

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

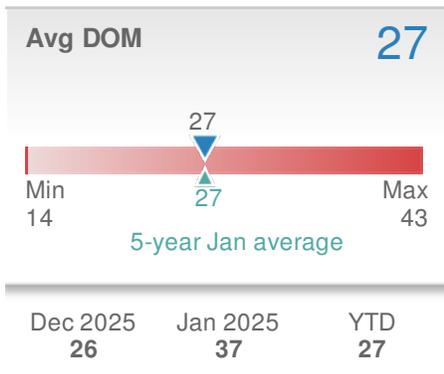
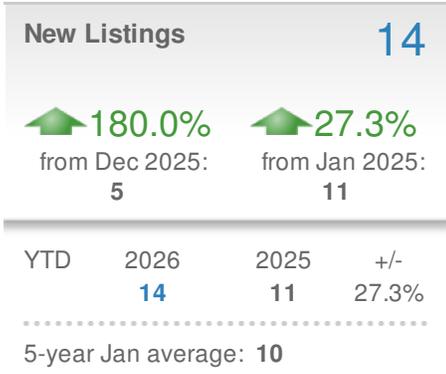
Local Market Insight

Octorara Area (Chester, PA)

January 2026

Octorara Area (Chester, PA)

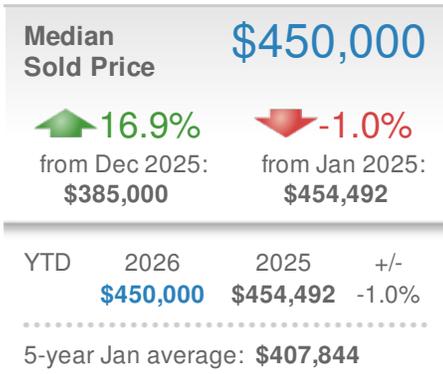
Email: ldavis@tcsr.realtor



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Octorara Area (Chester, PA) - Detached

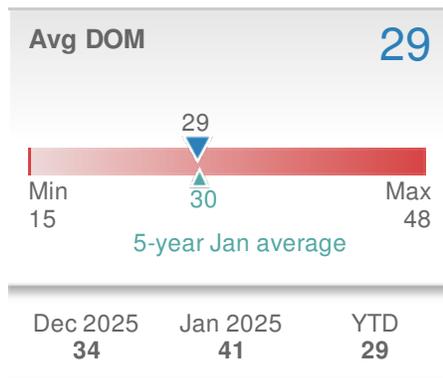
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for January was \$450,000, representing an increase of 16.9% compared to last month and a decrease of 1% from Jan 2025. The average days on market for units sold in January was 29 days, 2% below the 5-year January average of 30 days. There was a 233.3% month over month increase in new contract activity with 10 New Pendings; an 83.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 11; and a 4% increase in supply to 26 active units.

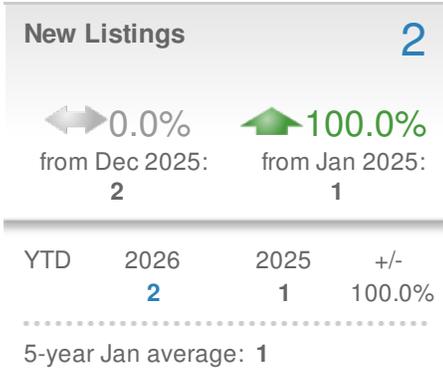
This activity resulted in a Contract Ratio of 0.42 pendings per active listing, up from 0.24 in December and a decrease from 2.06 in January 2025. The Contract Ratio is 52% lower than the 5-year January average of 0.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Octorara Area (Chester, PA) - Attached

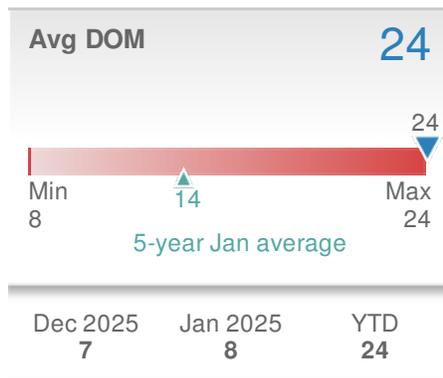
Tri-County Suburban REALTORS
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Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for January was \$369,000, representing an increase of 49.5% compared to last month and an increase of 47.6% from Jan 2025. The average days on market for units sold in January was 24 days, 67% above the 5-year January average of 14 days. There was no month over month change in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 3; and a 0% increase in supply to 1 active units.

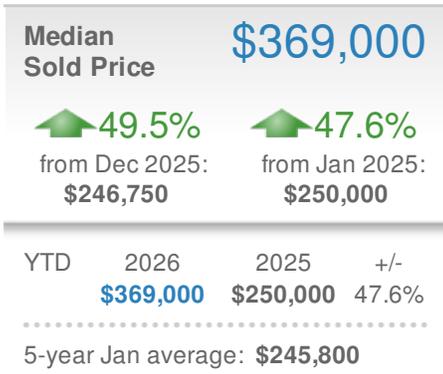
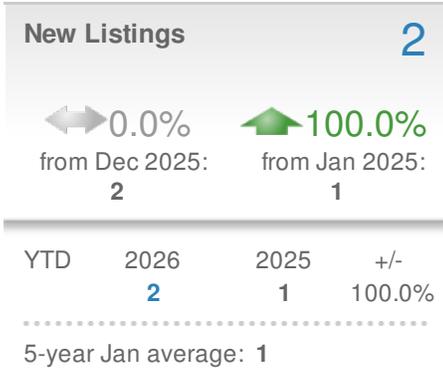
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in December and an increase from 0.00 in January 2025. The Contract Ratio is 351% higher than the 5-year January average of 0.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Octorara Area (Chester, PA) - Attached/Townhouse

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Summary

In Octorara Area (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$369,000, representing an increase of 49.5% compared to last month and an increase of 47.6% from Jan 2025. The average days on market for units sold in January was 24 days, 67% above the 5-year January average of 14 days. There was no month over month change in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 3; and a 0% increase in supply to 1 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in December and an increase from 0.00 in January 2025. The Contract Ratio is 351% higher than the 5-year January average of 0.67. 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.

