

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

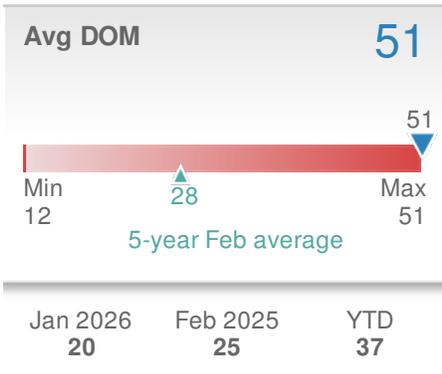
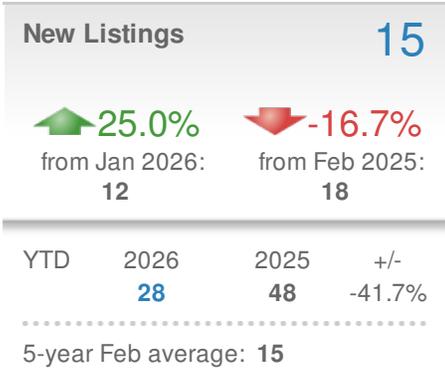
Local Market Insight

Oxford Area (Chester, PA)

February 2026

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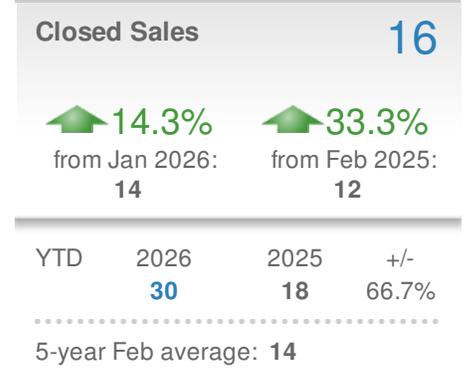
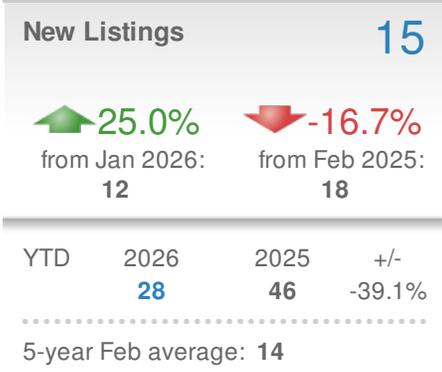
Email: ldavis@tcsr.realtor



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Oxford Area (Chester, PA) - Detached

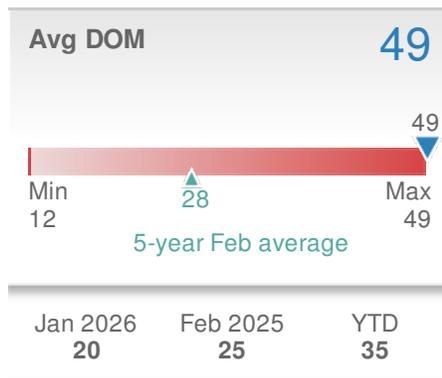
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for February was \$505,000, representing an increase of 1% compared to last month and an increase of 6.8% from Feb 2025. The average days on market for units sold in February was 49 days, 78% above the 5-year February average of 28 days. There was a 52.6% month over month decrease in new contract activity with 9 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 24; and an 11.3% increase in supply to 59 active units.

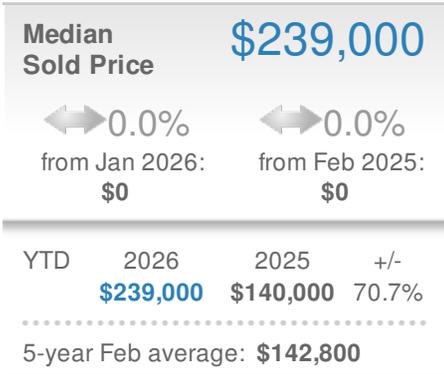
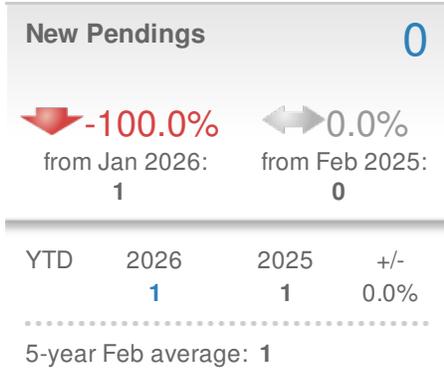
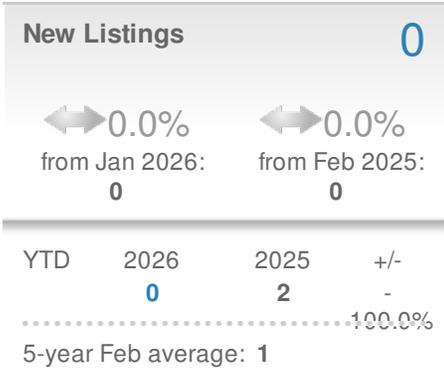
This activity resulted in a Contract Ratio of 0.41 pendings per active listing, down from 0.60 in January and a decrease from 0.93 in February 2025. The Contract Ratio is 54% lower than the 5-year February average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Oxford Area (Chester, PA) - Attached

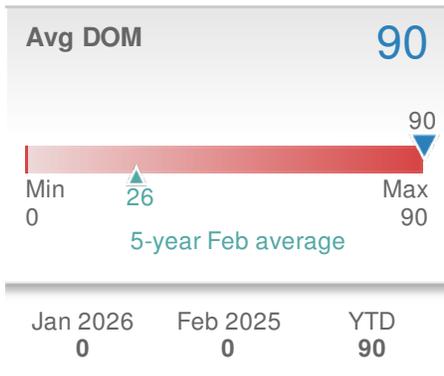
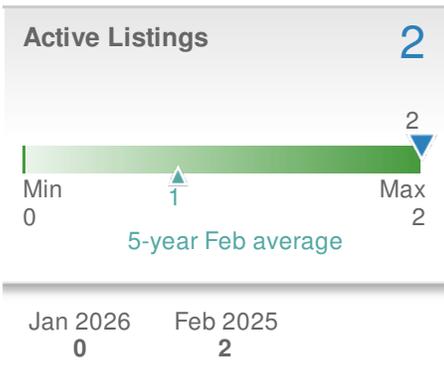
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Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for February was \$239,000, representing an increase of 0% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 90 days, 246% above the 5-year February average of 26 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 January) to 0; and a 0% increase in supply to 2 active units.

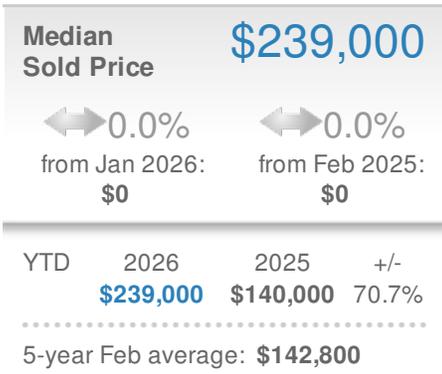
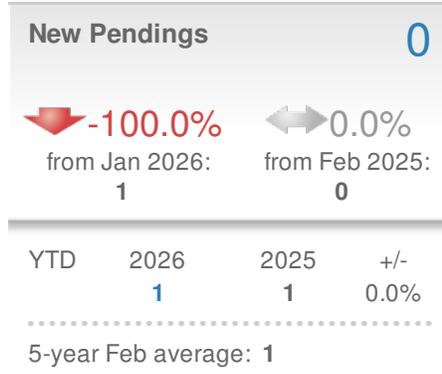
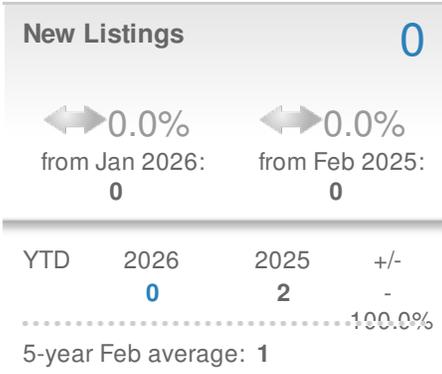
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and no change from February 2025. The Contract Ratio is the same as the 5-year February average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



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