December 2025

All Home Types
Detached
Attached

Local Market Insight

Owen J Roberts (Chester, PA)

MarketStats by ShowingTime

Presented by
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Owen J Roberts (Chester, PA)

New Listings — 12

-40.0% from Nov 2025: **20**

-14.3% from Dec 2024: **14**

YTD	2025	2024	+/-
	418	**433**	-3.5%

5-year Dec average: **16**

New Pendings — 16

-40.7% from Nov 2025: **27**

-23.8% from Dec 2024: **21**

YTD	2025	2024	+/-
	350	**359**	-2.5%

5-year Dec average: **20**

Closed Sales — 30

15.4% from Nov 2025: **26**

30.4% from Dec 2024: **23**

YTD	2025	2024	+/-
	348	**352**	-1.1%

5-year Dec average: **26**

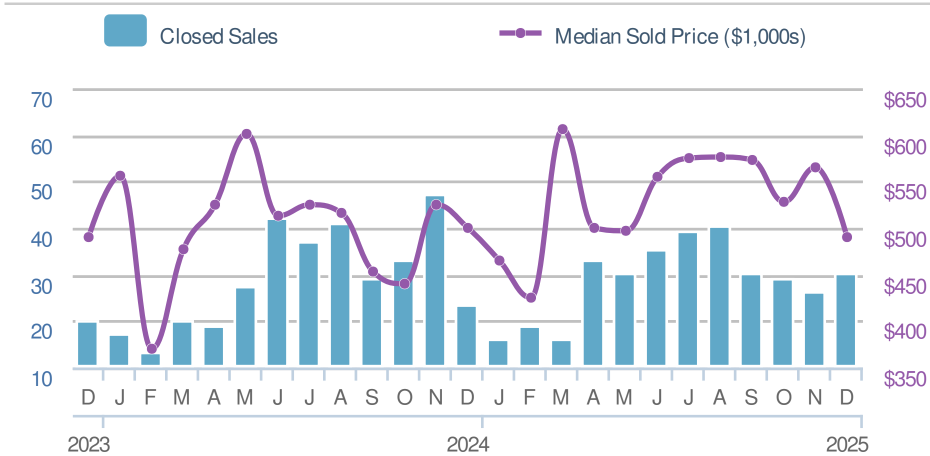
Median Sold Price — $490,000

-13.3% from Nov 2025: **$565,000**

-2.0% from Dec 2024: **$500,000**

YTD	2025	2024	+/-
	$537,500	**$515,000**	4.4%

5-year Dec average: **$465,700**



Active Listings — 37

37

Min 25 — 31 — Max 37

5-year Dec average

Nov 2025	Dec 2024
45	**34**

Avg DOM — 32

32

Min 21 — 29 — Max 36

5-year Dec average

Nov 2025	Dec 2024	YTD
20	**28**	**27**

Avg Sold to OLP Ratio — 100.2%

100.2%

Min 95.6% — 98.1% — Max 101.3%

5-year Dec average

Nov 2025	Dec 2024	YTD
99.8%	**95.6%**	**99.4%**

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

Local Market **Insight**

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Owen J Roberts (Chester, PA) - Detached

New Listings — 9

-47.1% from Nov 2025: **17**
-25.0% from Dec 2024: **12**

YTD	2025	2024	+/-
	354	352	0.6%

5-year Dec average: **13**

New Pendings — 15

-34.8% from Nov 2025: **23**
-6.3% from Dec 2024: **16**

YTD	2025	2024	+/-
	290	282	2.8%

5-year Dec average: **17**

Closed Sales — 26

18.2% from Nov 2025: **22**
44.4% from Dec 2024: **18**

YTD	2025	2024	+/-
	285	273	4.4%

5-year Dec average: **21**

Median Sold Price — $575,000

-13.9% from Nov 2025: **$667,500**
13.0% from Dec 2024: **$509,000**

YTD	2025	2024	+/-
	$600,000	$570,000	5.3%

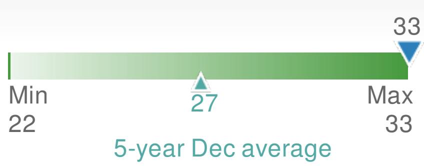
5-year Dec average: **$499,300**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for December was $575,000, representing a decrease of 13.9% compared to last month and an increase of 13% from Dec 2024. The average days on market for units sold in December was 35 days, 13% above the 5-year December average of 31 days. There was a 34.8% month over month decrease in new contract activity with 15 New Pendings; a 36.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 24; and a 23.3% decrease in supply to 33 active units.

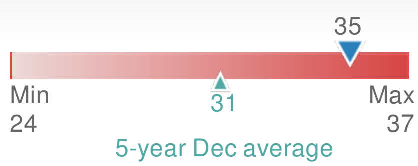
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.88 in November and an increase from 0.72 in December 2024. The Contract Ratio is 31% lower than the 5-year December average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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 — 33



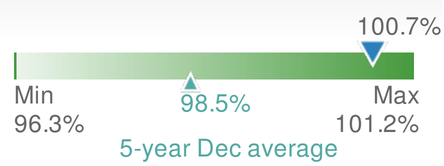
Nov 2025	Dec 2024
43	32

Avg DOM — 35



Nov 2025	Dec 2024	YTD
18	27	29

Avg Sold to OLP Ratio — 100.7%



Nov 2025	Dec 2024	YTD
100.3%	97.0%	99.5%

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New Listings — 3

0.0% from Nov 2025: **3**

50.0% from Dec 2024: **2**

YTD	2025	2024	+/-
	64	**81**	-21.0%

5-year Dec average: **3**

New Pendings — 1

-75.0% from Nov 2025: **4**

-80.0% from Dec 2024: **5**

YTD	2025	2024	+/-
	60	**77**	-22.1%

5-year Dec average: **3**

Closed Sales — 4

0.0% from Nov 2025: **4**

-20.0% from Dec 2024: **5**

YTD	2025	2024	+/-
	63	**79**	-20.3%

5-year Dec average: **5**

Median Sold Price — $332,500

-30.1% from Nov 2025: **$476,000**

-1.0% from Dec 2024: **$336,000**

YTD	2025	2024	+/-
	$405,000	**$420,000**	-3.6%

5-year Dec average: **$352,900**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for December was $332,500, representing a decrease of 30.1% compared to last month and a decrease of 1% from Dec 2024. The average days on market for units sold in December was 9 days, 51% below the 5-year December average of 18 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 60% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 2; and a 100% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 2.50 in November and a decrease from 2.50 in December 2024. The Contract Ratio is 68% lower than the 5-year December average of 1.56. 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 — 4

4

Min 2 — 3 — Max 5

5-year Dec average

Nov 2025	Dec 2024
2	**2**

Avg DOM — 9

9

Min 8 — 18 — Max 32

5-year Dec average

Nov 2025	Dec 2024	YTD
29	**30**	**20**

Avg Sold to OLP Ratio — 97.1%

97.1%

Min 90.6% — 96.2% — Max 101.7%

5-year Dec average

Nov 2025	Dec 2024	YTD
97.0%	**90.6%**	**99.2%**

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

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