

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

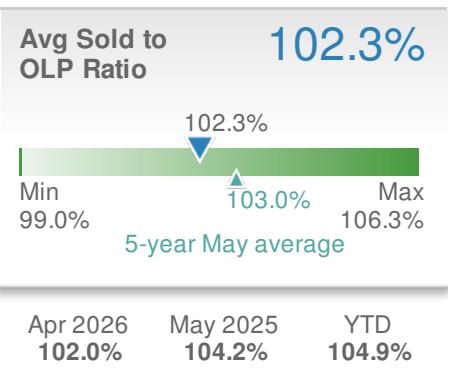
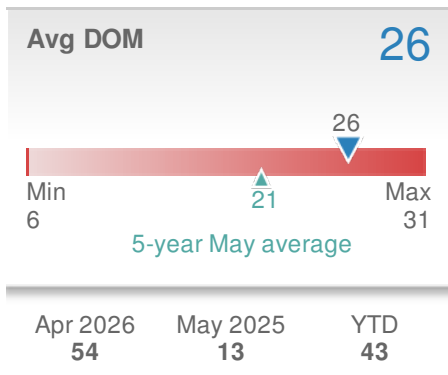
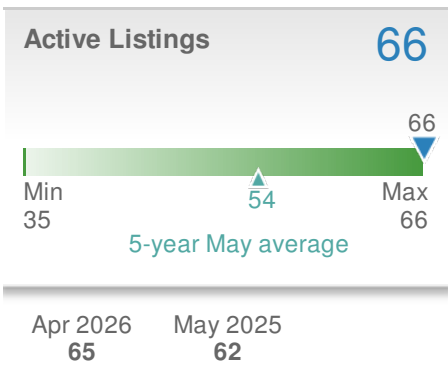
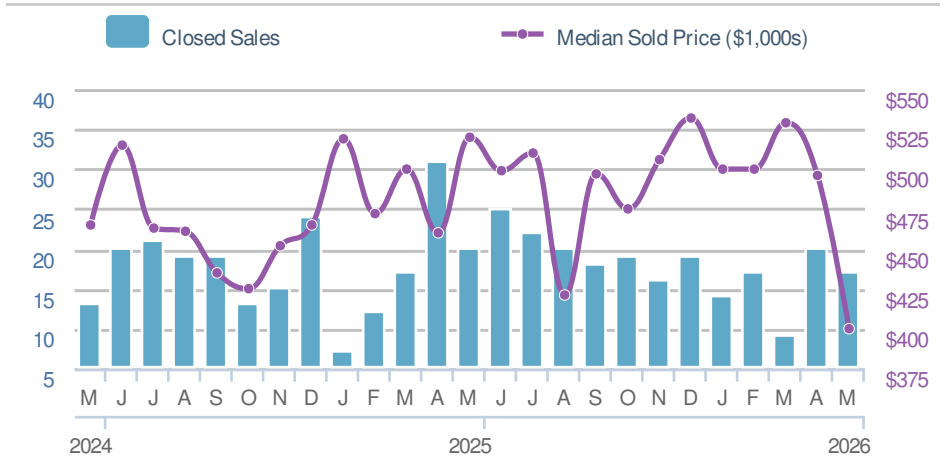
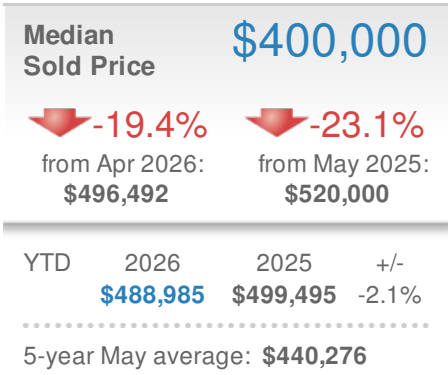
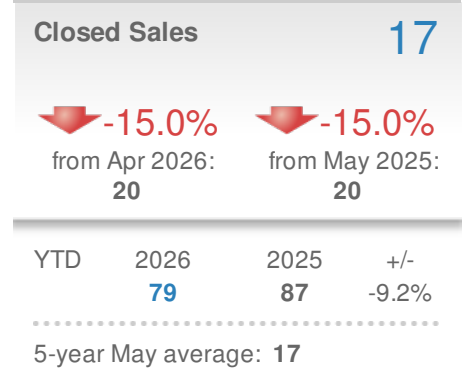
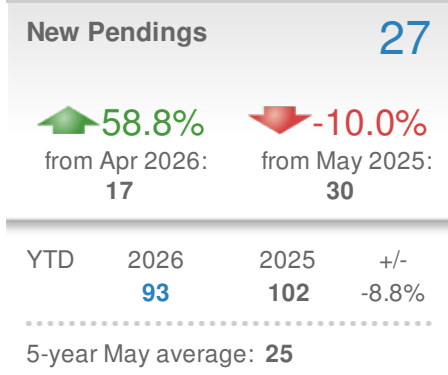
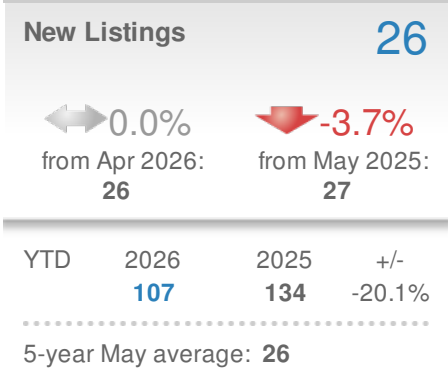
## Local Market Insight

### Oxford Area (Chester, PA)

## May 2026

### Oxford Area (Chester, PA)

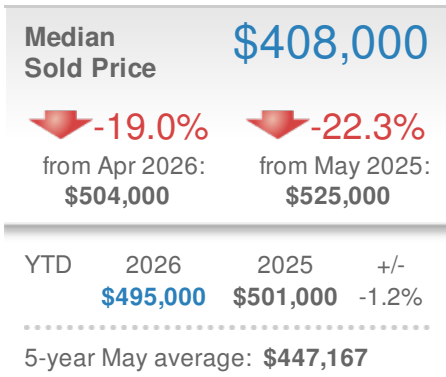
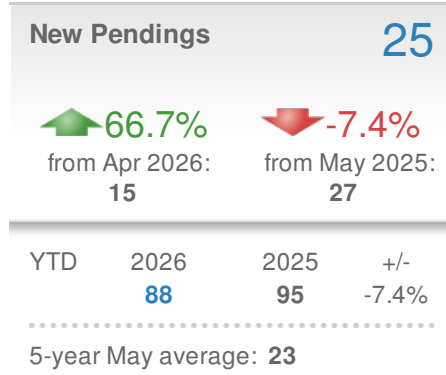
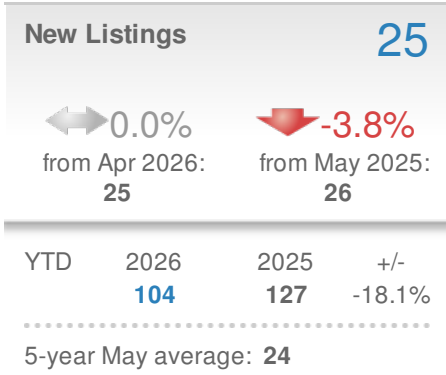
Email: ldavis@tcsr.realtor



**May 2026**

Oxford Area (Chester, PA) - Detached

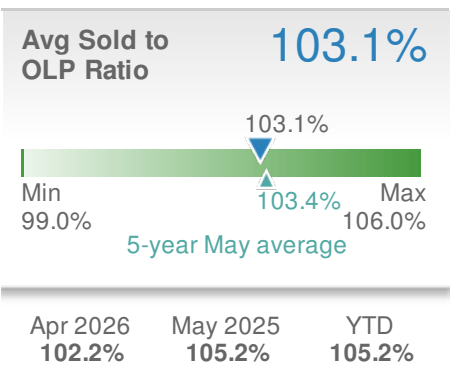
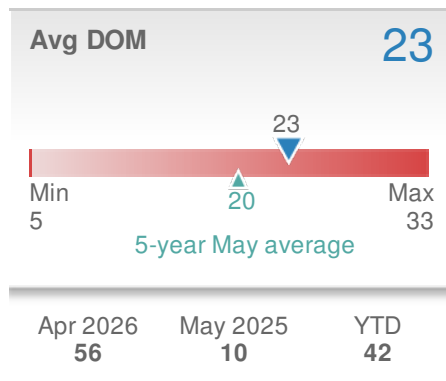
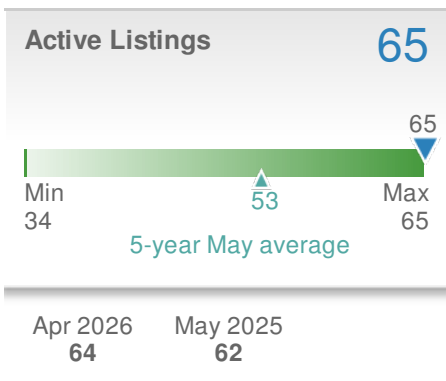
Tri-County Suburban REALTORS  
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**Summary**

In Oxford Area (Chester, PA), the median sold price for Detached properties for May was \$408,000, representing a decrease of 19% compared to last month and a decrease of 22.3% from May 2025. The average days on market for units sold in May was 23 days, 15% above the 5-year May average of 20 days. There was a 66.7% month over month increase in new contract activity with 25 New Pendings; a 20.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 41; and a 1.6% increase in supply to 65 active units.

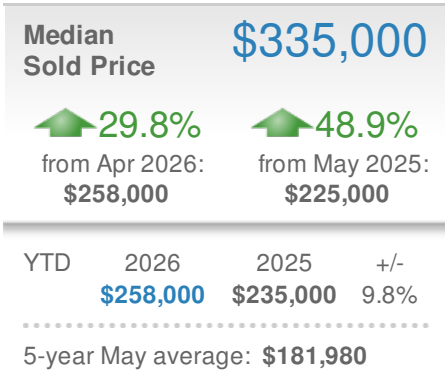
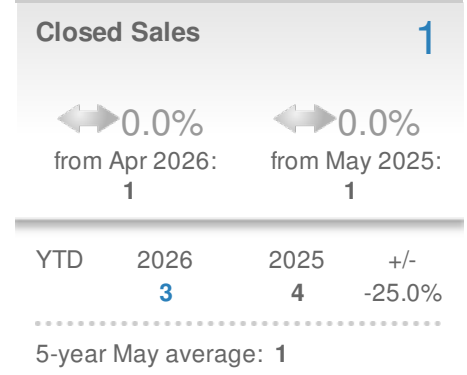
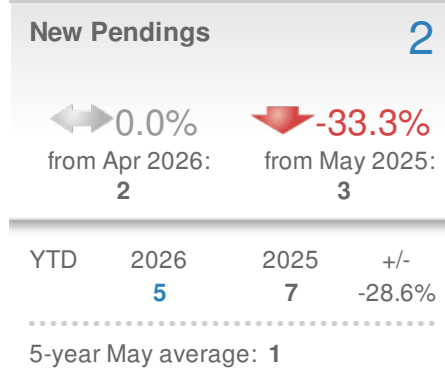
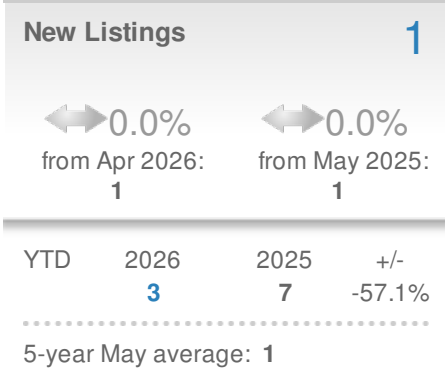
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.53 in April and a decrease from 0.85 in May 2025. The Contract Ratio is 37% lower than the 5-year May average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Oxford Area (Chester, PA) - Attached

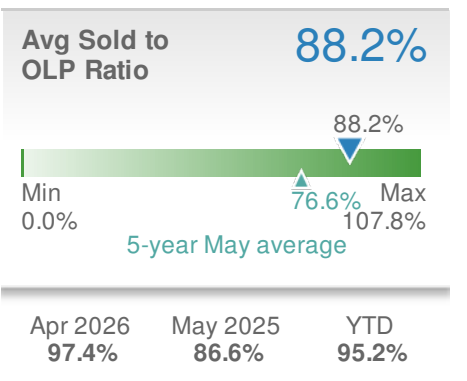
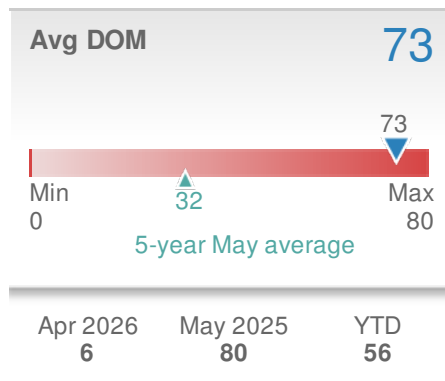
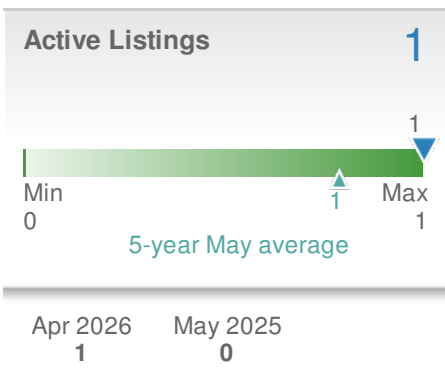
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### Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for May was \$335,000, representing an increase of 29.8% compared to last month and an increase of 48.9% from May 2025. The average days on market for units sold in May was 73 days, 127% above the 5-year May average of 32 days. There was no month over month change in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from April) to 2; and no change in supply with 1 active units.

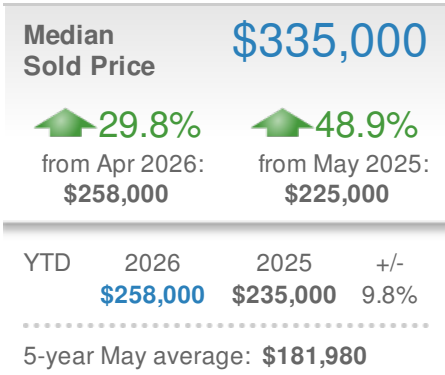
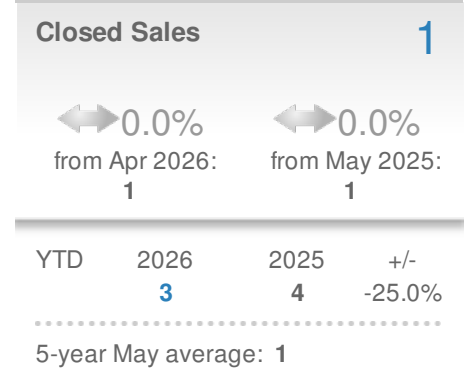
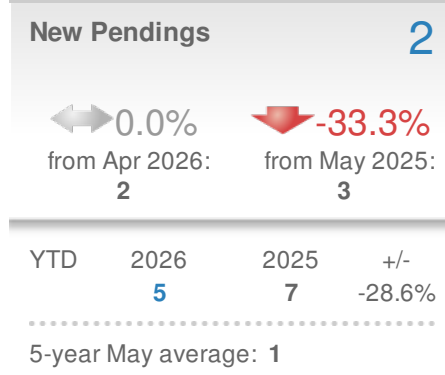
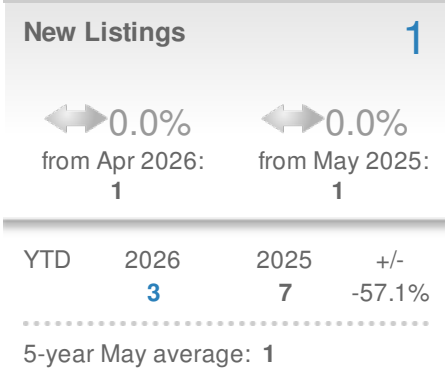
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in April and an increase from 0.00 in May 2025. The Contract Ratio is 100% higher than the 5-year May average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Oxford Area (Chester, PA) - Attached/Townhouse

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### Summary

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This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in April and an increase from 0.00 in May 2025. The Contract Ratio is 100% higher than the 5-year May average of 1.00. 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.

