November 2025

All Home Types
Detached
Attached

Local Market Insight

Oxford Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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November 2025
Oxford Area (Chester, PA)

New Listings — 16

6.7% from Oct 2025: **15**
-23.8% from Nov 2024: **21**

YTD	2025	2024	+/-
	272	**256**	6.3%

5-year Nov average: **18**

New Pendings — 17

6.3% from Oct 2025: **16**
-29.2% from Nov 2024: **24**

YTD	2025	2024	+/-
	205	**206**	-0.5%

5-year Nov average: **20**

Closed Sales — 16

-15.8% from Oct 2025: **19**
6.7% from Nov 2024: **15**

YTD	2025	2024	+/-
	214	**184**	16.3%

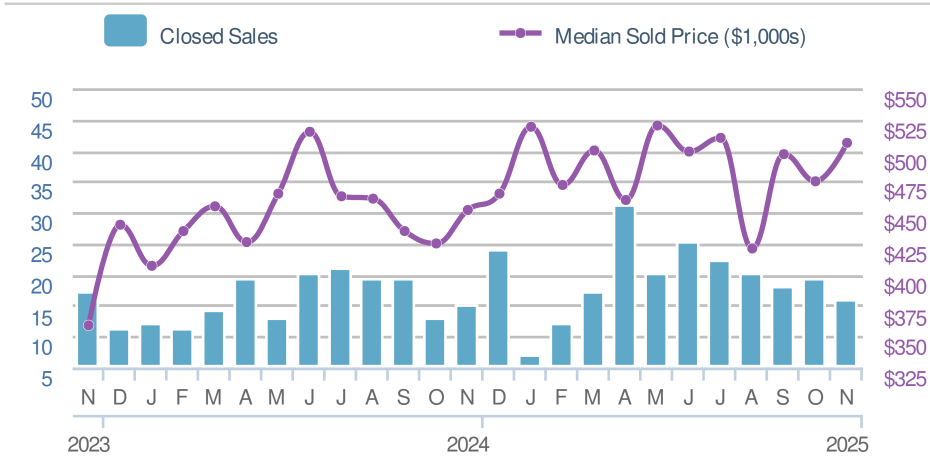
5-year Nov average: **18**

Median Sold Price — $506,000

6.5% from Oct 2025: **$475,000**
11.8% from Nov 2024: **$452,500**

YTD	2025	2024	+/-
	$498,107	**$455,000**	9.5%

5-year Nov average: **$429,439**



Active Listings — 65

65
Min 39 | 52 (5-year Nov average) | Max 65

Oct 2025	Nov 2024
67	**61**

Avg DOM — 56

56
Min 11 | 26 (5-year Nov average) | Max 56

Oct 2025	Nov 2024	YTD
18	**11**	**22**

Avg Sold to OLP Ratio — 98.1%

98.1%
Min 98.0% | 101.5% (5-year Nov average) | Max 106.4%

Oct 2025	Nov 2024	YTD
103.6%	**106.4%**	**104.0%**

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

Local Market **Insight**

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Oxford Area (Chester, PA) - Detached

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New Listings 15

7.1% from Oct 2025: **14**

-28.6% from Nov 2024: **21**

YTD	2025	2024	+/-
	261	**242**	7.9%

5-year Nov average: **17**

New Pendings 16

0.0% from Oct 2025: **16**

-30.4% from Nov 2024: **23**

YTD	2025	2024	+/-
	196	**195**	0.5%

5-year Nov average: **18**

Closed Sales 16

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

14.3% from Nov 2024: **14**

YTD	2025	2024	+/-
	207	**174**	19.0%

5-year Nov average: **17**

Median Sold Price $506,000

6.5% from Oct 2025: **$475,000**

8.8% from Nov 2024: **$465,000**

YTD	2025	2024	+/-
	$501,000	**$461,775**	8.5%

5-year Nov average: **$441,669**

Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for November was $506,000, representing an increase of 6.5% compared to last month and an increase of 8.8% from Nov 2024. The average days on market for units sold in November was 56 days, 114% above the 5-year November average of 26 days. There was no month over month change in new contract activity with 16 New Pendings; a 6.5% MoM increase in All Pendings (new contracts + contracts carried over from October) to 33; and a 1.5% decrease in supply to 64 active units.

This activity resulted in a Contract Ratio of 0.52 pendings per active listing, up from 0.48 in October and a decrease from 0.90 in November 2024. The Contract Ratio is 42% lower than the 5-year November average of 0.90. 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 64

64

Min 38 | 51 | Max 64

5-year Nov average

Oct 2025	Nov 2024
65	**59**

Avg DOM 56

56

Min 11 | 26 | Max 56

5-year Nov average

Oct 2025	Nov 2024	YTD
18	**11**	**22**

Avg Sold to OLP Ratio 98.1%

98.1%

Min 98.1% | 101.8% | Max 106.3%

5-year Nov average

Oct 2025	Nov 2024	YTD
103.6%	**106.3%**	**104.3%**

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Oxford Area (Chester, PA) - Attached

New Listings — 1

0.0% from Oct 2025: 1	0.0% from Nov 2024: 0

YTD	2025	2024	+/-
	11	14	-21.4%

5-year Nov average: **1**

New Pendings — 1

0.0% from Oct 2025: 0	0.0% from Nov 2024: 1

YTD	2025	2024	+/-
	9	11	-18.2%

5-year Nov average: **1**

Closed Sales — 0

0.0% from Oct 2025: 0	-100.0% from Nov 2024: 1

YTD	2025	2024	+/-
	7	10	-30.0%

5-year Nov average: **1**

Median Sold Price — $0

0.0% from Oct 2025: $0	-100.0% from Nov 2024: $350,000

YTD	2025	2024	+/-
	$250,000	$280,000	-10.7%

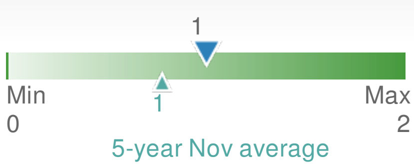
5-year Nov average: **$181,000**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for November was $0, representing no change compared to last month and a decrease of 100% from Nov 2024. The average days on market for units sold in November was 0 days, 100% below the 5-year November average of 13 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from October) to 2; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.50 in October and an increase from 0.50 in November 2024. The Contract Ratio is 122% higher than the 5-year November average of 0.90. 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	2

Avg DOM — 0

Oct 2025	Nov 2024	YTD
0	8	33

Avg Sold to OLP Ratio — 0.0%

Oct 2025	Nov 2024	YTD
0.0%	107.7%	93.0%

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