August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Octorara Area (Chester, PA)

MarketStats
by ShowingTime

Presented by
Lauren Davis
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Email: ldavis@tcsr.realtor

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August 2026

Octorara Area (Chester, PA)

New Listings 7

▼-12.5% from Jul 2026: **8**

▼-46.2% from Aug 2025: **13**

YTD	2026	2025	+/-
	92	**102**	-9.8%

5-year Aug average: **10**

New Pendings 10

▲11.1% from Jul 2026: **9**

▼-37.5% from Aug 2025: **16**

YTD	2026	2025	+/-
	85	**80**	6.3%

5-year Aug average: **11**

Closed Sales 12

▲9.1% from Jul 2026: **11**

▲9.1% from Aug 2025: **11**

YTD	2026	2025	+/-
	80	**89**	-10.1%

5-year Aug average: **10**

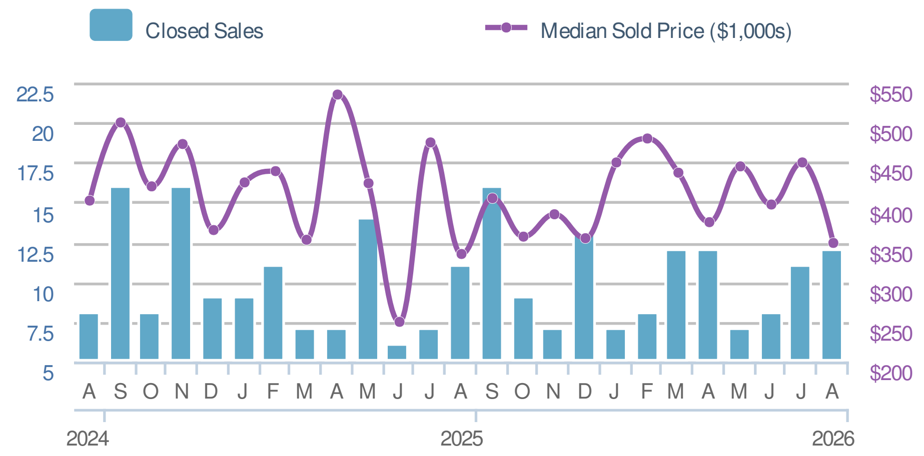
Median Sold Price $349,000

▼-22.4% from Jul 2026: **$450,000**

▲4.2% from Aug 2025: **$335,000**

YTD	2026	2025	+/-
	$419,500	**$439,060**	-4.5%

5-year Aug average: **$397,370**



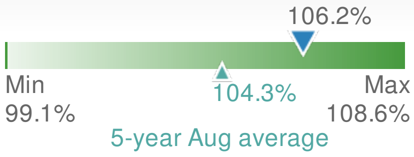
Active Listings 23

Jul 2026	Aug 2025
26	**21**

Avg DOM 10

Jul 2026	Aug 2025	YTD
33	**12**	**44**

Avg Sold to OLP Ratio 106.2%



Jul 2026	Aug 2025	YTD
102.1%	**99.1%**	**100.4%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

Local Market **Insight**

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Email: ldavis@tcsr.realtor

August 2026

Octorara Area (Chester, PA) - Detached

New Listings 5

-28.6% from Jul 2026: **7**

-61.5% from Aug 2025: **13**

YTD	2026	2025	+/-
	77	**91**	-15.4%

5-year Aug average: **9**

New Pendings 6

-25.0% from Jul 2026: **8**

-57.1% from Aug 2025: **14**

YTD	2026	2025	+/-
	73	**71**	2.8%

5-year Aug average: **9**

Closed Sales 10

0.0% from Jul 2026: **10**

25.0% from Aug 2025: **8**

YTD	2026	2025	+/-
	70	**82**	-14.6%

5-year Aug average: **8**

Median Sold Price $383,500

-16.5% from Jul 2026: **$459,500**

16.1% from Aug 2025: **$330,250**

YTD	2026	2025	+/-
	$435,000	**$447,857**	-2.9%

5-year Aug average: **$417,930**

Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for August was $383,500, representing a decrease of 16.5% compared to last month and an increase of 16.1% from Aug 2025. The average days on market for units sold in August was 8 days, 45% below the 5-year August average of 15 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 8; and no change in supply with 21 active units.

This activity resulted in a Contract Ratio of 0.38 pendings per active listing, down from 0.67 in July and a decrease from 0.95 in August 2025. The Contract Ratio is 70% lower than the 5-year August average of 1.25. 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.

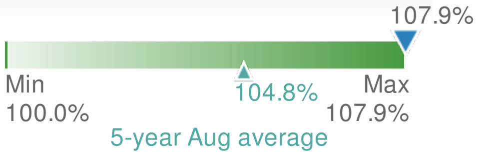
Active Listings 21

Jul 2026	Aug 2025
21	**21**

Avg DOM 8

Jul 2026	Aug 2025	YTD
32	**10**	**47**

Avg Sold to OLP Ratio 107.9%



Jul 2026	Aug 2025	YTD
103.1%	**100.0%**	**100.8%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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Octorara Area (Chester, PA) - Attached

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New Listings 2

▲ 100.0% from Jul 2026: **1**

↔ 0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	15	**11**	36.4%

5-year Aug average: **1**

New Pendings 4

▲ 300.0% from Jul 2026: **1**

▲ 100.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	12	**9**	33.3%

5-year Aug average: **2**

Closed Sales 2

▲ 100.0% from Jul 2026: **1**

▼ -33.3% from Aug 2025: **3**

YTD	2026	2025	+/-
	10	**7**	42.9%

5-year Aug average: **2**

Median Sold Price $212,000

▼ -5.4% from Jul 2026: **$224,000**

▼ -50.1% from Aug 2025: **$425,000**

YTD	2026	2025	+/-
	$248,900	**$250,000**	-0.4%

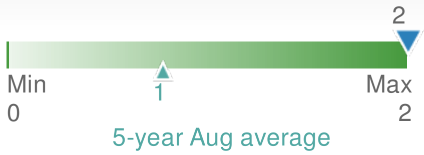
5-year Aug average: **$235,650**

Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for August was $212,000, representing a decrease of 5.4% compared to last month and a decrease of 50.1% from Aug 2025. The average days on market for units sold in August was 20 days, 82% above the 5-year August average of 11 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from July) to 4; and a 60% decrease in supply to 2 active units.

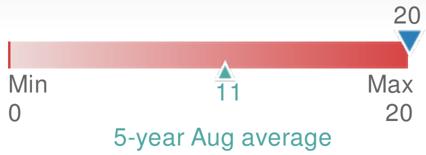
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.40 in July and an increase from 0.00 in August 2025. The Contract Ratio is 150% higher than the 5-year August average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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



Jul 2026	Aug 2025
5	**0**

Avg DOM 20



Jul 2026	Aug 2025	YTD
42	**18**	**24**

Avg Sold to OLP Ratio 97.3%

Jul 2026	Aug 2025	YTD
91.8%	**96.6%**	**97.9%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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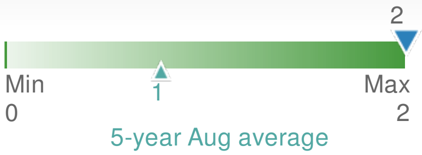
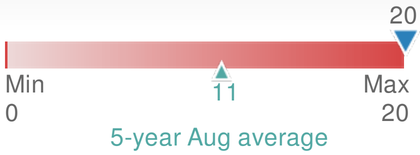
Active Listings 2



Jul 2026	Aug 2025
5	**0**

Avg DOM 20



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