December 2025

All Home Types
Detached
Attached

Local Market Insight

Oxford Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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New Listings 8

-50.0% from Nov 2025: **16**

-11.1% from Dec 2024: **9**

YTD	2025	2024	+/-
	282	**266**	6.0%

5-year Dec average: **11**

New Pendings 9

-47.1% from Nov 2025: **17**

0.0% from Dec 2024: **9**

YTD	2025	2024	+/-
	214	**216**	-0.9%

5-year Dec average: **12**

Closed Sales 19

18.8% from Nov 2025: **16**

-20.8% from Dec 2024: **24**

YTD	2025	2024	+/-
	233	**208**	12.0%

5-year Dec average: **20**

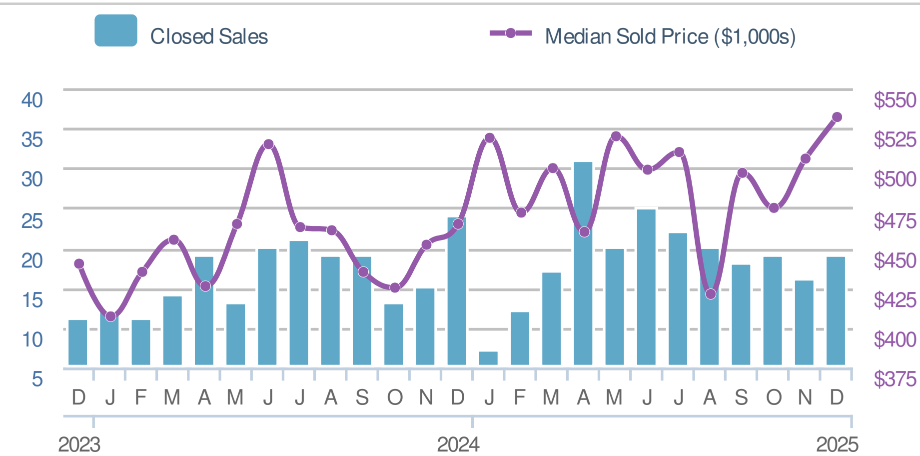
Median Sold Price $532,000

5.1% from Nov 2025: **$506,000**

14.4% from Dec 2024: **$465,000**

YTD	2025	2024	+/-
	$499,495	**$455,000**	9.8%

5-year Dec average: **$441,600**



Active Listings 62

62

Min 37 | 50 5-year Dec average | Max 62

Nov 2025	Dec 2024
65	**58**

Avg DOM 34

34

Min 13 | 26 5-year Dec average | Max 34

Nov 2025	Dec 2024	YTD
56	**13**	**23**

Avg Sold to OLP Ratio 97.3%

97.3%

Min 97.3% | 102.1% 5-year Dec average | Max 109.7%

Nov 2025	Dec 2024	YTD
98.1%	**101.0%**	**103.4%**

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

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Oxford Area (Chester, PA) - Detached

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New Listings — 8

-46.7% from Nov 2025: **15**
-11.1% from Dec 2024: **9**

YTD	2025	2024	+/-
	271	252	7.5%

5-year Dec average: **11**

New Pendings — 9

-43.8% from Nov 2025: **16**
0.0% from Dec 2024: **9**

YTD	2025	2024	+/-
	205	205	0.0%

5-year Dec average: **11**

Closed Sales — 17

6.3% from Nov 2025: **16**
-26.1% from Dec 2024: **23**

YTD	2025	2024	+/-
	224	197	13.7%

5-year Dec average: **19**

Median Sold Price — $533,228

5.4% from Nov 2025: **$506,000**
12.3% from Dec 2024: **$475,000**

YTD	2025	2024	+/-
	$505,550	$461,887	9.5%

5-year Dec average: **$447,190**

Summary

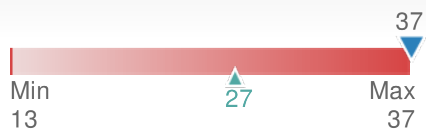
In Oxford Area (Chester, PA), the median sold price for Detached properties for December was $533,228, representing an increase of 5.4% compared to last month and an increase of 12.3% from Dec 2024. The average days on market for units sold in December was 37 days, 38% above the 5-year December average of 27 days. There was a 43.8% month over month decrease in new contract activity with 9 New Pendings; a 24.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 25; and a 4.7% decrease in supply to 61 active units.

This activity resulted in a Contract Ratio of 0.41 pendings per active listing, down from 0.52 in November and a decrease from 0.70 in December 2024. The Contract Ratio is 44% lower than the 5-year December average of 0.73. 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 — 61

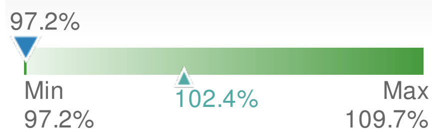
Nov 2025	Dec 2024
64	57

Avg DOM — 37



Nov 2025	Dec 2024	YTD
56	13	23

Avg Sold to OLP Ratio — 97.2%



Nov 2025	Dec 2024	YTD
98.1%	101.4%	103.8%

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

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Oxford Area (Chester, PA) - Attached

New Listings 0

-100.0% from Nov 2025: 1

0.0% from Dec 2024: 0

YTD	2025	2024	+/-
	11	14	-21.4%

5-year Dec average: **0**

New Pendings 0

-100.0% from Nov 2025: 1

0.0% from Dec 2024: 0

YTD	2025	2024	+/-
	9	11	-18.2%

5-year Dec average: **1**

Closed Sales 2

0.0% from Nov 2025: 0

100.0% from Dec 2024: 1

YTD	2025	2024	+/-
	9	11	-18.2%

5-year Dec average: **2**

Median Sold Price $247,500

0.0% from Nov 2025: $0

-32.9% from Dec 2024: $369,000

YTD	2025	2024	+/-
	$250,000	$285,000	-12.3%

5-year Dec average: **$212,500**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for December was $247,500, representing an increase of 0% compared to last month and a decrease of 32.9% from Dec 2024. The average days on market for units sold in December was 10 days, 6% below the 5-year December average of 11 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 0; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in November and no change from December 2024. The Contract Ratio is the same as the 5-year December average of 0.00. 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

1

Min 0 — 0 5-year Dec average — Max 1

Nov 2025	Dec 2024
1	1

Avg DOM 10

10

Min 0 — 11 5-year Dec average — Max 18

Nov 2025	Dec 2024	YTD
0	14	28

Avg Sold to OLP Ratio 97.7%

97.7%

Min 0.0% — 76.5% 5-year Dec average — Max 97.7%

Nov 2025	Dec 2024	YTD
0.0%	92.5%	94.1%