July 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
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Email: ldavis@tcsr.realtor

New Listings — 22

57.1% from Jun 2026: 14	-8.3% from Jul 2025: 24

YTD	2026	2025	+/-
	151	179	-15.6%

5-year Jul average: **24**

New Pendings — 14

-46.2% from Jun 2026: 26	-6.7% from Jul 2025: 15

YTD	2026	2025	+/-
	132	134	-1.5%

5-year Jul average: **19**

Closed Sales — 26

23.8% from Jun 2026: 21	18.2% from Jul 2025: 22

YTD	2026	2025	+/-
	127	136	-6.6%

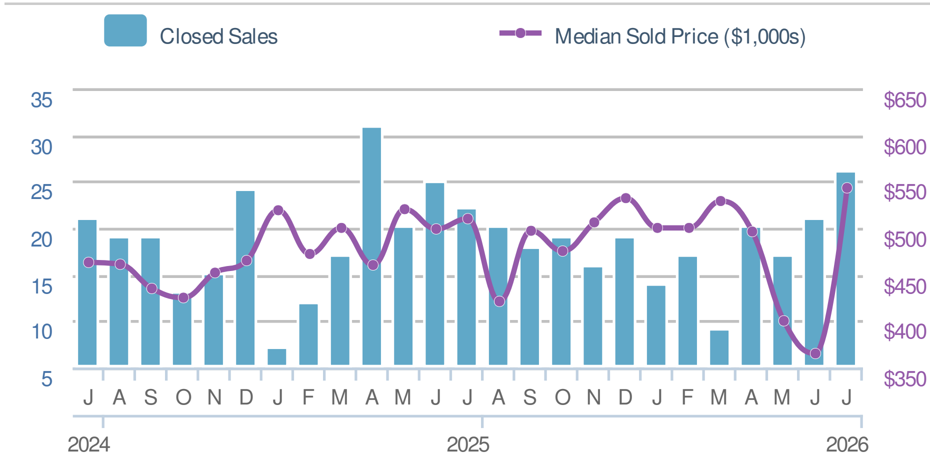
5-year Jul average: **20**

Median Sold Price — $543,465

48.9% from Jun 2026: $365,000	6.6% from Jul 2025: $510,000

YTD	2026	2025	+/-
	$480,000	$499,357	-3.9%

5-year Jul average: **$478,293**



Active Listings — 64

64
Min 47 — 56 — Max 67
5-year Jul average

Jun 2026	Jul 2025
58	67

Avg DOM — 15

15
Min 5 — 16 — Max 37
5-year Jul average

Jun 2026	Jul 2025	YTD
16	37	32

Avg Sold to OLP Ratio — 103.6%

103.6%
Min 102.3% — 103.9% — Max 106.1%
5-year Jul average

Jun 2026	Jul 2025	YTD
98.7%	102.9%	103.7%

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

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July 2026

Oxford Area (Chester, PA) - Detached

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New Listings 20

42.9% from Jun 2026: **14**
-16.7% from Jul 2025: **24**

YTD	2026	2025	+/-
	146	**172**	-15.1%

5-year Jul average: **23**

New Pendings 14

-46.2% from Jun 2026: **26**
-6.7% from Jul 2025: **15**

YTD	2026	2025	+/-
	127	**127**	0.0%

5-year Jul average: **19**

Closed Sales 26

36.8% from Jun 2026: **19**
18.2% from Jul 2025: **22**

YTD	2026	2025	+/-
	122	**129**	-5.4%

5-year Jul average: **20**

Median Sold Price $543,465

44.9% from Jun 2026: **$375,000**
6.6% from Jul 2025: **$510,000**

YTD	2026	2025	+/-
	$486,992	**$510,000**	-4.5%

5-year Jul average: **$479,493**

Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for July was $543,465, representing an increase of 44.9% compared to last month and an increase of 6.6% from Jul 2025. The average days on market for units sold in July was 15 days, 10% below the 5-year July average of 17 days. There was a 46.2% month over month decrease in new contract activity with 14 New Pendings; a 27.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 35; and an 8.8% increase in supply to 62 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.84 in June and a decrease from 0.61 in July 2025. The Contract Ratio is 34% lower than the 5-year July average of 0.85. 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 62

62

Min 46 | 55 5-year Jul average | Max 67

Jun 2026	Jul 2025
57	**67**

Avg DOM 15

15

Min 5 | 17 5-year Jul average | Max 37

Jun 2026	Jul 2025	YTD
13	**37**	**31**

Avg Sold to OLP Ratio 103.6%

103.6%

Min 102.5% | 103.9% 5-year Jul average | Max 106.1%

Jun 2026	Jul 2025	YTD
98.9%	**102.9%**	**104.0%**

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

MarketStats by ShowingTime

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Oxford Area (Chester, PA) - Attached

New Listings: 2

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

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

5-year Jul average: **1**

New Pendings: 0

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

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

5-year Jul average: **0**

Closed Sales: 0

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

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

5-year Jul average: **0**

Median Sold Price: $0

- -100.0% from Jun 2026: **$319,000**
- 0.0% from Jul 2025: **$0**

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

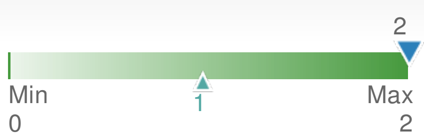
5-year Jul average: **$74,875**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for July was $0, representing a decrease of 100% compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 1 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 0; and a 100% increase in supply to 2 active units.

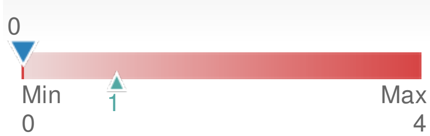
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and an increase from 0.00 in July 2025. The Contract Ratio is 100% lower than the 5-year July average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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: 2



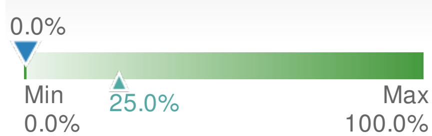
Jun 2026	Jul 2025
1	**0**

Avg DOM: 0



Jun 2026	Jul 2025	YTD
46	**0**	**52**

Avg Sold to OLP Ratio: 0.0%



Jun 2026	Jul 2025	YTD
96.3%	**0.0%**	**95.6%**

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

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New Listings 2

0.0% from Jun 2026: **0**

0.0% from Jul 2025: **0**

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

5-year Jul average: **1**

New Pendings 0

0.0% from Jun 2026: **0**

0.0% from Jul 2025: **0**

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

5-year Jul average: **0**

Closed Sales 0

-100.0% from Jun 2026: **2**

0.0% from Jul 2025: **0**

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

5-year Jul average: **0**

Median Sold Price $0

-100.0% from Jun 2026: **$319,000**

0.0% from Jul 2025: **$0**

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

5-year Jul average: **$74,875**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached/Townhouse properties for July was $0, representing a decrease of 100% compared to last month and no change from Jul 2025. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 1 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 0; and a 100% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and an increase from 0.00 in July 2025. The Contract Ratio is 100% lower than the 5-year July 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 2

2

Min 0 — 1 — Max 2

5-year Jul average

Jun 2026	Jul 2025
1	**0**

Avg DOM 0

0

Min 0 — 1 — Max 4

5-year Jul average

Jun 2026	Jul 2025	YTD
46	**0**	**52**

Avg Sold to OLP Ratio 0.0%

0.0%

Min 0.0% — 25.0% — Max 100.0%

5-year Jul average

Jun 2026	Jul 2025	YTD
96.3%	**0.0%**	**95.6%**

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

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