July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Octorara Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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July 2026

Octorara Area (Chester, PA)

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New Listings — 8

-55.6% from Jun 2026: 18
0.0% from Jul 2025: 8

YTD	2026	2025	+/-
	83	87	-4.6%

5-year Jul average: **11**

New Pendings — 9

-43.8% from Jun 2026: 16
12.5% from Jul 2025: 8

YTD	2026	2025	+/-
	76	64	18.8%

5-year Jul average: **11**

Closed Sales — 11

37.5% from Jun 2026: 8
57.1% from Jul 2025: 7

YTD	2026	2025	+/-
	67	78	-14.1%

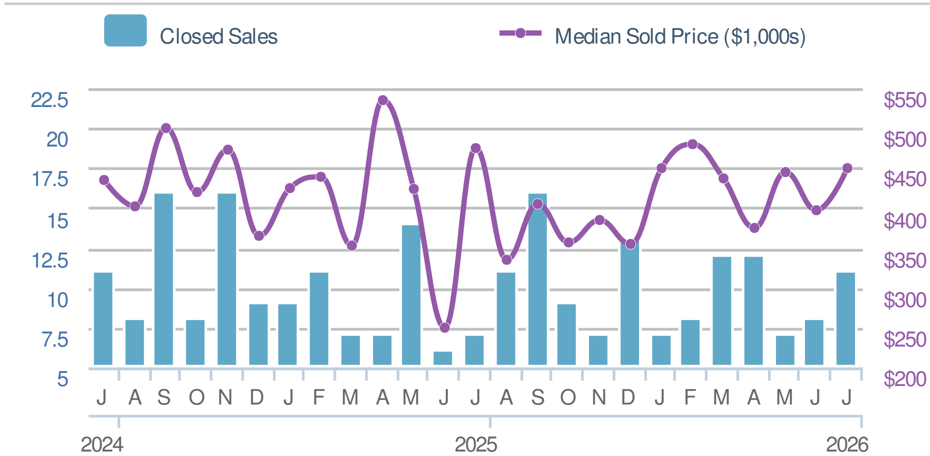
5-year Jul average: **9**

Median Sold Price — $450,000

13.3% from Jun 2026: $397,250
-5.3% from Jul 2025: $475,000

YTD	2026	2025	+/-
	$425,000	$447,857	-5.1%

5-year Jul average: **$424,800**



Active Listings — 26

26
Min 14 — 22 (5-year Jul average) — Max 30

Jun 2026	Jul 2025
29	24

Avg DOM — 33

33
Min 7 — 15 (5-year Jul average) — Max 33

Jun 2026	Jul 2025	YTD
11	7	51

Avg Sold to OLP Ratio — 102.1%

102.1%
Min 102.1% — 104.3% (5-year Jul average) — Max 107.8%

Jun 2026	Jul 2025	YTD
97.9%	104.9%	99.4%

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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Octorara Area (Chester, PA) - Detached

New Listings — 7

-50.0% from Jun 2026: **14**
-12.5% from Jul 2025: **8**

YTD	2026	2025	+/-
	70	**76**	-7.9%

5-year Jul average: **10**

New Pendings — 8

-42.9% from Jun 2026: **14**
33.3% from Jul 2025: **6**

YTD	2026	2025	+/-
	68	**57**	19.3%

5-year Jul average: **10**

Closed Sales — 10

42.9% from Jun 2026: **7**
66.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	59	**74**	-20.3%

5-year Jul average: **9**

Median Sold Price — $459,500

14.9% from Jun 2026: **$400,000**
-4.3% from Jul 2025: **$480,000**

YTD	2026	2025	+/-
	$445,000	**$449,945**	-1.1%

5-year Jul average: **$428,700**

Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for July was $459,500, representing an increase of 14.9% compared to last month and a decrease of 4.3% from Jul 2025. The average days on market for units sold in July was 32 days, 108% above the 5-year July average of 15 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 14; and a 12.5% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.75 in June and an increase from 0.64 in July 2025. The Contract Ratio is 38% lower than the 5-year July average of 1.08. 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 — 21

21
Min 12 | 20 5-year Jul average | Max 29

Jun 2026	Jul 2025
24	**22**

Avg DOM — 32

32
Min 8 | 15 5-year Jul average | Max 32

Jun 2026	Jul 2025	YTD
8	**8**	**54**

Avg Sold to OLP Ratio — 103.1%

103.1%
Min 101.5% | 104.0% 5-year Jul average | Max 108.6%

Jun 2026	Jul 2025	YTD
97.8%	**101.5%**	**99.6%**

Local Market **Insight**

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Octorara Area (Chester, PA) - Attached

New Listings 1

-75.0% from Jun 2026: **4**
0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	13	**11**	18.2%

5-year Jul average: **1**

New Pendings 1

-50.0% from Jun 2026: **2**
-50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	8	**7**	14.3%

5-year Jul average: **1**

Closed Sales 1

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

YTD	2026	2025	+/-
	8	**4**	100.0%

5-year Jul average: **1**

Median Sold Price $224,000

-43.2% from Jun 2026: **$394,500**
-10.4% from Jul 2025: **$250,000**

YTD	2026	2025	+/-
	$306,400	**$250,000**	22.6%

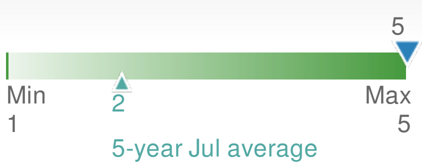
5-year Jul average: **$170,600**

Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for July was $224,000, representing a decrease of 43.2% compared to last month and a decrease of 10.4% from Jul 2025. The average days on market for units sold in July was 42 days, 329% above the 5-year July average of 10 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 2; and no change in supply with 5 active units.

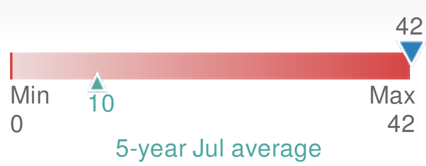
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, no change from June and a decrease from 2.00 in July 2025. The Contract Ratio is 71% lower than the 5-year July average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



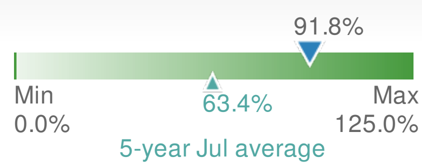
Jun 2026	Jul 2025
5	**2**

Avg DOM 42



Jun 2026	Jul 2025	YTD
34	**4**	**25**

Avg Sold to OLP Ratio 91.8%



Jun 2026	Jul 2025	YTD
98.6%	**125.0%**	**98.0%**

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July 2026

Octorara Area (Chester, PA) - Attached/Townhouse

New Listings — 1

-75.0% from Jun 2026: **4**
0.0% from Jul 2025: **0**

YTD	2026	2025	+/-
	13	11	18.2%

5-year Jul average: **1**

New Pendings — 1

-50.0% from Jun 2026: **2**
-50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	8	7	14.3%

5-year Jul average: **1**

Closed Sales — 1

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

YTD	2026	2025	+/-
	8	4	100.0%

5-year Jul average: **1**

Median Sold Price — $224,000

-43.2% from Jun 2026: **$394,500**
-10.4% from Jul 2025: **$250,000**

YTD	2026	2025	+/-
	$306,400	**$250,000**	22.6%

5-year Jul average: **$170,600**

Summary

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Active Listings — 5

5
Min 1 · 2 (5-year Jul average) · Max 5

Jun 2026	Jul 2025
5	**2**

Avg DOM — 42

42
Min 0 · 10 (5-year Jul average) · Max 42

Jun 2026	Jul 2025	YTD
34	**4**	**25**

Avg Sold to OLP Ratio — 91.8%

91.8%
Min 0.0% · 63.4% (5-year Jul average) · Max 125.0%

Jun 2026	Jul 2025	YTD
98.6%	**125.0%**	**98.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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