June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Oxford Area (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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New Listings — 14

-46.2% from May 2026: **26**
-22.2% from Jun 2025: **18**

YTD	2026	2025	+/-
	128	**153**	-16.3%

5-year Jun average: **22**

New Pendings — 26

-3.7% from May 2026: **27**
52.9% from Jun 2025: **17**

YTD	2026	2025	+/-
	119	**119**	0.0%

5-year Jun average: **21**

Closed Sales — 21

23.5% from May 2026: **17**
-16.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	101	**113**	-10.6%

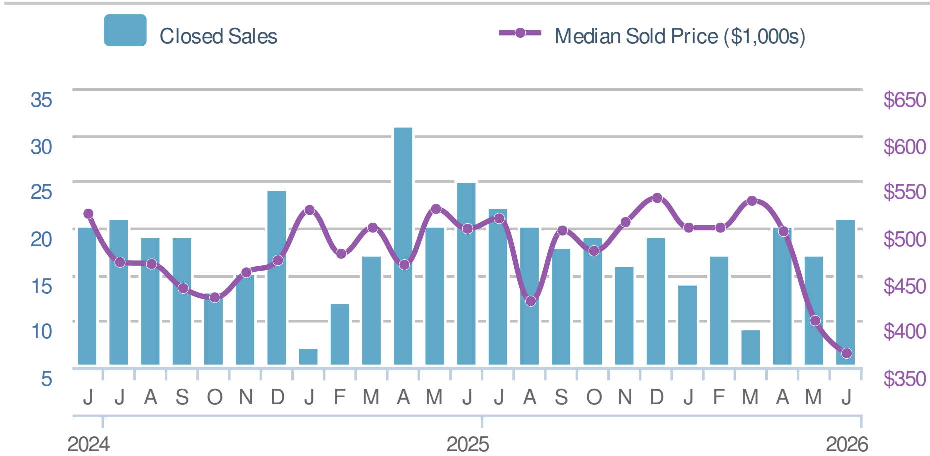
5-year Jun average: **23**

Median Sold Price — $365,000

-8.8% from May 2026: **$400,000**
-26.9% from Jun 2025: **$499,220**

YTD	2026	2025	+/-
	$475,000	**$499,495**	-4.9%

5-year Jun average: **$447,844**



Active Listings — 58

58
Min 44 — 55 (5-year Jun average) — Max 61

May 2026	Jun 2025
66	**61**

Avg DOM — 16

16
Min 6 — 15 (5-year Jun average) — Max 22

May 2026	Jun 2025	YTD
26	**18**	**37**

Avg Sold to OLP Ratio — 98.7%

98.7%
Min 98.7% — 104.7% (5-year Jun average) — Max 108.8%

May 2026	Jun 2025	YTD
102.3%	**105.4%**	**103.8%**

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

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Oxford Area (Chester, PA) - Detached

New Listings 14

-44.0% from May 2026: **25**

-22.2% from Jun 2025: **18**

YTD	2026	2025	+/-
	125	**146**	-14.4%

5-year Jun average: **21**

New Pendings 26

4.0% from May 2026: **25**

52.9% from Jun 2025: **17**

YTD	2026	2025	+/-
	114	**112**	1.8%

5-year Jun average: **21**

Closed Sales 19

18.8% from May 2026: **16**

-13.6% from Jun 2025: **22**

YTD	2026	2025	+/-
	96	**106**	-9.4%

5-year Jun average: **22**

Median Sold Price $375,000

-8.1% from May 2026: **$408,000**

-28.6% from Jun 2025: **$525,000**

YTD	2026	2025	+/-
	$482,450	**$510,000**	-5.4%

5-year Jun average: **$455,600**

Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for June was $375,000, representing a decrease of 8.1% compared to last month and a decrease of 28.6% from Jun 2025. The average days on market for units sold in June was 13 days, 11% below the 5-year June average of 15 days. There was a 4% month over month increase in new contract activity with 26 New Pendings; a 17.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 48; and a 12.3% decrease in supply to 57 active units.

This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.63 in May and an increase from 0.80 in June 2025. The Contract Ratio is 7% lower than the 5-year June average of 0.90. 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 57

57

Min 42 | 54 (5-year Jun average) | Max 61

May 2026	Jun 2025
65	**61**

Avg DOM 13

13

Min 6 | 15 (5-year Jun average) | Max 22

May 2026	Jun 2025	YTD
23	**20**	**36**

Avg Sold to OLP Ratio 98.9%

98.9%

Min 98.9% | 104.9% (5-year Jun average) | Max 108.8%

May 2026	Jun 2025	YTD
103.1%	**105.5%**	**104.2%**

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Oxford Area (Chester, PA) - Attached

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New Listings — 0

-100.0%	0.0%
from May 2026: **1**	from Jun 2025: **0**

YTD	2026	2025	+/-
	3	7	-57.1%

5-year Jun average: **1**

New Pendings — 0

-100.0%	0.0%
from May 2026: **2**	from Jun 2025: **0**

YTD	2026	2025	+/-
	5	7	-28.6%

5-year Jun average: **1**

Closed Sales — 2

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

YTD	2026	2025	+/-
	5	7	-28.6%

5-year Jun average: **1**

Median Sold Price — $319,000

-4.8%	22.7%
from May 2026: **$335,000**	from Jun 2025: **$260,000**

YTD	2026	2025	+/-
	$318,000	**$250,000**	27.2%

5-year Jun average: **$171,800**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for June was $319,000, representing a decrease of 4.8% compared to last month and an increase of 22.7% from Jun 2025. The average days on market for units sold in June was 46 days, 199% above the 5-year June average of 15 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 0; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in May and no change from June 2025. The Contract Ratio is 100% lower than the 5-year June average of 0.50. 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 — 1

1

Min	5-year Jun average	Max
0	1	2

May 2026	Jun 2025
1	**0**

Avg DOM — 46

46

Min	5-year Jun average	Max
0	15	46

May 2026	Jun 2025	YTD
73	**7**	**52**

Avg Sold to OLP Ratio — 96.3%

96.3%

Min	5-year Jun average	Max
0.0%	58.9%	104.5%

May 2026	Jun 2025	YTD
88.2%	**104.5%**	**95.6%**

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0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	3	**7**	-57.1%

5-year Jun average: **1**

New Pendings — 0

-100.0% from May 2026: **2**
0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	5	**7**	-28.6%

5-year Jun average: **1**

Closed Sales — 2

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

YTD	2026	2025	+/-
	5	**7**	-28.6%

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Active Listings — 1

1

Min 0 — 1 — Max 2

5-year Jun average

May 2026	Jun 2025
1	**0**

Avg DOM — 46

46

Min 0 — 15 — Max 46

5-year Jun average

May 2026	Jun 2025	YTD
73	**7**	**52**

Avg Sold to OLP Ratio — 96.3%

96.3%

Min 0.0% — 58.9% — Max 104.5%

5-year Jun average

May 2026	Jun 2025	YTD
88.2%	**104.5%**	**95.6%**

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