June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Owen J Roberts (Chester, PA)

MarketStats by ShowingTime

Presented by
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June 2026
Owen J Roberts (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings — 45

-4.3% from May 2026: **47**
-6.3% from Jun 2025: **48**

YTD	2026	2025	+/-
	294	**224**	31.3%

5-year Jun average: **46**

New Pendings — 50

-2.0% from May 2026: **51**
25.0% from Jun 2025: **40**

YTD	2026	2025	+/-
	220	**184**	19.6%

5-year Jun average: **43**

Closed Sales — 44

18.9% from May 2026: **37**
25.7% from Jun 2025: **35**

YTD	2026	2025	+/-
	169	**150**	12.7%

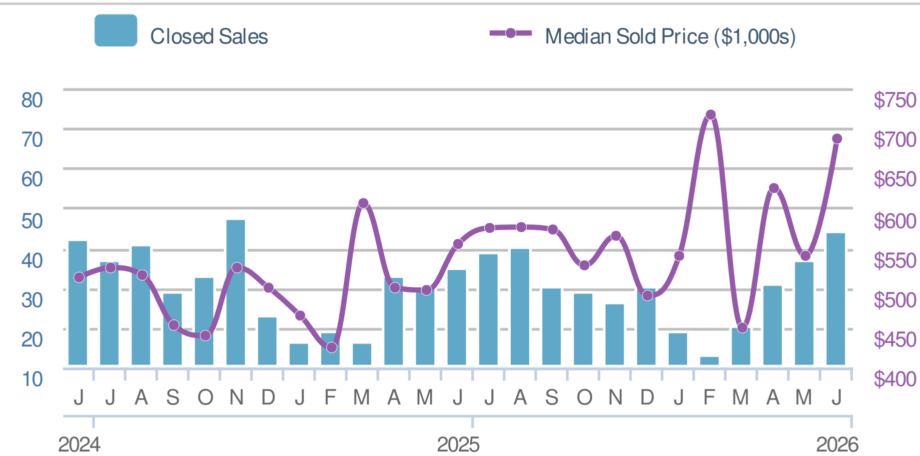
5-year Jun average: **37**

Median Sold Price — $687,500

27.3% from May 2026: **$540,000**
23.9% from Jun 2025: **$555,000**

YTD	2026	2025	+/-
	$585,000	**$497,000**	17.7%

5-year Jun average: **$581,100**



Active Listings — 63

63
Min 41 — 49 — Max 63
5-year Jun average

May 2026	Jun 2025
70	**45**

Avg DOM — 10

10
Min 8 — 16 — Max 26
5-year Jun average

May 2026	Jun 2025	YTD
28	**26**	**23**

Avg Sold to OLP Ratio — 101.2%

101.2%
Min 99.5% — 101.3% — Max 102.8%
5-year Jun average

May 2026	Jun 2025	YTD
97.3%	**99.5%**	**98.5%**

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

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June 2026

Owen J Roberts (Chester, PA) - Detached

New Listings — 42

-2.3%	2.4%
from May 2026: **43**	from Jun 2025: **41**

YTD	2026	2025	+/-
	264	**185**	42.7%

5-year Jun average: **39**

New Pendings — 46

4.5%	48.4%
from May 2026: **44**	from Jun 2025: **31**

YTD	2026	2025	+/-
	190	**147**	29.3%

5-year Jun average: **35**

Closed Sales — 36

9.1%	20.0%
from May 2026: **33**	from Jun 2025: **30**

YTD	2026	2025	+/-
	143	**117**	22.2%

5-year Jun average: **32**

Median Sold Price — $797,500

47.7%	23.5%
from May 2026: **$540,000**	from Jun 2025: **$646,000**

YTD	2026	2025	+/-
	$650,000	**$600,000**	8.3%

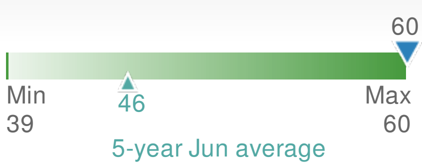
5-year Jun average: **$651,690**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for June was $797,500, representing an increase of 47.7% compared to last month and an increase of 23.5% from Jun 2025. The average days on market for units sold in June was 11 days, 34% below the 5-year June average of 17 days. There was a 4.5% month over month increase in new contract activity with 46 New Pendings; a 6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 71; and a 7.7% decrease in supply to 60 active units.

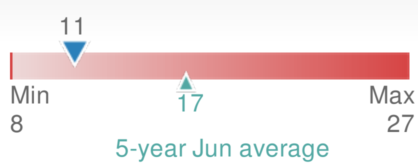
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 1.03 in May and a decrease from 1.20 in June 2025. The Contract Ratio is 2% lower than the 5-year June average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 — 60



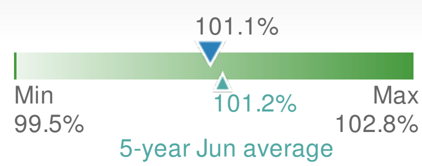
May 2026	Jun 2025
65	**40**

Avg DOM — 11



May 2026	Jun 2025	YTD
30	**27**	**25**

Avg Sold to OLP Ratio — 101.1%



May 2026	Jun 2025	YTD
96.9%	**99.5%**	**98.2%**

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

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June 2026

Owen J Roberts (Chester, PA) - Attached

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New Listings — 3

-25.0% from May 2026: 4
-57.1% from Jun 2025: 7

YTD	2026	2025	+/-
	30	**39**	-23.1%

5-year Jun average: **7**

New Pendings — 4

-42.9% from May 2026: 7
-55.6% from Jun 2025: 9

YTD	2026	2025	+/-
	30	**37**	-18.9%

5-year Jun average: **7**

Closed Sales — 8

100.0% from May 2026: 4
60.0% from Jun 2025: 5

YTD	2026	2025	+/-
	26	**33**	-21.2%

5-year Jun average: **6**

Median Sold Price — $399,250

-19.4% from May 2026: $495,450
-1.4% from Jun 2025: $405,000

YTD	2026	2025	+/-
	$426,250	**$380,000**	12.2%

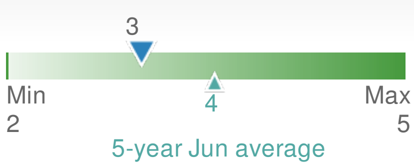
5-year Jun average: **$425,850**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for June was $399,250, representing a decrease of 19.4% compared to last month and a decrease of 1.4% from Jun 2025. The average days on market for units sold in June was 6 days, 38% below the 5-year June average of 10 days. There was a 42.9% month over month decrease in new contract activity with 4 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 6; and a 40% decrease in supply to 3 active units.

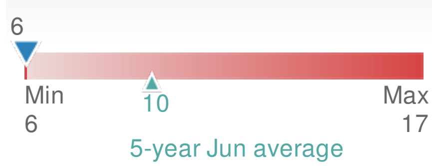
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from May and an increase from 1.80 in June 2025. The Contract Ratio is 35% lower than the 5-year June average of 3.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 — 3



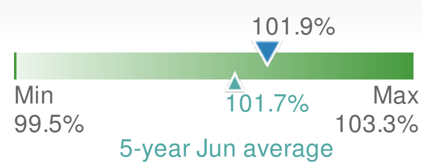
May 2026	Jun 2025
5	**5**

Avg DOM — 6



May 2026	Jun 2025	YTD
6	**17**	**13**

Avg Sold to OLP Ratio — 101.9%



May 2026	Jun 2025	YTD
100.2%	**99.5%**	**100.6%**

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

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June 2026

Owen J Roberts (Chester, PA) - Attached/Townhouse

New Listings — 3

0.0%	-57.1%
from May 2026: **3**	from Jun 2025: **7**

YTD	2026	2025	+/-
	29	**39**	-25.6%

5-year Jun average: **7**

New Pendings — 4

-33.3%	-55.6%
from May 2026: **6**	from Jun 2025: **9**

YTD	2026	2025	+/-
	28	**37**	-24.3%

5-year Jun average: **7**

Closed Sales — 8

100.0%	60.0%
from May 2026: **4**	from Jun 2025: **5**

YTD	2026	2025	+/-
	25	**32**	-21.9%

5-year Jun average: **5**

Median Sold Price — $399,250

-19.4%	-1.4%
from May 2026: **$495,450**	from Jun 2025: **$405,000**

YTD	2026	2025	+/-
	$430,000	**$390,000**	10.3%

5-year Jun average: **$443,850**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached/Townhouse properties for June was $399,250, representing a decrease of 19.4% compared to last month and a decrease of 1.4% from Jun 2025. The average days on market for units sold in June was 6 days, 38% below the 5-year June average of 10 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 44.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 5; and a 40% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 1.80 in May and a decrease from 1.80 in June 2025. The Contract Ratio is 43% lower than the 5-year June average of 2.95. 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 — 3

3

Min 2 — 4 — Max 5

5-year Jun average

May 2026	Jun 2025
5	**5**

Avg DOM — 6

6

Min 6 — 10 — Max 17

5-year Jun average

May 2026	Jun 2025	YTD
6	**17**	**11**

Avg Sold to OLP Ratio — 101.9%

101.9%

Min 99.5% — 101.6% — Max 103.3%

5-year Jun average

May 2026	Jun 2025	YTD
100.2%	**99.5%**	**100.8%**