

November 2025

All Home Types
Detached
Attached

Local Market Insight

Owen J Roberts (Chester, PA)

November 2025

Owen J Roberts (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**20****↓ -44.4%**from Oct 2025:
36**↓ -9.1%**from Nov 2024:
22

YTD	2025	2024	+/-
	403	415	-2.9%

5-year Nov average: **23****New Pendings****27****↓ -15.6%**from Oct 2025:
32**↑ 42.1%**from Nov 2024:
19

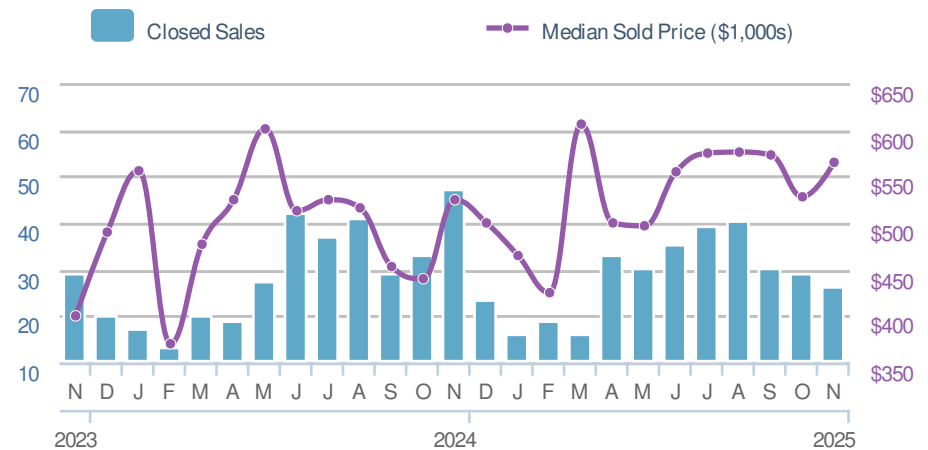
YTD	2025	2024	+/-
	336	341	-1.5%

5-year Nov average: **26****Closed Sales****26****↓ -10.3%**from Oct 2025:
29**↓ -44.7%**from Nov 2024:
47

YTD	2025	2024	+/-
	317	329	-3.6%

5-year Nov average: **36****Median Sold Price****\$565,000****↑ 7.0%**from Oct 2025:
\$528,000**↑ 7.6%**from Nov 2024:
\$525,000

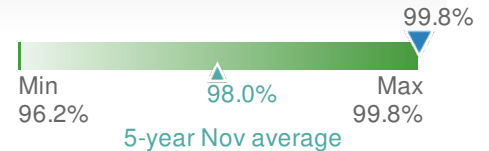
YTD	2025	2024	+/-
	\$540,000	\$518,000	4.2%

5-year Nov average: **\$490,000****Active Listings****45**

Oct 2025	Nov 2024
55	42

Avg DOM**20**

Oct 2025	Nov 2024	YTD
26	26	27

Avg Sold to OLP Ratio**99.8%**

Oct 2025	Nov 2024	YTD
97.6%	96.8%	99.4%

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New Listings**17**

 **-46.9%**  **-10.5%**
 from Oct 2025: **32** from Nov 2024: **19**

YTD	2025	2024	+/-
	342	337	1.5%

5-year Nov average: **19****New Pendings****23**

 **-14.8%**  **43.8%**
 from Oct 2025: **27** from Nov 2024: **16**

YTD	2025	2024	+/-
	277	269	3.0%

5-year Nov average: **21****Closed Sales****22**

 **-15.4%**  **-43.6%**
 from Oct 2025: **26** from Nov 2024: **39**

YTD	2025	2024	+/-
	258	255	1.2%

5-year Nov average: **30****Median Sold Price****\$667,500**

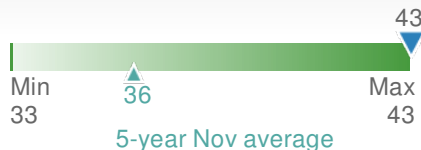
 **21.4%**  **4.3%**
 from Oct 2025: **\$550,000** from Nov 2024: **\$639,900**

YTD	2025	2024	+/-
	\$600,000	\$577,500	3.9%

5-year Nov average: **\$554,880****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for November was \$667,500, representing an increase of 21.4% compared to last month and an increase of 4.3% from Nov 2024. The average days on market for units sold in November was 18 days, 34% below the 5-year November average of 27 days. There was a 14.8% month over month decrease in new contract activity with 23 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 38; and a 15.7% decrease in supply to 43 active units.

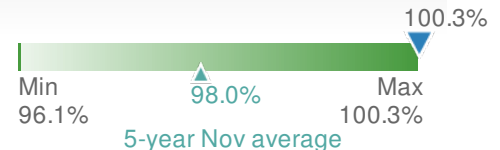
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.75 in October and an increase from 0.74 in November 2024. The Contract Ratio is 8% lower than the 5-year November average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared 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**43**

Oct 2025	Nov 2024
51	38

Avg DOM**18**

Oct 2025	Nov 2024	YTD
26	25	28

Avg Sold to OLP Ratio**100.3%**

Oct 2025	Nov 2024	YTD
97.3%	97.1%	99.4%

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New Listings**3** **-25.0%**

from Oct 2025:

4 **0.0%**

from Nov 2024:

3

YTD	2025	2024	+/-
	61	78	-21.8%

5-year Nov average: **4****New Pendings****4** **-20.0%**

from Oct 2025:

5 **33.3%**

from Nov 2024:

3

YTD	2025	2024	+/-
	59	72	-18.1%

5-year Nov average: **6****Closed Sales****4** **33.3%**

from Oct 2025:

3 **-50.0%**

from Nov 2024:

8

YTD	2025	2024	+/-
	59	74	-20.3%

5-year Nov average: **6****Median Sold Price****\$476,000** **18.7%**

from Oct 2025:

\$401,000 **-3.4%**

from Nov 2024:

\$492,500

YTD	2025	2024	+/-
	\$405,000	\$422,500	-4.1%

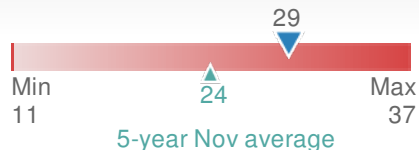
5-year Nov average: **\$401,493****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for November was \$476,000, representing an increase of 18.7% compared to last month and a decrease of 3.4% from Nov 2024. The average days on market for units sold in November was 29 days, 20% above the 5-year November average of 24 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 5; and a 50% decrease in supply to 2 active units.

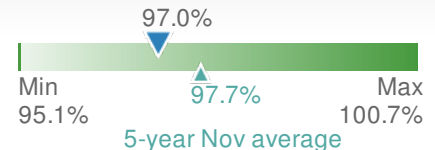
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.25 in October and an increase from 1.25 in November 2024. The Contract Ratio is 24% higher than the 5-year November average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Oct 2025	Nov 2024
4	4

Avg DOM**29**

Oct 2025	Nov 2024	YTD
24	27	20

Avg Sold to OLP Ratio**97.0%**

Oct 2025	Nov 2024	YTD
99.7%	95.1%	99.3%