June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Octorara Area (Chester, PA)

Presented by
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MarketStats by ShowingTime

Local Market Insight

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June 2026
Octorara Area (Chester, PA)

New Listings — 18

▲ 50.0% from May 2026: **12**
▲ 28.6% from Jun 2025: **14**

YTD	2026	2025	+/-
	74	**74**	0.0%

5-year Jun average: **15**

New Pendings — 16

▲ 100.0% from May 2026: **8**
▲ 60.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	68	**55**	23.6%

5-year Jun average: **12**

Closed Sales — 8

▲ 14.3% from May 2026: **7**
▲ 33.3% from Jun 2025: **6**

YTD	2026	2025	+/-
	55	**69**	-20.3%

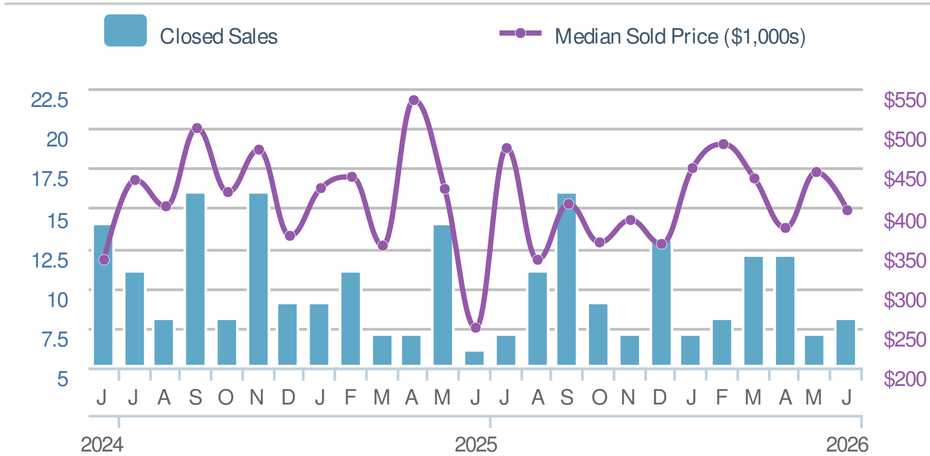
5-year Jun average: **11**

Median Sold Price — $397,250

▼ -10.7% from May 2026: **$445,000**
▲ 58.9% from Jun 2025: **$250,000**

YTD	2026	2025	+/-
	$425,000	**$448,100**	-5.2%

5-year Jun average: **$334,930**



Active Listings — 29

29
Min 15
23
Max 31
5-year Jun average

May 2026	Jun 2025
26	**21**

Avg DOM — 11

11
Min 11
20
Max 44
5-year Jun average

May 2026	Jun 2025	YTD
34	**13**	**39**

Avg Sold to OLP Ratio — 97.9%

97.9%
Min 97.9%
106.6%
Max 114.8%
5-year Jun average

May 2026	Jun 2025	YTD
103.1%	**114.3%**	**99.3%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Octorara Area (Chester, PA) - Detached

New Listings — 14

▲ 40.0% from May 2026: **10**

▲ 40.0% from Jun 2025: **10**

YTD	2026	2025	+/-
	62	**63**	-1.6%

5-year Jun average: **12**

New Pendings — 14

▲ 100.0% from May 2026: **7**

▲ 100.0% from Jun 2025: **7**

YTD	2026	2025	+/-
	61	**50**	22.0%

5-year Jun average: **10**

Closed Sales — 7

▲ 16.7% from May 2026: **6**

▲ 40.0% from Jun 2025: **5**

YTD	2026	2025	+/-
	48	**66**	-27.3%

5-year Jun average: **8**

Median Sold Price — $400,000

▼ -10.4% from May 2026: **$446,500**

▲ 48.1% from Jun 2025: **$270,000**

YTD	2026	2025	+/-
	$435,000	**$449,945**	-3.3%

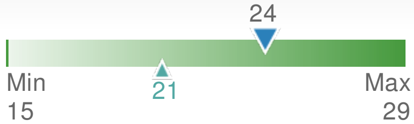
5-year Jun average: **$369,600**

Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for June was $400,000, representing a decrease of 10.4% compared to last month and an increase of 48.1% from Jun 2025. The average days on market for units sold in June was 8 days, 66% below the 5-year June average of 23 days. There was a 100% month over month increase in new contract activity with 14 New Pendings; a 63.6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 18; and a 4.3% increase in supply to 24 active units.

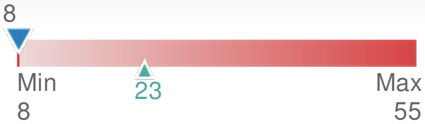
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.48 in May and a decrease from 0.88 in June 2025. The Contract Ratio is 23% lower than the 5-year June average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings — 24



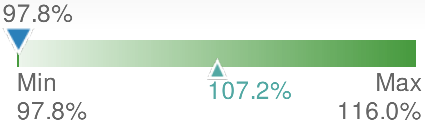
May 2026	Jun 2025
23	**17**

Avg DOM — 8



May 2026	Jun 2025	YTD
38	**15**	**42**

Avg Sold to OLP Ratio — 97.8%



May 2026	Jun 2025	YTD
103.6%	**115.8%**	**99.3%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

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June 2026

Octorara Area (Chester, PA) - Attached

New Listings 4

100.0% from May 2026: **2**

0.0% from Jun 2025: **4**

YTD	2026	2025	+/-
	12	11	9.1%

5-year Jun average: **3**

New Pendings 2

100.0% from May 2026: **1**

-33.3% from Jun 2025: **3**

YTD	2026	2025	+/-
	7	5	40.0%

5-year Jun average: **2**

Closed Sales 1

0.0% from May 2026: **1**

0.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	7	3	133.3%

5-year Jun average: **3**

Median Sold Price $394,500

47.3% from May 2026: **$267,800**

71.5% from Jun 2025: **$230,000**

YTD	2026	2025	+/-
	$345,000	$250,000	38.0%

5-year Jun average: **$259,600**

Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for June was $394,500, representing an increase of 47.3% compared to last month and an increase of 71.5% from Jun 2025. The average days on market for units sold in June was 34 days, 100% above the 5-year June average of 17 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from May) to 2; and a 66.7% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, up from 0.33 in May and a decrease from 0.75 in June 2025. The Contract Ratio is 7% lower than the 5-year June average of 0.43. 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.

Active Listings 5

5

Min 0 | 2 | Max 5

5-year Jun average

May 2026	Jun 2025
3	4

Avg DOM 34

34

Min 3 | 17 | Max 34

5-year Jun average

May 2026	Jun 2025	YTD
9	6	22

Avg Sold to OLP Ratio 98.6%

98.6%

Min 98.6% | 102.6% | Max 107.0%

5-year Jun average

May 2026	Jun 2025	YTD
100.0%	107.0%	98.9%

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MarketStats by ShowingTime

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June 2026

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100.0%	0.0%
from May 2026: **2**	from Jun 2025: **4**

YTD	2026	2025	+/-
	12	**11**	9.1%

5-year Jun average: **3**

New Pendings 2

100.0%	-33.3%
from May 2026: **1**	from Jun 2025: **3**

YTD	2026	2025	+/-
	7	**5**	40.0%

5-year Jun average: **2**

Closed Sales 1

0.0%	0.0%
from May 2026: **1**	from Jun 2025: **1**

YTD	2026	2025	+/-
	7	**3**	133.3%

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from May 2026: **$267,800**	from Jun 2025: **$230,000**

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Active Listings 5

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Min 0 — 2 — Max 5

5-year Jun average

May 2026	Jun 2025
3	**4**

Avg DOM 34

34

Min 3 — 17 — Max 34

5-year Jun average

May 2026	Jun 2025	YTD
9	**6**	**22**

Avg Sold to OLP Ratio 98.6%

98.6%

Min 98.6% — 102.6% — Max 107.0%

5-year Jun average

May 2026	Jun 2025	YTD
100.0%	**107.0%**	**98.9%**

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