

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

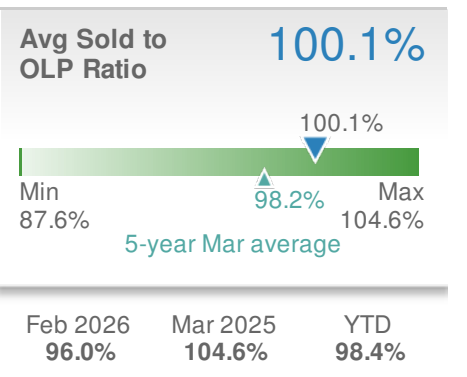
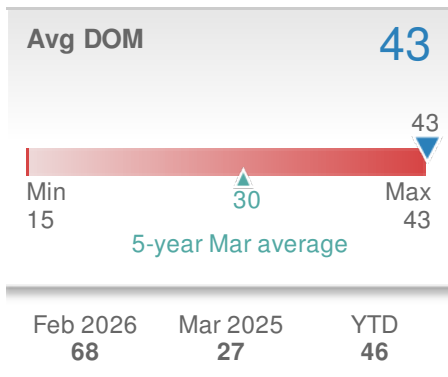
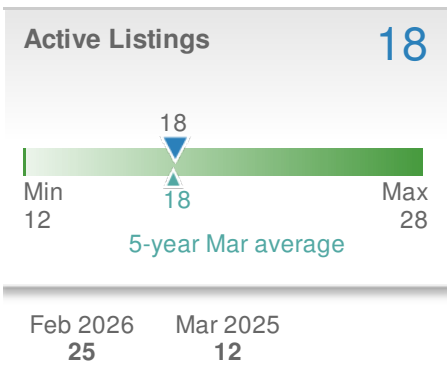
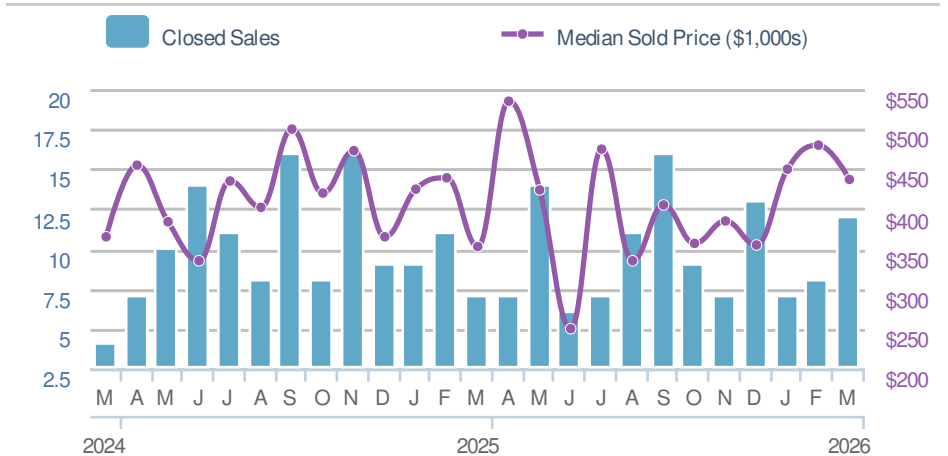
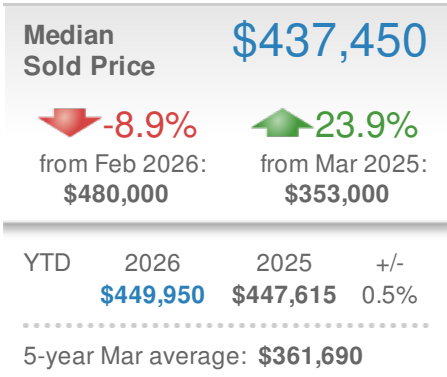
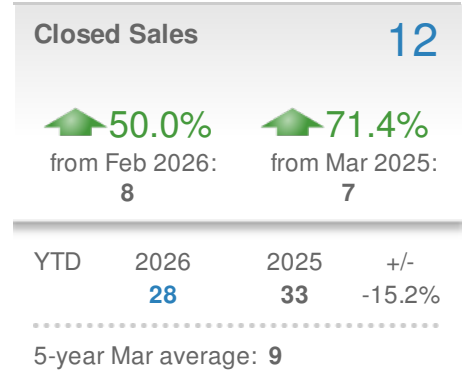
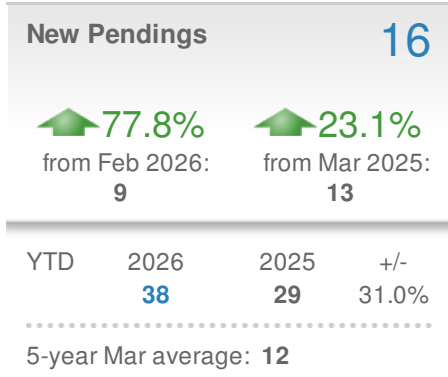
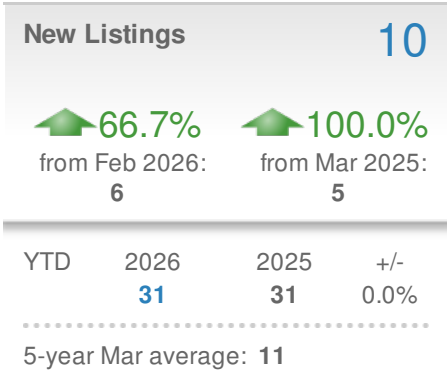
Local Market Insight

Octorara Area (Chester, PA)

March 2026

Octorara Area (Chester, PA)

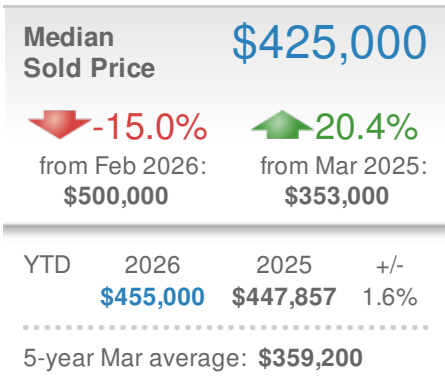
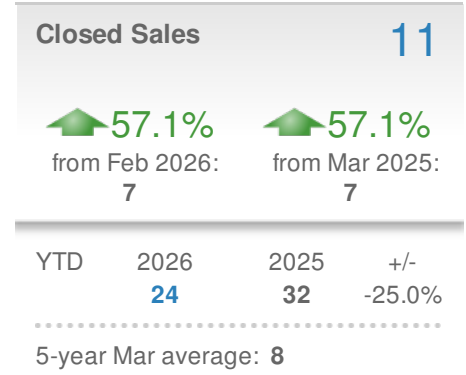
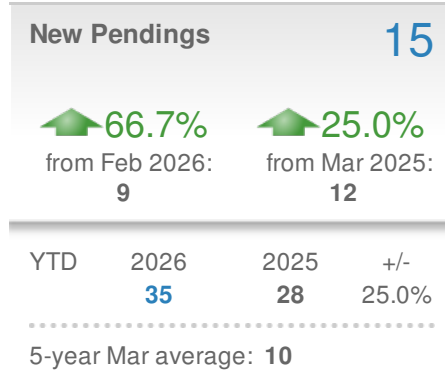
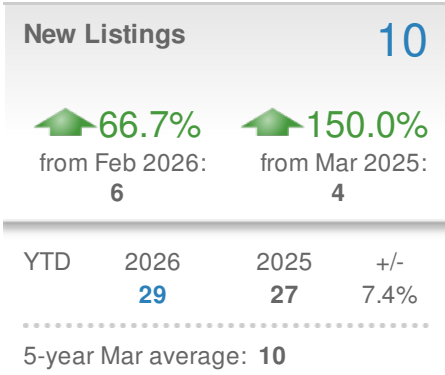
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March 2026

Octorara Area (Chester, PA) - Detached

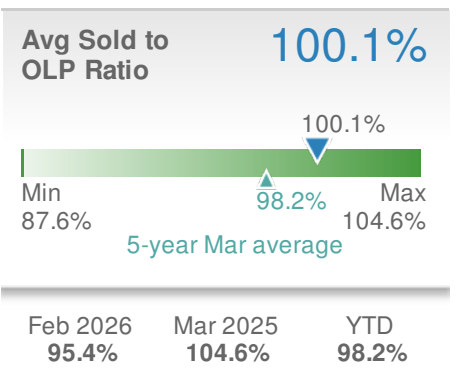
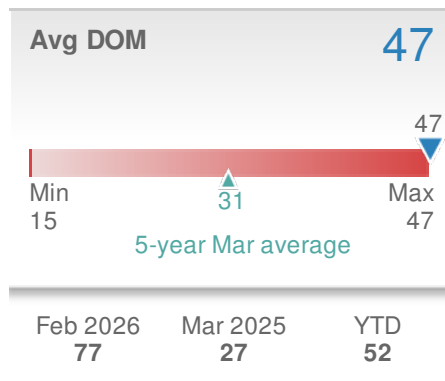
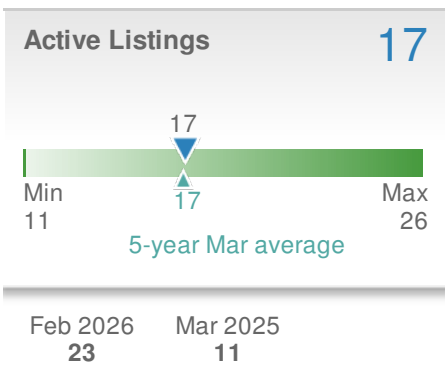
Tri-County Suburban REALTORS
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Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for March was \$425,000, representing a decrease of 15% compared to last month and an increase of 20.4% from Mar 2025. The average days on market for units sold in March was 47 days, 51% above the 5-year March average of 31 days. There was a 66.7% month over month increase in new contract activity with 15 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 26.1% decrease in supply to 17 active units.

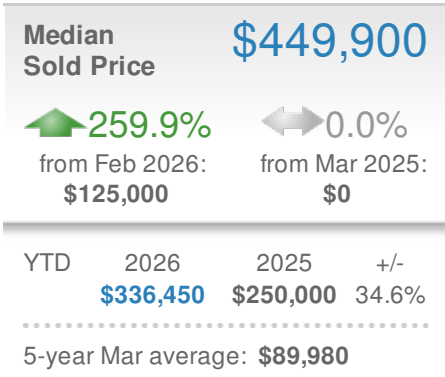
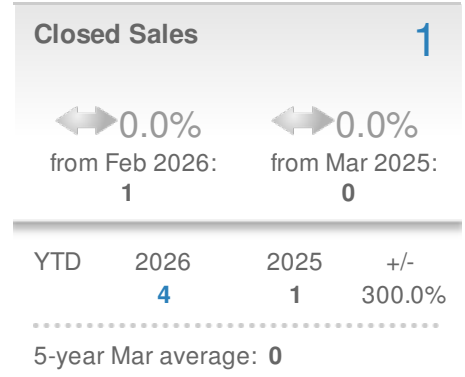
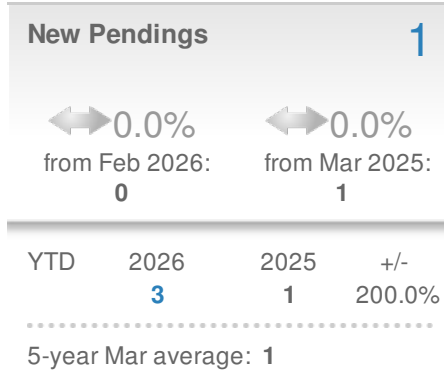
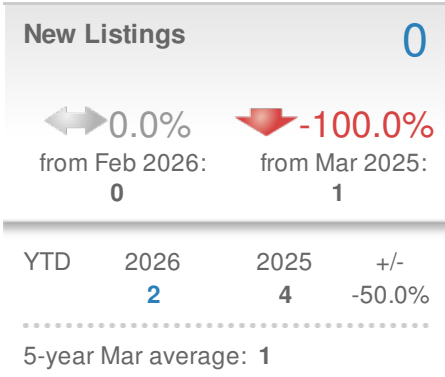
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.52 in February and a decrease from 2.64 in March 2025. The Contract Ratio is 24% lower than the 5-year March average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Octorara Area (Chester, PA) - Attached

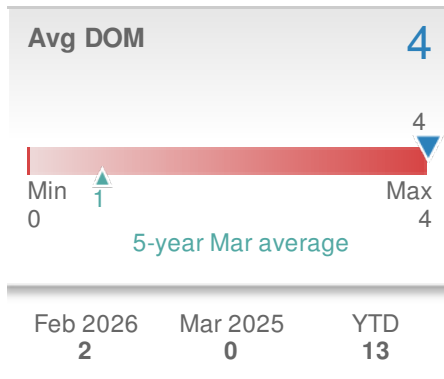
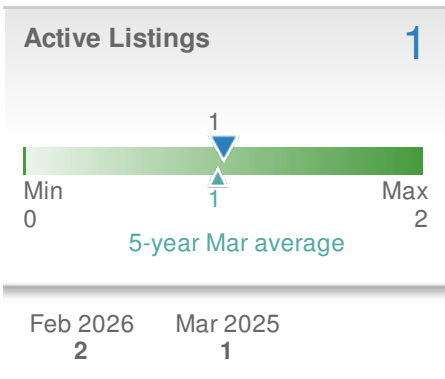
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Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for March was \$449,900, representing an increase of 259.9% compared to last month and an increase of 0% from Mar 2025. The average days on market for units sold in March was 4 days, 400% above the 5-year March average of 1 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 1; and a 50% decrease in supply to 1 active units.

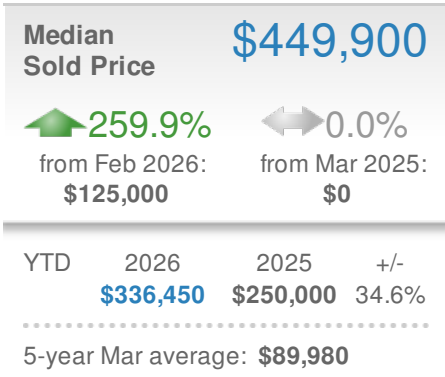
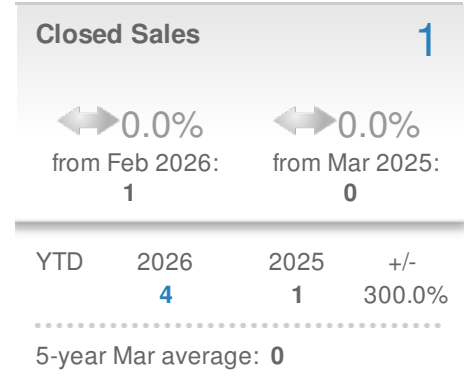
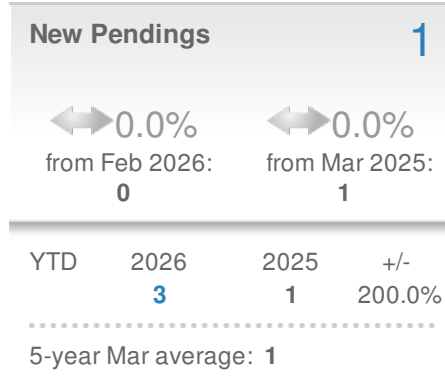
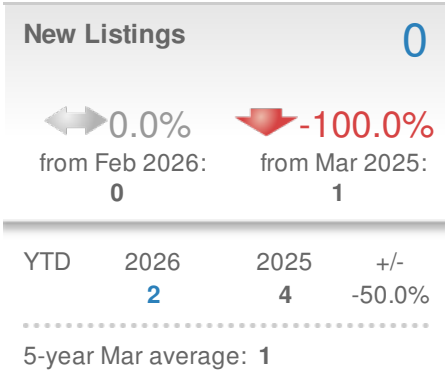
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.50 in February and no change from March 2025. The Contract Ratio is 43% higher than the 5-year March average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



March 2026

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 March was \$449,900, representing an increase of 259.9% compared to last month and an increase of 0% from Mar 2025. The average days on market for units sold in March was 4 days, 400% above the 5-year March average of 1 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 1; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.50 in February and no change from March 2025. The Contract Ratio is 43% higher than the 5-year March average of 0.70. 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.

