024	+/-
	$438,917	**$447,950**	-2.0%

5-year Nov average: **$398,509**

Summary

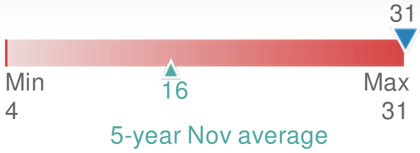
In Octorara Area (Chester, PA), the median sold price for Detached properties for November was $385,000, representing a decrease of 6.1% compared to last month and a decrease of 18.7% from Nov 2024. The average days on market for units sold in November was 31 days, 99% above the 5-year November average of 16 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 13; and no change in supply with 25 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.56 in October and a decrease from 1.44 in November 2024. The Contract Ratio is 41% lower than the 5-year November 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

Oct 2025	Nov 2024
25	**25**

Avg DOM 31



Oct 2025	Nov 2024	YTD
30	**27**	**22**

Avg Sold to OLP Ratio 101.5%

Oct 2025	Nov 2024	YTD
99.9%	**101.3%**	**103.3%**

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Octorara Area (Chester, PA) - Attached

New Listings 1

▼ -75.0% from Oct 2025: **4**

↔ 0.0% from Nov 2024: **1**

YTD	2025	2024	+/-
	18	**16**	12.5%

5-year Nov average: **2**

New Pendings 3

▲ 50.0% from Oct 2025: **2**

▲ 200.0% from Nov 2024: **1**

YTD	2025	2024	+/-
	14	**15**	-6.7%

5-year Nov average: **2**

Closed Sales 0

▼ -100.0% from Oct 2025: **2**

↔ 0.0% from Nov 2024: **0**

YTD	2025	2024	+/-
	11	**16**	-31.3%

5-year Nov average: **1**

Median Sold Price $0

▼ -100.0% from Oct 2025: **$321,250**

↔ 0.0% from Nov 2024: **$0**

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

5-year Nov average: **$120,157**

Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for November was $0, representing a decrease of 100% compared to last month and no change from Nov 2024. The average days on market for units sold in November was 0 days, 100% below the 5-year November average of 15 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from October) to 4; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 1.00 in October and an increase from 0.00 in November 2024. The Contract Ratio is 91% higher than the 5-year November average of 2.10. 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.

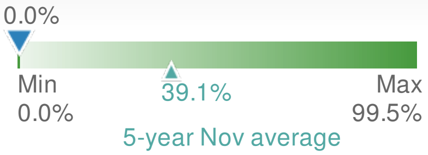
Active Listings 1

Oct 2025	Nov 2024
2	**0**

Avg DOM 0

Oct 2025	Nov 2024	YTD
92	**0**	**40**

Avg Sold to OLP Ratio 0.0%



Oct 2025	Nov 2024	YTD
98.0%	**0.0%**	**102.8%**

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