August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Owen J Roberts (Chester, PA)

MarketStats by ShowingTime

Presented by
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August 2026

Owen J Roberts (Chester, PA)

New Listings 25

▼ -21.9% from Jul 2026: **32**

▼ -19.4% from Aug 2025: **31**

YTD	2026	2025	+/-
	367	**309**	18.8%

5-year Aug average: **29**

New Pendings 27

▼ -25.0% from Jul 2026: **36**

▼ -25.0% from Aug 2025: **36**

YTD	2026	2025	+/-
	281	**253**	11.1%

5-year Aug average: **31**

Closed Sales 45

▼ -4.3% from Jul 2026: **47**

▲ 12.5% from Aug 2025: **40**

YTD	2026	2025	+/-
	262	**232**	12.9%

5-year Aug average: **43**

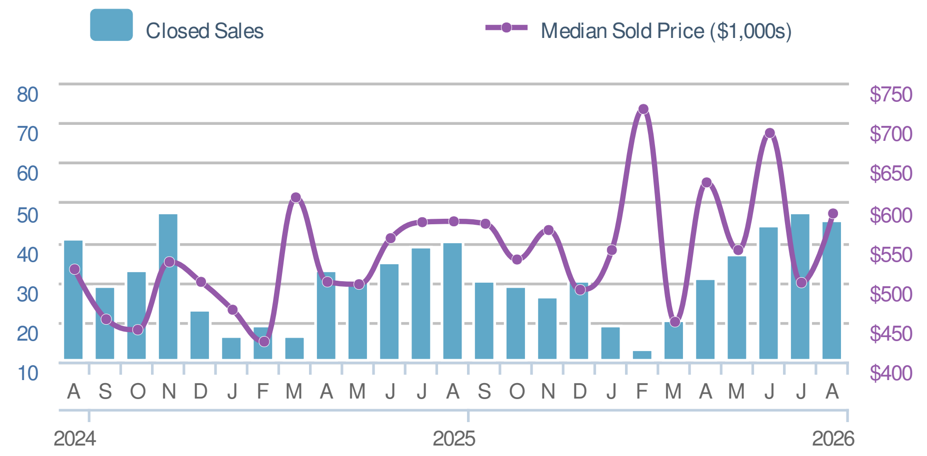
Median Sold Price $586,000

▲ 17.2% from Jul 2026: **$499,900**

▲ 1.7% from Aug 2025: **$576,000**

YTD	2026	2025	+/-
	$565,950	**$530,000**	6.8%

5-year Aug average: **$539,800**



Active Listings 56

56

Min 35 · 48 · Max 56

5-year Aug average

Jul 2026	Aug 2025
62	**51**

Avg DOM 29

29

Min 16 · 21 · Max 30

5-year Aug average

Jul 2026	Aug 2025	YTD
27	**30**	**25**

Avg Sold to OLP Ratio 98.2%

98.2%

Min 97.9% · 100.2% · Max 103.4%

5-year Aug average

Jul 2026	Aug 2025	YTD
99.7%	**97.9%**	**98.7%**

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

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August 2026

Owen J Roberts (Chester, PA) - Detached

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New Listings 22

▼-18.5% from Jul 2026: **27**

▼-24.1% from Aug 2025: **29**

YTD	2026	2025	+/-
	326	**260**	25.4%

5-year Aug average: **25**

New Pendings 24

▼-25.0% from Jul 2026: **32**

▼-25.0% from Aug 2025: **32**

YTD	2026	2025	+/-
	244	**205**	19.0%

5-year Aug average: **25**

Closed Sales 41

▼-2.4% from Jul 2026: **42**

▲36.7% from Aug 2025: **30**

YTD	2026	2025	+/-
	227	**185**	22.7%

5-year Aug average: **36**

Median Sold Price $640,000

▲24.3% from Jul 2026: **$515,000**

▲6.6% from Aug 2025: **$600,500**

YTD	2026	2025	+/-
	$623,640	**$600,000**	3.9%

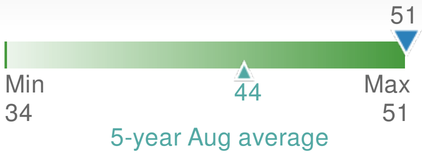
5-year Aug average: **$564,000**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for August was $640,000, representing an increase of 24.3% compared to last month and an increase of 6.6% from Aug 2025. The average days on market for units sold in August was 29 days, 33% above the 5-year August average of 22 days. There was a 25% month over month decrease in new contract activity with 24 New Pendings; a 32.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 41; and an 8.9% decrease in supply to 51 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.09 in July and a decrease from 0.83 in August 2025. The Contract Ratio is 10% lower than the 5-year August average of 0.88. 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 51

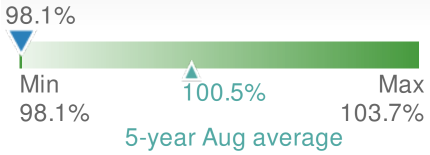


Jul 2026	Aug 2025
56	**47**

Avg DOM 29

Jul 2026	Aug 2025	YTD
28	**31**	**26**

Avg Sold to OLP Ratio 98.1%



Jul 2026	Aug 2025	YTD
99.6%	**98.4%**	**98.4%**

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

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August 2026

Owen J Roberts (Chester, PA) - Attached

New Listings 3

▼ -40.0% from Jul 2026: **5**

▲ 50.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	41	**49**	-16.3%

5-year Aug average: **4**

New Pendings 3

▼ -25.0% from Jul 2026: **4**

▼ -25.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	37	**48**	-22.9%

5-year Aug average: **6**

Closed Sales 4

▼ -20.0% from Jul 2026: **5**

▼ -60.0% from Aug 2025: **10**

YTD	2026	2025	+/-
	35	**47**	-25.5%

5-year Aug average: **7**

Median Sold Price $490,450

▲ 15.4% from Jul 2026: **$425,000**

▲ 7.8% from Aug 2025: **$455,000**

YTD	2026	2025	+/-
	$425,000	**$405,000**	4.9%

5-year Aug average: **$422,090**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for August was $490,450, representing an increase of 15.4% compared to last month and an increase of 7.8% from Aug 2025. The average days on market for units sold in August was 27 days, 47% above the 5-year August average of 18 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 4; and a 16.7% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.83 in July and a decrease from 1.50 in August 2025. The Contract Ratio is 76% lower than the 5-year August average of 3.39. 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.

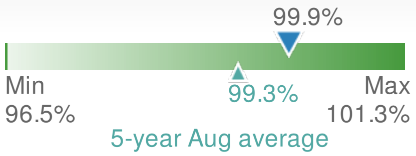
Active Listings 5

Jul 2026	Aug 2025
6	**4**

Avg DOM 27

Jul 2026	Aug 2025	YTD
20	**28**	**15**

Avg Sold to OLP Ratio 99.9%



Jul 2026	Aug 2025	YTD
100.7%	**96.5%**	**100.5%**

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

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August 2026

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New Listings 3

▼ -40.0% from Jul 2026: **5**

▲ 50.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	40	**49**	-18.4%

5-year Aug average: **4**

New Pendings 3

▼ -25.0% from Jul 2026: **4**

▼ -25.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	35	**48**	-27.1%

5-year Aug average: **6**

Closed Sales 4

↔ 0.0% from Jul 2026: **4**

▼ -60.0% from Aug 2025: **10**

YTD	2026	2025	+/-
	33	**46**	-28.3%

5-year Aug average: **7**

Median Sold Price $490,450

▲ 12.1% from Jul 2026: **$437,500**

▲ 7.8% from Aug 2025: **$455,000**

YTD	2026	2025	+/-
	$430,000	**$407,500**	5.5%

5-year Aug average: **$431,090**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached/Townhouse properties for August was $490,450, representing an increase of 12.1% compared to last month and an increase of 7.8% from Aug 2025. The average days on market for units sold in August was 27 days, 45% above the 5-year August average of 19 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 4; and a 16.7% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.83 in July and a decrease from 1.50 in August 2025. The Contract Ratio is 50% lower than the 5-year August average of 1.59. 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.

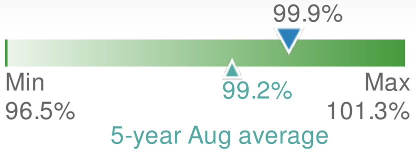
Active Listings 5

Jul 2026	Aug 2025
6	**4**

Avg DOM 27

Jul 2026	Aug 2025	YTD
20	**28**	**14**

Avg Sold to OLP Ratio 99.9%



Jul 2026	Aug 2025	YTD
100.9%	**96.5%**	**100.7%**

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