

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

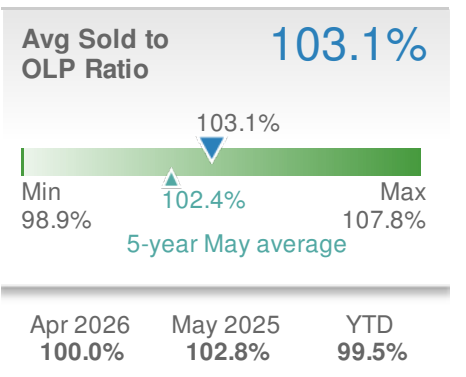
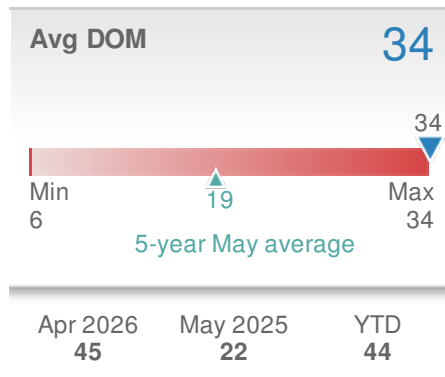
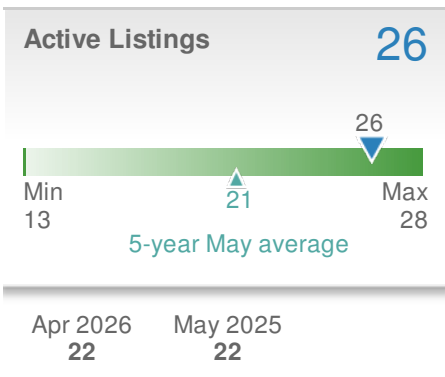
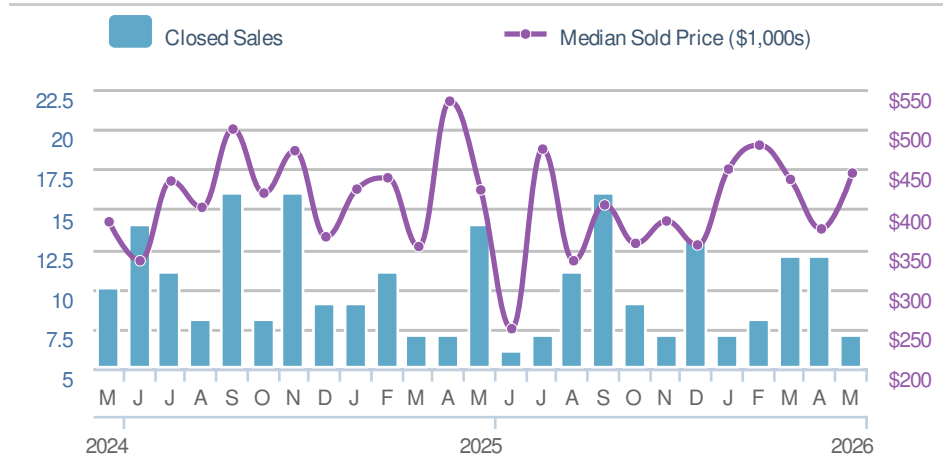
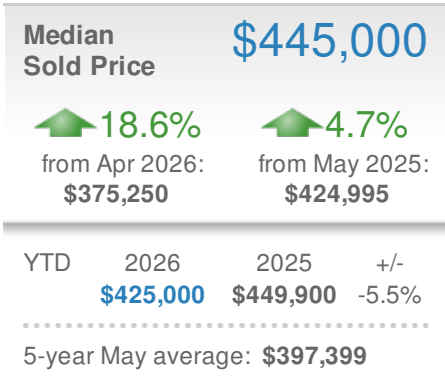
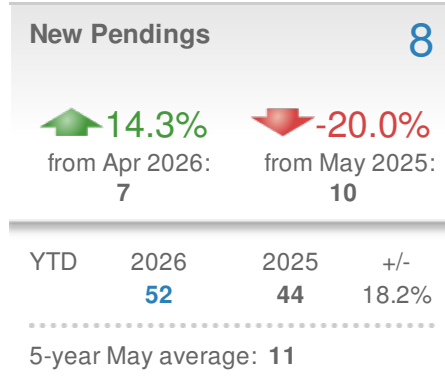
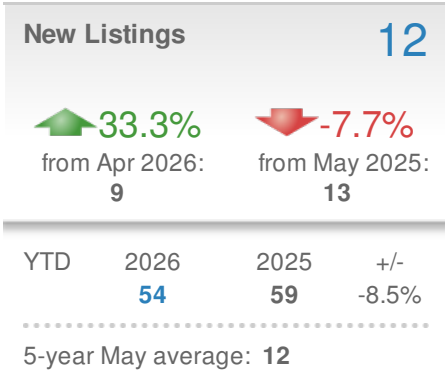
Local Market Insight

Octorara Area (Chester, PA)

May 2026

Octorara Area (Chester, PA)

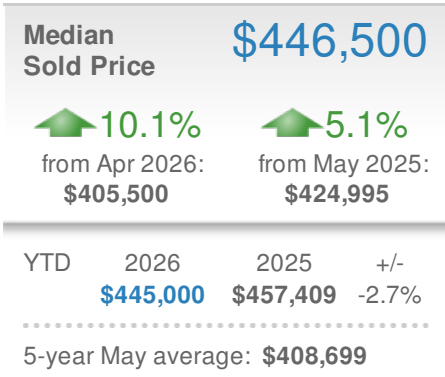
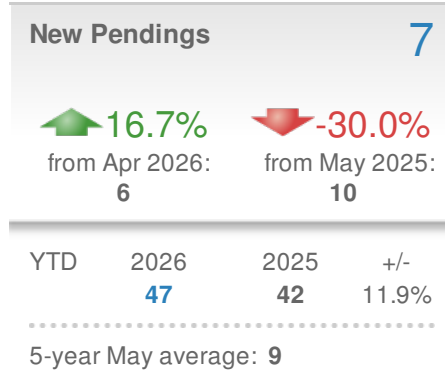
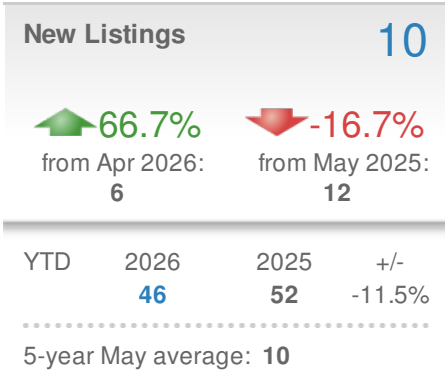
Email: ldavis@tcsr.realtor



May 2026

Octorara Area (Chester, PA) - Detached

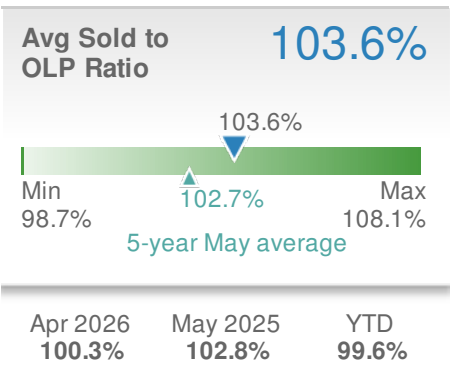
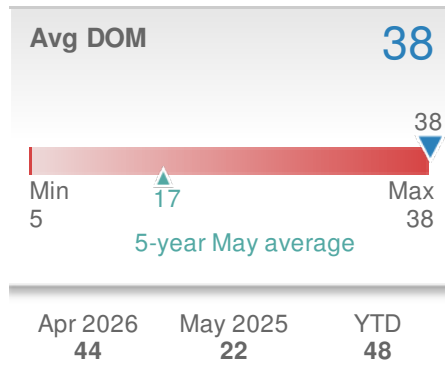
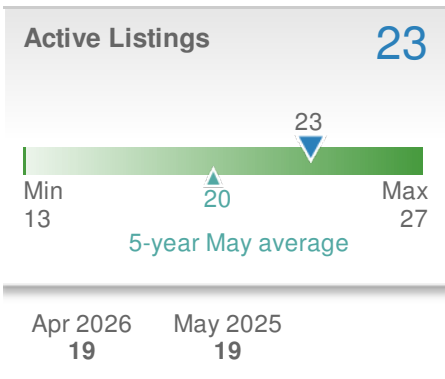
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for May was \$446,500, representing an increase of 10.1% compared to last month and an increase of 5.1% from May 2025. The average days on market for units sold in May was 38 days, 129% above the 5-year May average of 17 days. There was a 16.7% month over month increase in new contract activity with 7 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from April) to 11; and a 21.1% increase in supply to 23 active units.

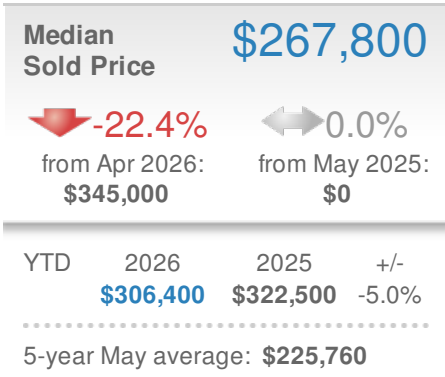
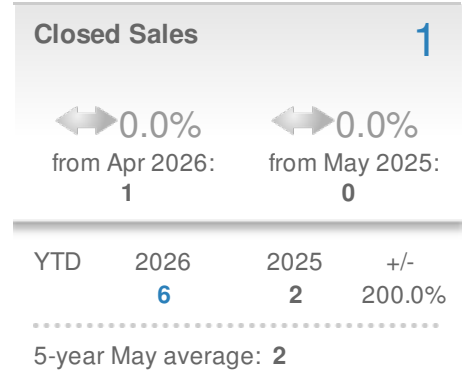
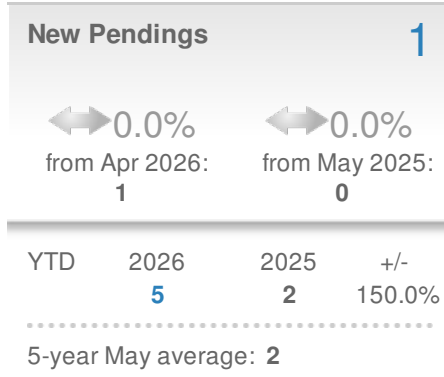
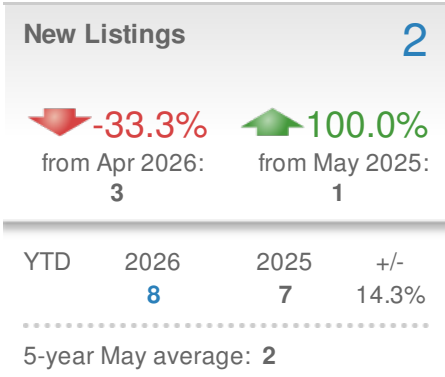
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.53 in April and a decrease from 0.74 in May 2025. The Contract Ratio is 51% lower than the 5-year May average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2026

Octorara Area (Chester, PA) - Attached

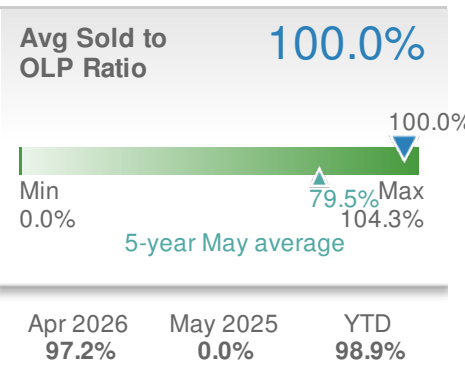
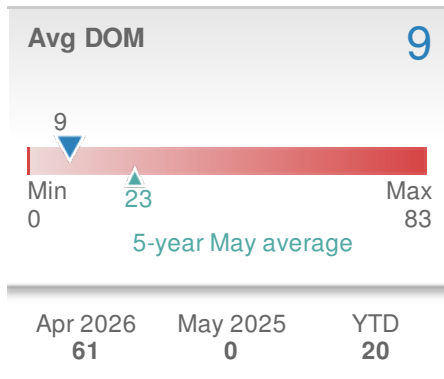
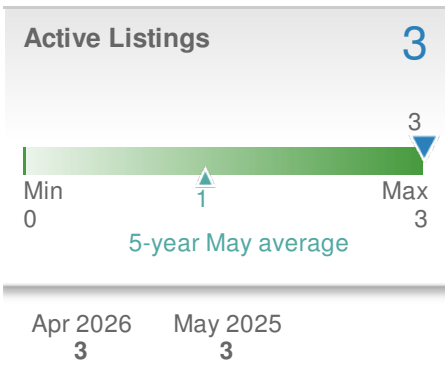
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Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for May was \$267,800, representing a decrease of 22.4% compared to last month and an increase of 0% from May 2025. The average days on market for units sold in May was 9 days, 62% below the 5-year May average of 23 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 1; and no change in supply with 3 active units.

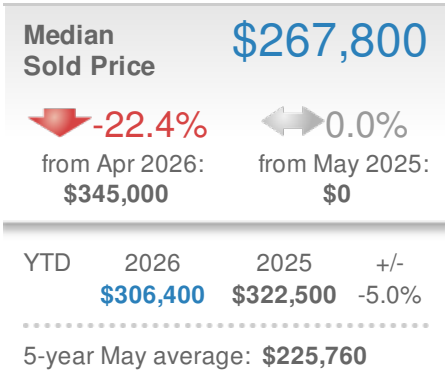
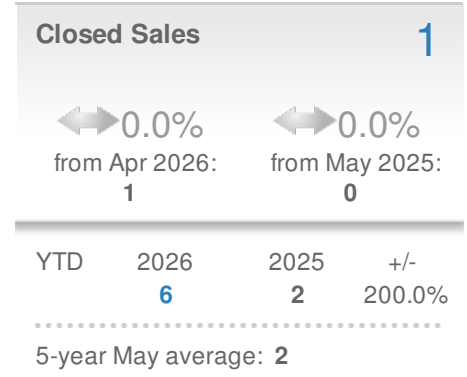
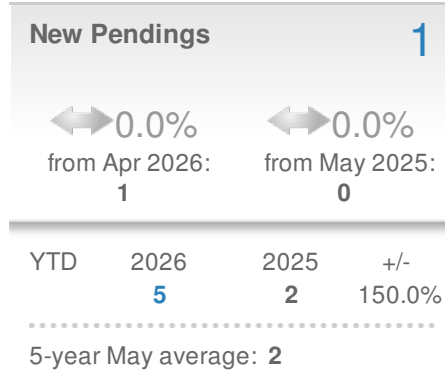
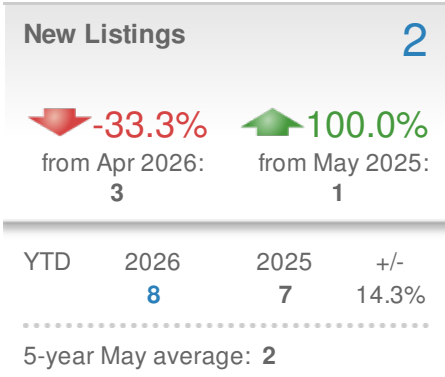
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, no change from April and no change from May 2025. The Contract Ratio is 75% lower than the 5-year May average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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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Summary

In Octorara Area (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$267,800, representing a decrease of 22.4% compared to last month and an increase of 0% from May 2025. The average days on market for units sold in May was 9 days, 62% below the 5-year May average of 23 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 1; and no change in supply with 3 active units.

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