August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Oxford Area (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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August 2026
Oxford Area (Chester, PA)

New Listings 27

22.7% from Jul 2026: **22**
22.7% from Aug 2025: **22**

YTD	2026	2025	+/-
	183	**202**	-9.4%

5-year Aug average: **27**

New Pendings 18

28.6% from Jul 2026: **14**
-14.3% from Aug 2025: **21**

YTD	2026	2025	+/-
	147	**154**	-4.5%

5-year Aug average: **20**

Closed Sales 20

-23.1% from Jul 2026: **26**
0.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	147	**158**	-7.0%

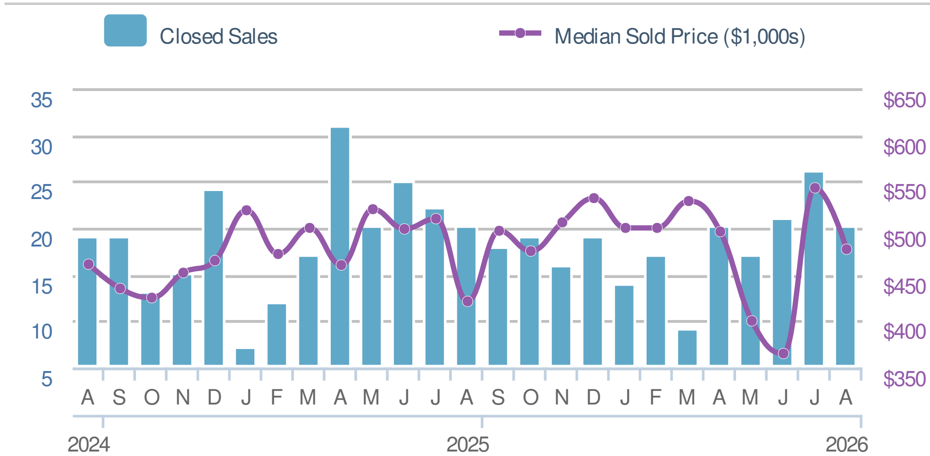
5-year Aug average: **23**

Median Sold Price $477,500

-12.1% from Jul 2026: **$543,465**
13.4% from Aug 2025: **$421,250**

YTD	2026	2025	+/-
	$480,000	**$498,107**	-3.6%

5-year Aug average: **$434,827**



Active Listings 78

78
Min 55
62
Max 78
5-year Aug average

Jul 2026	Aug 2025
64	**66**

Avg DOM 18

18
Min 9
17
Max 33
5-year Aug average

Jul 2026	Aug 2025	YTD
15	**15**	**30**

Avg Sold to OLP Ratio 107.4%

107.4%
Min 100.7%
103.2%
Max 107.4%
5-year Aug average

Jul 2026	Aug 2025	YTD
103.6%	**103.1%**	**104.2%**

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

Oxford Area (Chester, PA) - Detached

New Listings — 27

from Jul 2026:	from Aug 2025:
35.0%	22.7%
20	22

YTD	2026	2025	+/-
	178	195	-8.7%

5-year Aug average: **26**

New Pendings — 17

from Jul 2026:	from Aug 2025:
21.4%	-19.0%
14	21

YTD	2026	2025	+/-
	141	147	-4.1%

5-year Aug average: **19**

Closed Sales — 20

from Jul 2026:	from Aug 2025:
-23.1%	0.0%
26	20

YTD	2026	2025	+/-
	142	151	-6.0%

5-year Aug average: **22**

Median Sold Price — $477,500

from Jul 2026:	from Aug 2025:
-12.1%	13.4%
$543,465	$421,250

YTD	2026	2025	+/-
	$485,000	$501,000	-3.2%

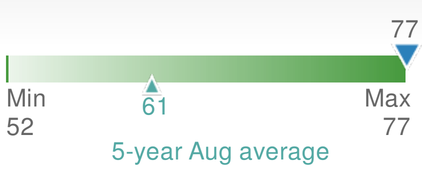
5-year Aug average: **$435,859**

Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for August was $477,500, representing a decrease of 12.1% compared to last month and an increase of 13.4% from Aug 2025. The average days on market for units sold in August was 18 days, 1% above the 5-year August average of 18 days. There was a 21.4% month over month increase in new contract activity with 17 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 30; and a 24.2% increase in supply to 77 active units.

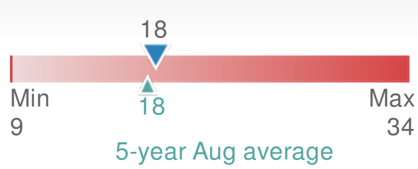
This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.56 in July and a decrease from 0.59 in August 2025. The Contract Ratio is 43% lower than the 5-year August average of 0.68. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 — 77



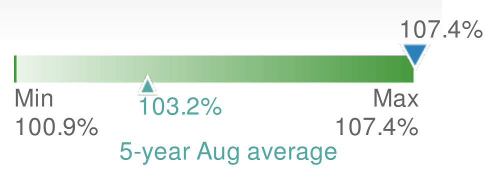
Jul 2026	Aug 2025
62	66

Avg DOM — 18



Jul 2026	Aug 2025	YTD
15	15	30

Avg Sold to OLP Ratio — 107.4%



Jul 2026	Aug 2025	YTD
103.6%	103.1%	104.5%

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

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August 2026

Oxford Area (Chester, PA) - Attached

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New Listings 0

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

0.0% from Aug 2025: **0**

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

5-year Aug average: **1**

New Pendings 1

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	6	**7**	-14.3%

5-year Aug average: **1**

Closed Sales 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

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

5-year Aug average: **1**

Median Sold Price $0

0.0% from Jul 2026: **$0**

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

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

5-year Aug average: **$191,750**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for August was $0, representing no change compared to last month and no change from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 5 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from July) to 1; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in July and an increase from 0.00 in August 2025. The Contract Ratio is 20% higher than the 5-year August average of 0.83. 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 1

1

Min 0 | 1 5-year Aug average | Max 3

Jul 2026	Aug 2025
2	**0**

Avg DOM 0

0

Min 0 | 5 5-year Aug average | Max 8

Jul 2026	Aug 2025	YTD
0	**0**	**52**

Avg Sold to OLP Ratio 0.0%

0.0%

Min 0.0% | 77.2% 5-year Aug average | Max 110.0%

Jul 2026	Aug 2025	YTD
0.0%	**0.0%**	**95.6%**

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

0.0% from Aug 2025: **0**

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

5-year Aug average: **1**

New Pendings 1

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	6	**7**	-14.3%

5-year Aug average: **1**

Closed Sales 0

0.0% from Jul 2026: **0**

0.0% from Aug 2025: **0**

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

5-year Aug average: **1**

Median Sold Price $0

0.0% from Jul 2026: **$0**

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

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

5-year Aug average: **$191,750**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached/Townhouse properties for August was $0, representing no change compared to last month and no change from Aug 2025. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 5 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from July) to 1; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in July and an increase from 0.00 in August 2025. The Contract Ratio is 20% higher than the 5-year August average of 0.83. 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 1

1

Min 0 — 1 — Max 3

5-year Aug average

Jul 2026	Aug 2025
2	**0**

Avg DOM 0

0

Min 0 — 5 — Max 8

5-year Aug average

Jul 2026	Aug 2025	YTD
0	**0**	**52**

Avg Sold to OLP Ratio 0.0%

0.0%

Min 0.0% — 77.2% — Max 110.0%

5-year Aug average

Jul 2026	Aug 2025	YTD
0.0%	**0.0%**	**95.6%**

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