

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

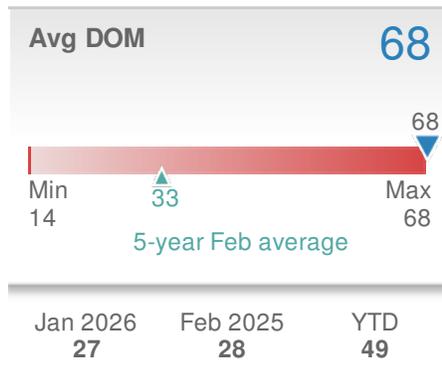
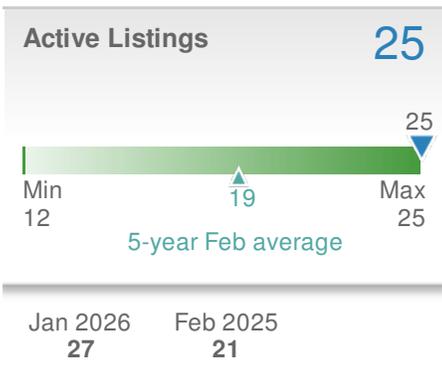
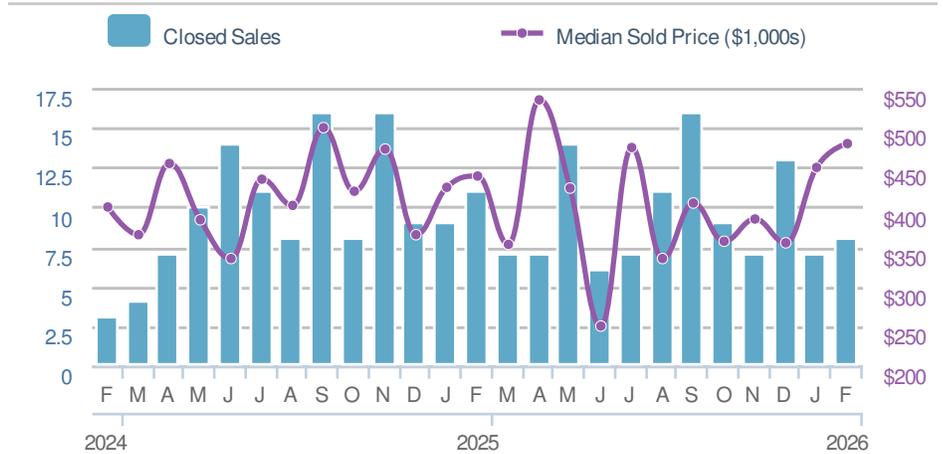
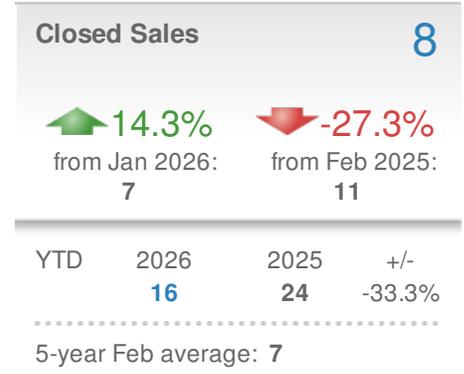
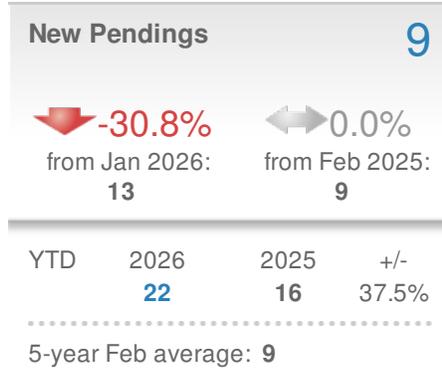
Local Market Insight

Octorara Area (Chester, PA)

February 2026

Octorara Area (Chester, PA)

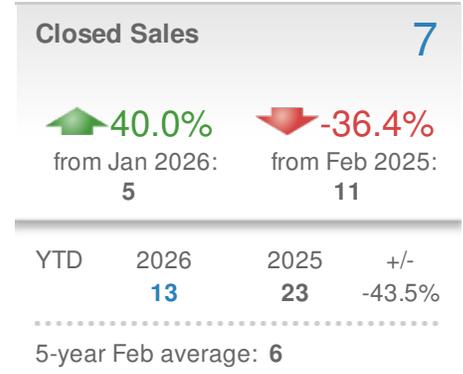
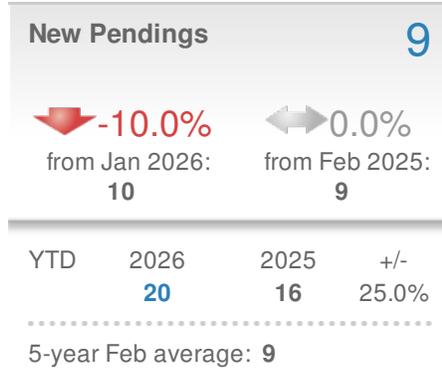
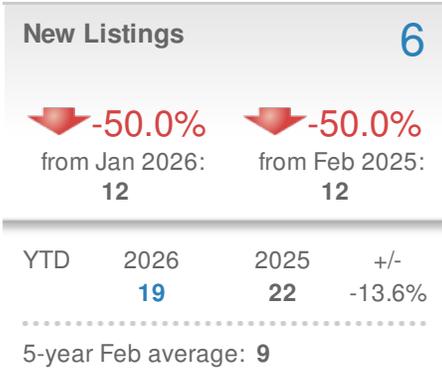
Email: ldavis@tcsr.realtor



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Octorara Area (Chester, PA) - Detached

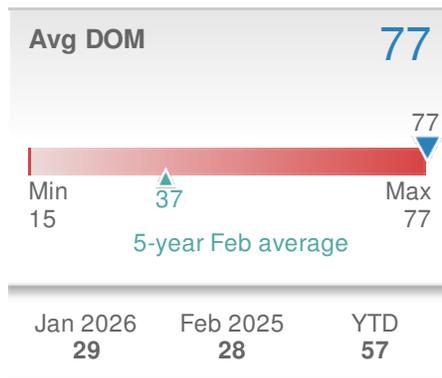
Tri-County Suburban REALTORS
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Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for February was \$500,000, representing an increase of 11.1% compared to last month and an increase of 13.9% from Feb 2025. The average days on market for units sold in February was 77 days, 107% above the 5-year February average of 37 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 12; and an 11.5% decrease in supply to 23 active units.

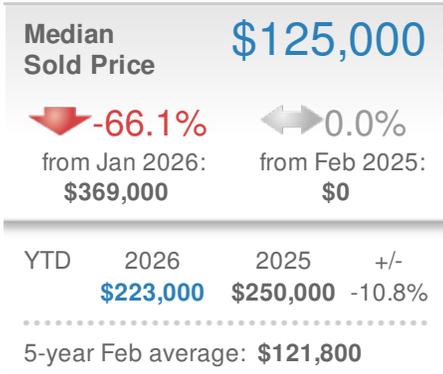
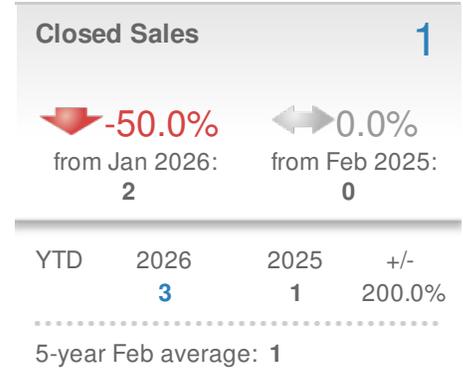
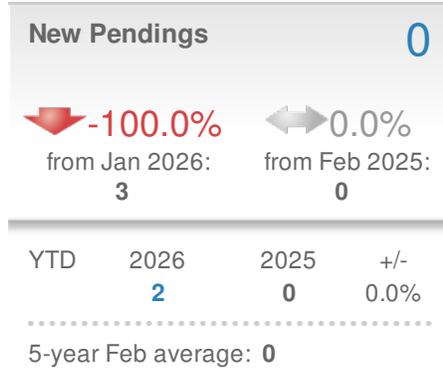
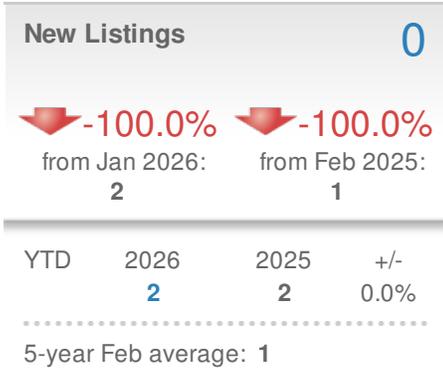
This activity resulted in a Contract Ratio of 0.52 pendings per active listing, up from 0.42 in January and a decrease from 1.37 in February 2025. The Contract Ratio is 47% lower than the 5-year February average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Octorara Area (Chester, PA) - Attached

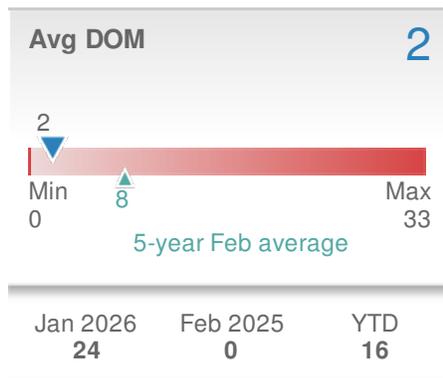
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Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for February was \$125,000, representing a decrease of 66.1% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 2 days, 76% below the 5-year February average of 8 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 1; and a 100% increase in supply to 2 active units.

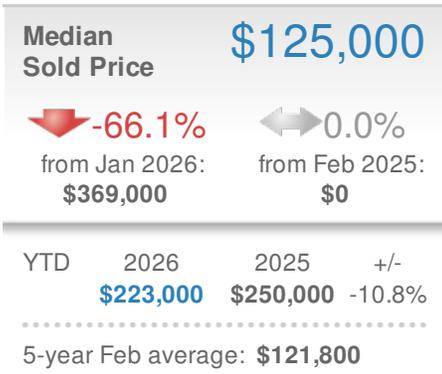
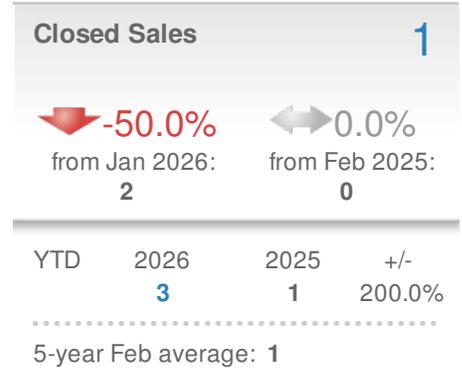
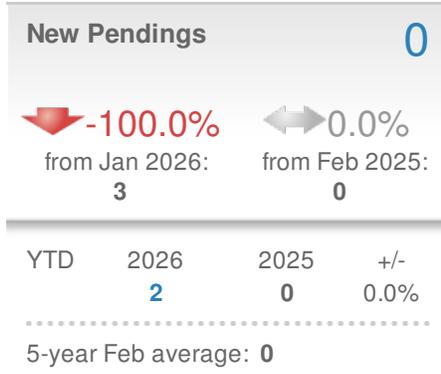
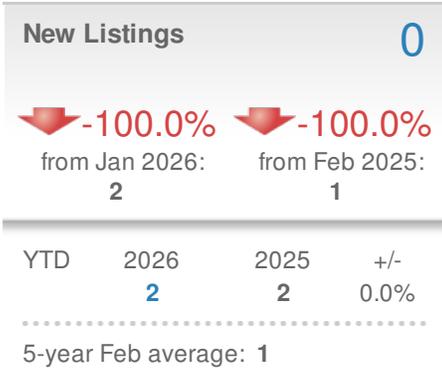
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 3.00 in January and an increase from 0.00 in February 2025. The Contract Ratio is 150% higher than the 5-year February average of 0.20. A higher Contract Ratio signifies a relative increase in contract activity 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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Octorara Area (Chester, PA) - Attached/Townhouse

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In Octorara Area (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$125,000, representing a decrease of 66.1% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 2 days, 76% below the 5-year February average of 8 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 1; and a 100% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 3.00 in January and an increase from 0.00 in February 2025. The Contract Ratio is 150% higher than the 5-year February average of 0.20. 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.

