July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Owen J Roberts (Chester, PA)

MarketStats
by ShowingTime

Presented by
Lauren Davis
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July 2026

Owen J Roberts (Chester, PA)

New Listings 32

▼ -28.9%	▼ -27.3%
from Jun 2026: **45**	from Jul 2025: **44**

YTD	2026	2025	+/-
	339	**273**	24.2%

5-year Jul average: **40**

New Pendings 36

▼ -28.0%	▲ 9.1%
from Jun 2026: **50**	from Jul 2025: **33**

YTD	2026	2025	+/-
	257	**219**	17.4%

5-year Jul average: **38**

Closed Sales 47

▲ 6.8%	▲ 20.5%
from Jun 2026: **44**	from Jul 2025: **39**

YTD	2026	2025	+/-
	217	**192**	13.0%

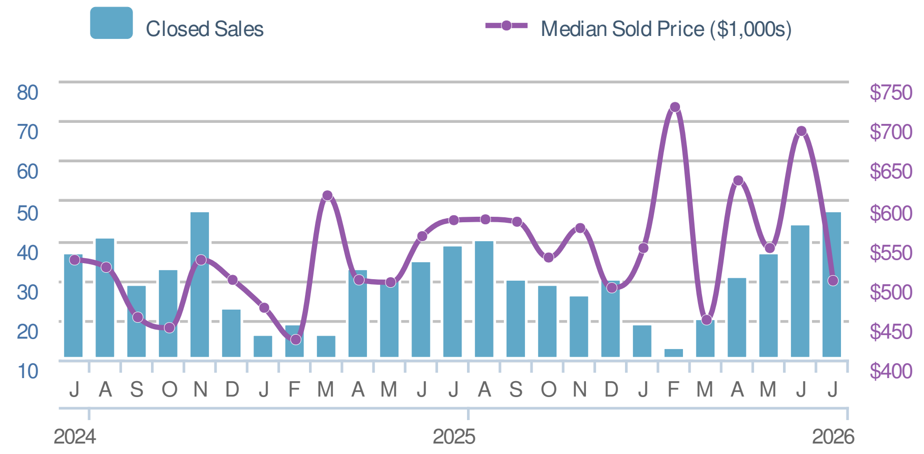
5-year Jul average: **39**

Median Sold Price $499,900

▼ -27.3%	▼ -13.1%
from Jun 2026: **$687,500**	from Jul 2025: **$575,000**

YTD	2026	2025	+/-
	$561,500	**$525,000**	7.0%

5-year Jul average: **$518,484**



Active Listings 62

62

Min	51	Max
35		63

5-year Jul average

Jun 2026	Jul 2025
63	**53**

Avg DOM 27

27

Min	25	Max
13		46

5-year Jul average

Jun 2026	Jul 2025	YTD
10	**13**	**24**

Avg Sold to OLP Ratio 99.7%

99.7%

Min	101.0%	Max
99.7%		103.4%

5-year Jul average

Jun 2026	Jul 2025	YTD
101.2%	**100.0%**	**98.8%**

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

MarketStats by ShowingTime

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July 2026

Owen J Roberts (Chester, PA) - Detached

New Listings 27

▼-35.7% from Jun 2026: **42**

▼-28.9% from Jul 2025: **38**

YTD	2026	2025	+/-
	301	**228**	32.0%

5-year Jul average: **34**

New Pendings 32

▼-30.4% from Jun 2026: **46**

▲23.1% from Jul 2025: **26**

YTD	2026	2025	+/-
	223	**175**	27.4%

5-year Jul average: **32**

Closed Sales 42

▲16.7% from Jun 2026: **36**

▲20.0% from Jul 2025: **35**

YTD	2026	2025	+/-
	186	**155**	20.0%

5-year Jul average: **34**

Median Sold Price $515,000

▼-35.4% from Jun 2026: **$797,500**

▼-12.7% from Jul 2025: **$590,000**

YTD	2026	2025	+/-
	$621,820	**$600,000**	3.6%

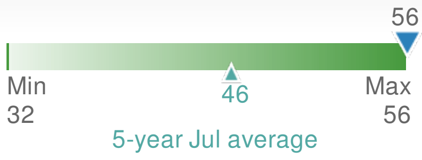
5-year Jul average: **$545,100**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for July was $515,000, representing a decrease of 35.4% compared to last month and a decrease of 12.7% from Jul 2025. The average days on market for units sold in July was 28 days, 5% above the 5-year July average of 27 days. There was a 30.4% month over month decrease in new contract activity with 32 New Pendings; a 14.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 61; and a 6.7% decrease in supply to 56 active units.

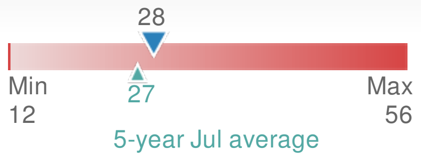
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.18 in June and an increase from 0.80 in July 2025. The Contract Ratio is 10% lower than the 5-year July average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 56



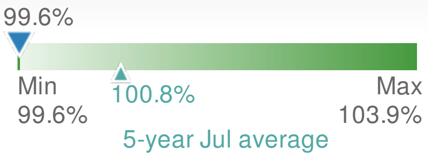
Jun 2026	Jul 2025
60	**49**

Avg DOM 28



Jun 2026	Jul 2025	YTD
11	**12**	**25**

Avg Sold to OLP Ratio 99.6%



Jun 2026	Jul 2025	YTD
101.1%	**99.9%**	**98.5%**

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

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July 2026

Owen J Roberts (Chester, PA) - Attached

New Listings 5

▲ 66.7% from Jun 2026: **3**

▼ -16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	38	**45**	-15.6%

5-year Jul average: **6**

New Pendings 4

↔ 0.0% from Jun 2026: **4**

▼ -42.9% from Jul 2025: **7**

YTD	2026	2025	+/-
	34	**44**	-22.7%

5-year Jul average: **5**

Closed Sales 5

▼ -37.5% from Jun 2026: **8**

▲ 25.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	31	**37**	-16.2%

5-year Jul average: **6**

Median Sold Price $425,000

▲ 6.4% from Jun 2026: **$399,250**

▲ 4.0% from Jul 2025: **$408,500**

YTD	2026	2025	+/-
	$425,000	**$392,000**	8.4%

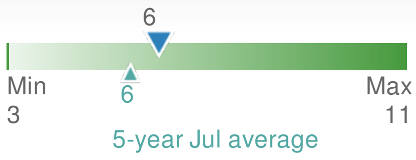
5-year Jul average: **$436,277**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for July was $425,000, representing an increase of 6.4% compared to last month and an increase of 4% from Jul 2025. The average days on market for units sold in July was 20 days, 28% above the 5-year July average of 16 days. There was no month over month change in new contract activity with 4 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 5; and a 100% increase in supply to 6 active units.

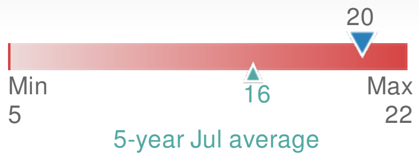
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 2.00 in June and a decrease from 3.00 in July 2025. The Contract Ratio is 57% lower than the 5-year July average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 6



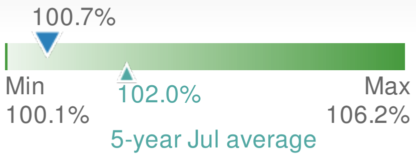
Jun 2026	Jul 2025
3	**4**

Avg DOM 20



Jun 2026	Jul 2025	YTD
6	**15**	**14**

Avg Sold to OLP Ratio 100.7%



Jun 2026	Jul 2025	YTD
101.9%	**101.0%**	**100.6%**

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

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July 2026

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New Listings 5

▲66.7% from Jun 2026: **3**

▼-16.7% from Jul 2025: **6**

YTD	2026	2025	+/-
	37	**45**	-17.8%

5-year Jul average: **6**

New Pendings 4

↔0.0% from Jun 2026: **4**

▼-42.9% from Jul 2025: **7**

YTD	2026	2025	+/-
	32	**44**	-27.3%

5-year Jul average: **5**

Closed Sales 4

▼-50.0% from Jun 2026: **8**

↔0.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	29	**36**	-19.4%

5-year Jul average: **5**

Median Sold Price $437,500

▲9.6% from Jun 2026: **$399,250**

▲7.1% from Jul 2025: **$408,500**

YTD	2026	2025	+/-
	$430,000	**$396,000**	8.6%

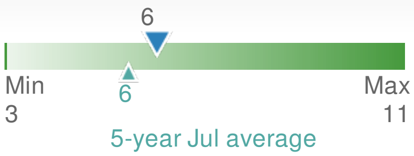
5-year Jul average: **$440,527**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached/Townhouse properties for July was $437,500, representing an increase of 9.6% compared to last month and an increase of 7.1% from Jul 2025. The average days on market for units sold in July was 20 days, 47% above the 5-year July average of 14 days. There was no month over month change in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 5; and a 100% increase in supply to 6 active units.

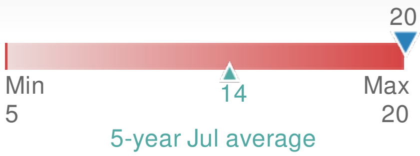
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 1.67 in June and a decrease from 3.00 in July 2025. The Contract Ratio is 57% lower than the 5-year July average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 6



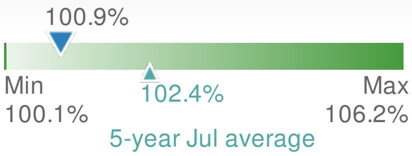
Jun 2026	Jul 2025
3	**4**

Avg DOM 20



Jun 2026	Jul 2025	YTD
6	**15**	**12**

Avg Sold to OLP Ratio 100.9%



Jun 2026	Jul 2025	YTD
101.9%	**101.0%**	**100.8%**

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