December 2025

All Home Types
Detached
Attached

Local Market **Insight**

Octorara Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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December 2025

Octorara Area (Chester, PA)

New Listings 5

▼ -28.6% from Nov 2025: **7**

◄► 0.0% from Dec 2024: **5**

YTD	2025	2024	+/-
	147	**192**	-23.4%

5-year Dec average: **7**

New Pendings 6

▼ -40.0% from Nov 2025: **10**

▼ -14.3% from Dec 2024: **7**

YTD	2025	2024	+/-
	111	**148**	-25.0%

5-year Dec average: **7**

Closed Sales 13

▲ 85.7% from Nov 2025: **7**

▲ 44.4% from Dec 2024: **9**

YTD	2025	2024	+/-
	134	**125**	7.2%

5-year Dec average: **9**

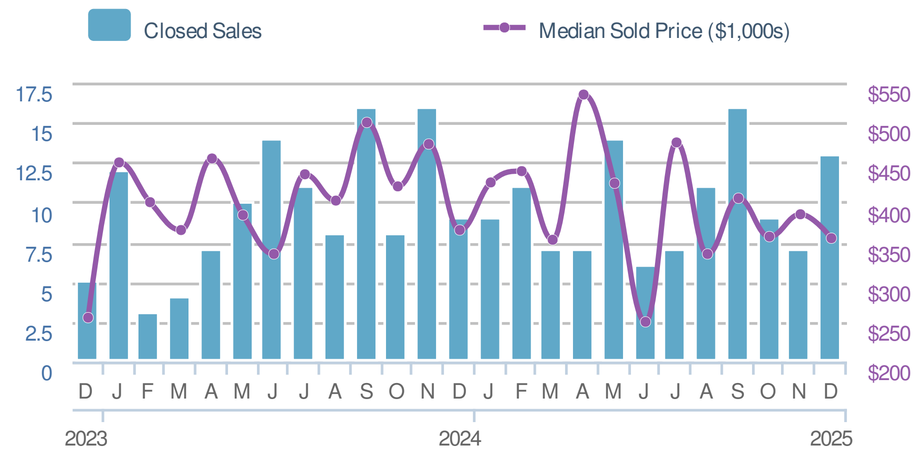
Median Sold Price $355,000

▼ -7.8% from Nov 2025: **$385,000**

▼ -2.7% from Dec 2024: **$365,000**

YTD	2025	2024	+/-
	$422,500	**$430,000**	-1.7%

5-year Dec average: **$301,000**



Active Listings 25

25

Min 14 | 19 | Max 25

5-year Dec average

Nov 2025	Dec 2024
26	**20**

Avg DOM 26

26

Min 13 | 20 | Max 31

5-year Dec average

Nov 2025	Dec 2024	YTD
31	**13**	**24**

Avg Sold to OLP Ratio 101.0%

101.0%

Min 95.4% | 100.5% | Max 104.8%

5-year Dec average

Nov 2025	Dec 2024	YTD
101.5%	**103.9%**	**103.0%**

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Data Source: Bright MLS. Statistics calculated January 07, 2026.

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Octorara Area (Chester, PA) - Detached

New Listings 3

-50.0%	-40.0%
from Nov 2025: **6**	from Dec 2024: **5**

YTD	2025	2024	+/-
	127	**175**	-27.4%

5-year Dec average: **6**

New Pendings 3

-57.1%	-50.0%
from Nov 2025: **7**	from Dec 2024: **6**

YTD	2025	2024	+/-
	94	**132**	-28.8%

5-year Dec average: **5**

Closed Sales 9

28.6%	28.6%
from Nov 2025: **7**	from Dec 2024: **7**

YTD	2025	2024	+/-
	119	**107**	11.2%

5-year Dec average: **6**

Median Sold Price $385,000

0.0%	-12.0%
from Nov 2025: **$385,000**	from Dec 2024: **$437,710**

YTD	2025	2024	+/-
	$438,000	**$445,900**	-1.8%

5-year Dec average: **$382,775**

Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for December was $385,000, representing no change compared to last month and a decrease of 12% from Dec 2024. The average days on market for units sold in December was 34 days, 70% above the 5-year December average of 20 days. There was a 57.1% month over month decrease in new contract activity with 3 New Pendings; a 53.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 6; and no change in supply with 25 active units.

This activity resulted in a Contract Ratio of 0.24 pendings per active listing, down from 0.52 in November and a decrease from 1.75 in December 2024. The Contract Ratio is 72% lower than the 5-year December average of 0.87. 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.

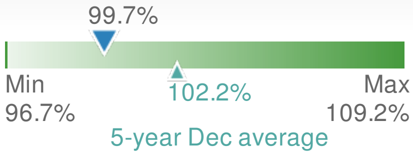
Active Listings 25

Nov 2025	Dec 2024
25	**20**

Avg DOM 34

Nov 2025	Dec 2024	YTD
31	**16**	**23**

Avg Sold to OLP Ratio 99.7%



Nov 2025	Dec 2024	YTD
101.5%	**102.9%**	**103.0%**

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Octorara Area (Chester, PA) - Attached

New Listings 2

▲ 100.0%	↔ 0.0%
from Nov 2025: **1**	from Dec 2024: **0**

YTD	2025	2024	+/-
	20	**17**	17.6%

5-year Dec average: **2**

New Pendings 3

↔ 0.0%	▲ 200.0%
from Nov 2025: **3**	from Dec 2024: **1**

YTD	2025	2024	+/-
	17	**16**	6.3%

5-year Dec average: **2**

Closed Sales 4

↔ 0.0%	▲ 100.0%
from Nov 2025: **0**	from Dec 2024: **2**

YTD	2025	2024	+/-
	15	**18**	-16.7%

5-year Dec average: **3**

Median Sold Price $246,750

↔ 0.0%	▼ -11.9%
from Nov 2025: **$0**	from Dec 2024: **$280,000**

YTD	2025	2024	+/-
	$255,000	**$244,000**	4.5%

5-year Dec average: **$211,350**

Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for December was $246,750, representing an increase of 0% compared to last month and a decrease of 11.9% from Dec 2024. The average days on market for units sold in December was 7 days, 43% below the 5-year December average of 12 days. There was no month over month change in new contract activity with 3 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 3; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 4.00 in November and no change from December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.60. 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.

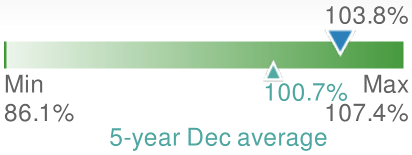
Active Listings 0

Nov 2025	Dec 2024
1	**0**

Avg DOM 7

Nov 2025	Dec 2024	YTD
0	**4**	**31**

Avg Sold to OLP Ratio 103.8%



Nov 2025	Dec 2024	YTD
0.0%	**107.3%**	**103.1%**

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