

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

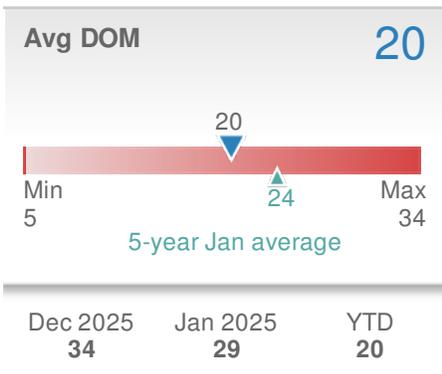
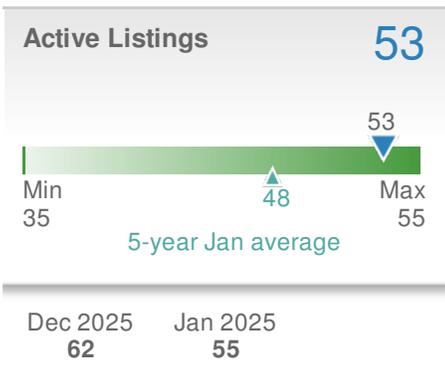
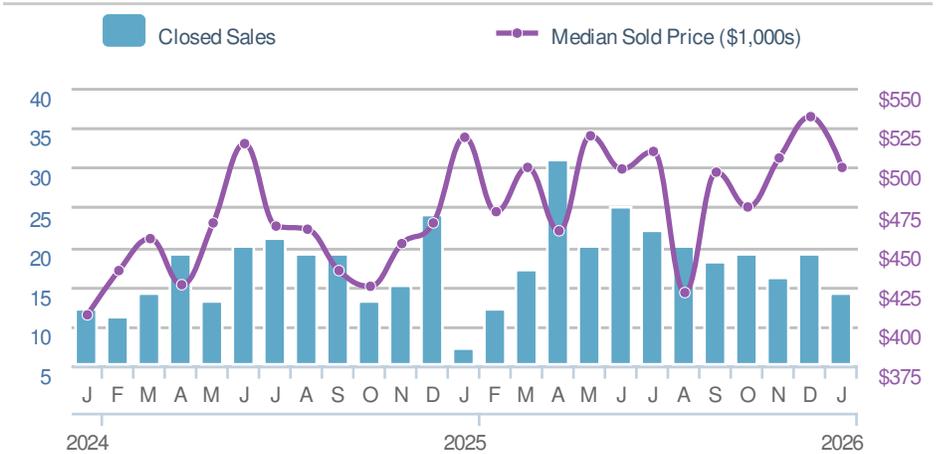
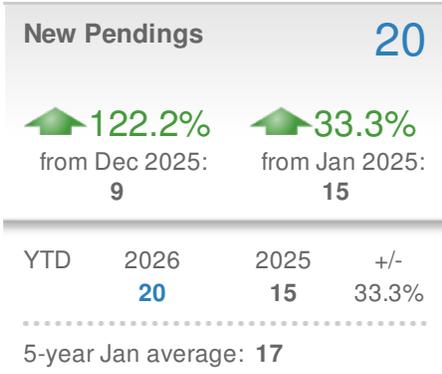
Local Market Insight

Oxford Area (Chester, PA)

January 2026

Oxford Area (Chester, PA)

Email: ldavis@tcsr.realtor



January 2026

Oxford Area (Chester, PA) - Detached

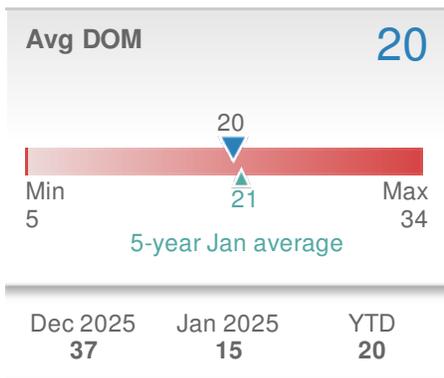
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for January was \$500,000, representing a decrease of 6.2% compared to last month and a decrease of 4.6% from Jan 2025. The average days on market for units sold in January was 20 days, 5% below the 5-year January average of 21 days. There was a 111.1% month over month increase in new contract activity with 19 New Pendings; a 28% MoM increase in All Pendings (new contracts + contracts carried over from December) to 32; and a 13.1% decrease in supply to 53 active units.

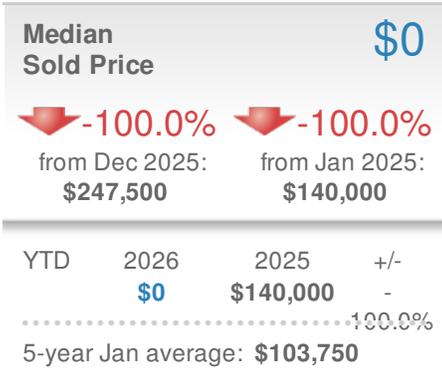
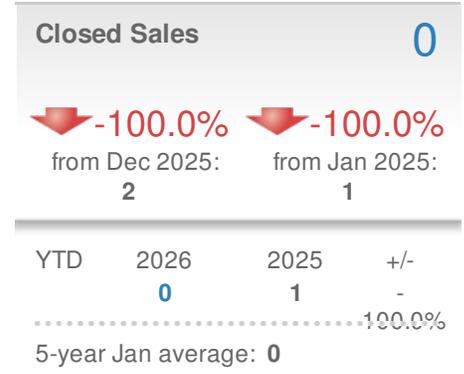
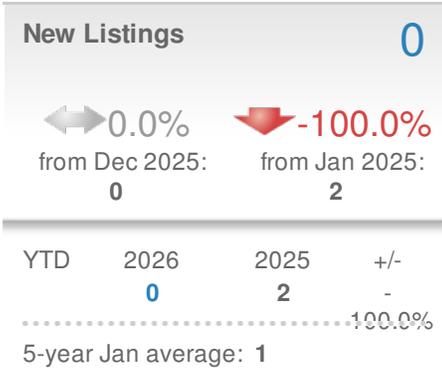
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, up from 0.41 in December and a decrease from 0.89 in January 2025. The Contract Ratio is 31% lower than the 5-year January average of 0.86. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Oxford Area (Chester, PA) - Attached

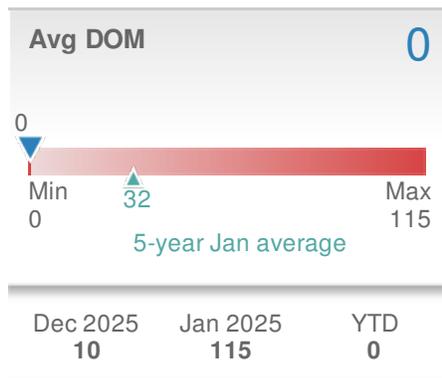
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 32 days. There was a 0% month over month increase in new contract activity with 1 New Pendencies; a 0% MoM increase in All Pendencies (new contracts + contracts carried over from December) to 1; and a 100% decrease in supply to 0 active units.

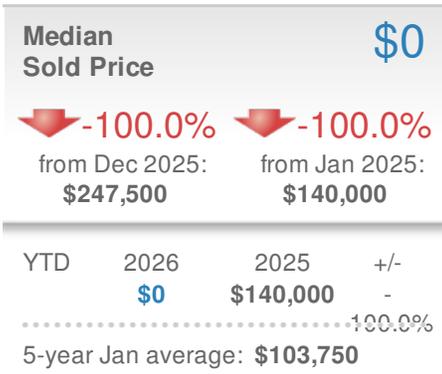
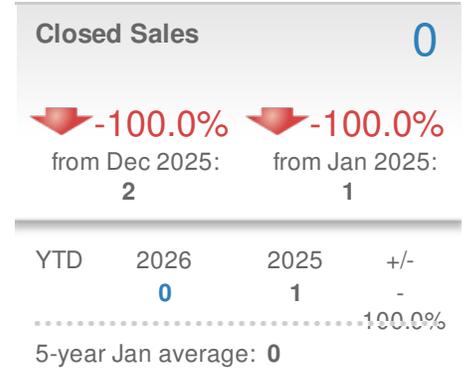
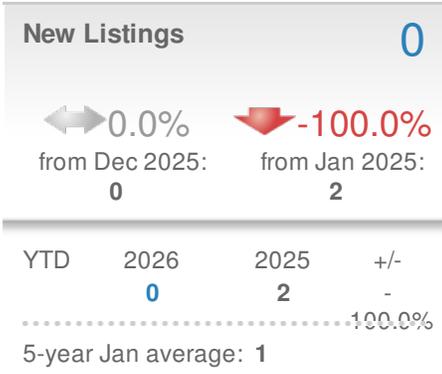
This activity resulted in a Contract Ratio of 0.00 pendencies per active listing, no change from December and no change from January 2025. The Contract Ratio is the same as the 5-year January average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



January 2026

Oxford Area (Chester, PA) - Attached/Townhouse

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



Summary

In Oxford Area (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 32 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 1; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and no change from January 2025. The Contract Ratio is the same as the 5-year January 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.

