

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

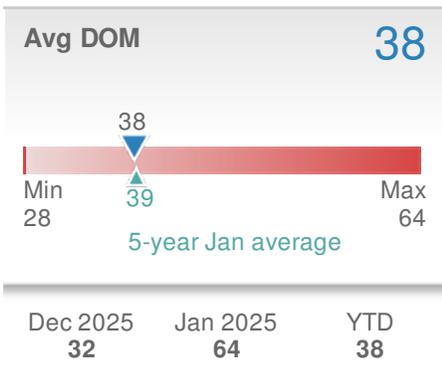
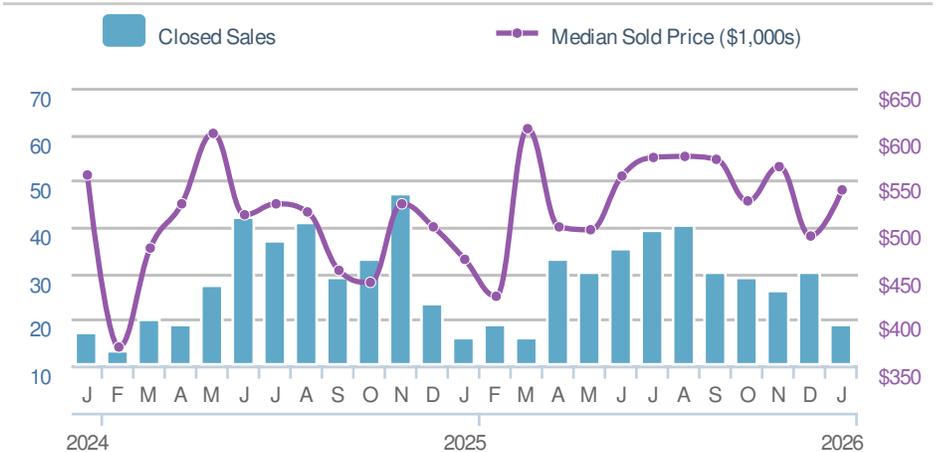
Local Market Insight

Owen J Roberts (Chester, PA)

January 2026

Owen J Roberts (Chester, PA)

Email: ldavis@tcsr.realtor



January 2026

Owen J Roberts (Chester, PA) - Detached

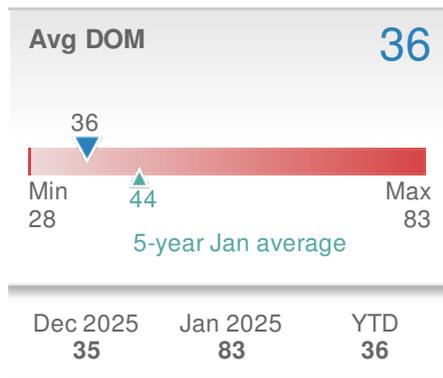
Tri-County Suburban REALTORS
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Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for January was \$632,500, representing an increase of 10% compared to last month and an increase of 19.6% from Jan 2025. The average days on market for units sold in January was 36 days, 18% below the 5-year January average of 44 days. There was a 20% month over month increase in new contract activity with 18 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 27; and a 3% decrease in supply to 32 active units.

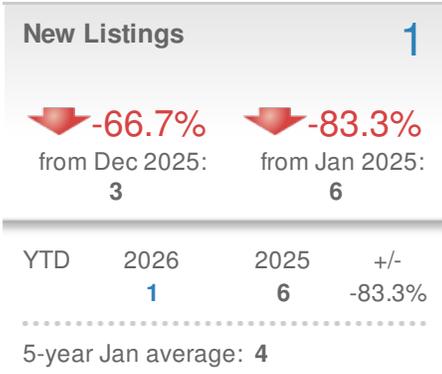
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.73 in December and an increase from 0.50 in January 2025. The Contract Ratio is 22% lower than the 5-year January average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Owen J Roberts (Chester, PA) - Attached

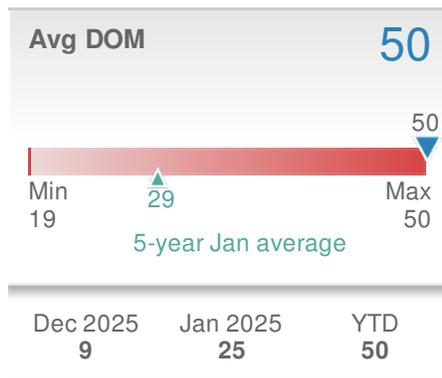
Tri-County Suburban REALTORS
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Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for January was \$525,000, representing an increase of 57.9% compared to last month and an increase of 52.2% from Jan 2025. The average days on market for units sold in January was 50 days, 70% above the 5-year January average of 29 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 2; and a 75% decrease in supply to 1 active units.

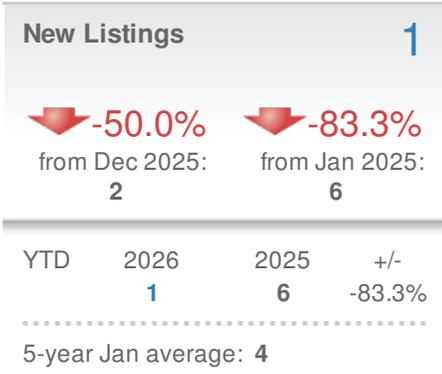
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.50 in December and a decrease from 8.00 in January 2025. The Contract Ratio is 52% lower than the 5-year January average of 4.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$525,000, representing an increase of 29.6% compared to last month and an increase of 52.2% from Jan 2025. The average days on market for units sold in January was 50 days, 70% above the 5-year January average of 29 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 2; 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 0.67 in December and a decrease from 7.00 in January 2025. The Contract Ratio is 100% lower than the 5-year January average of 2.90. 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.

