

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Octorara Area (Chester, PA)

September 2026

Octorara Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**7**

↔ 0.0%

from Aug 2026:
7

↓ -53.3%

from Sep 2025:
15

YTD	2026	2025	+/-
	101	120	-15.8%

5-year Sep average: **11****New Pendings****11**

↑ 10.0%

from Aug 2026:
10

↑ 10.0%

from Sep 2025:
10

YTD	2026	2025	+/-
	94	87	8.0%

5-year Sep average: **10****Closed Sales****5**

↓ -58.3%

from Aug 2026:
12

↓ -68.8%

from Sep 2025:
16

YTD	2026	2025	+/-
	86	105	-18.1%

5-year Sep average: **12****Median Sold Price****\$415,000**

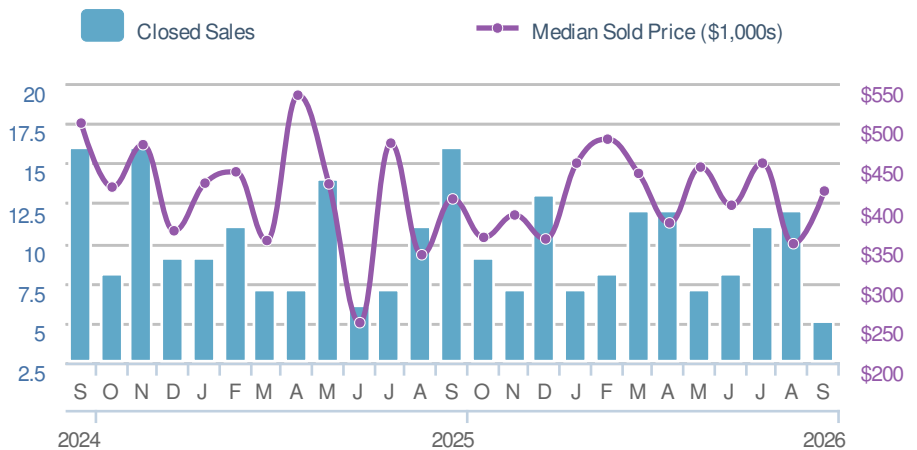
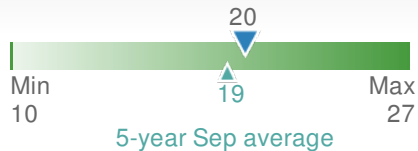
↑ 18.9%

from Aug 2026:
\$349,000

↑ 2.5%

from Sep 2025:
\$405,000

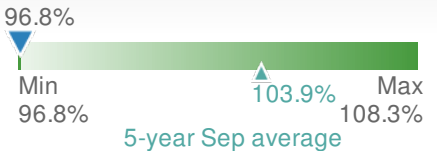
YTD	2026	2025	+/-
	\$419,500	\$438,775	-4.4%

5-year Sep average: **\$401,300****Active Listings****20**

Aug 2026	Sep 2025
23	27

Avg DOM**72**

Aug 2026	Sep 2025	YTD
10	28	47

Avg Sold to OLP Ratio**96.8%**

Aug 2026	Sep 2025	YTD
106.2%	100.9%	100.1%

September 2026**Octorara Area (Chester, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

↔ 0.0%

from Aug 2026:
5

↓ -61.5%

from Sep 2025:
13

YTD	2026	2025	+/-
	84	107	-21.5%

5-year Sep average: **10****New Pendings****9**

↑ 50.0%

from Aug 2026:
6

↑ 12.5%

from Sep 2025:
8

YTD	2026	2025	+/-
	80	76	5.3%

5-year Sep average: **9****Closed Sales****3**

↓ -70.0%

from Aug 2026:
10

↓ -78.6%

from Sep 2025:
14

YTD	2026	2025	+/-
	74	96	-22.9%

5-year Sep average: **10****Median Sold Price****\$455,000**

↑ 18.6%

from Aug 2026:
\$383,500

↑ 12.3%

from Sep 2025:
\$405,000

YTD	2026	2025	+/-
	\$445,000	\$445,587	-0.1%

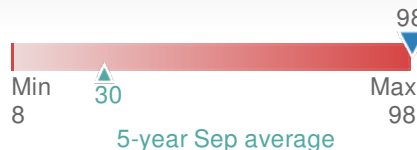
5-year Sep average: **\$433,800****Summary**

In Octorara Area (Chester, PA), the median sold price for Detached properties for September was \$455,000, representing an increase of 18.6% compared to last month and an increase of 12.3% from Sep 2025. The average days on market for units sold in September was 98 days, 225% above the 5-year September average of 30 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 11; and a 9.5% decrease in supply to 19 active units.

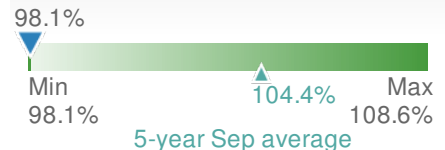
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, up from 0.38 in August and an increase from 0.41 in September 2025. The Contract Ratio is 44% lower than the 5-year September average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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**19**

Aug 2026	Sep 2025
21	27

Avg DOM**98**

Aug 2026	Sep 2025	YTD
8	23	51

Avg Sold to OLP Ratio**98.1%**

Aug 2026	Sep 2025	YTD
107.9%	100.0%	100.6%

September 2026**Octorara Area (Chester, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2**

↔ 0.0%

from Aug 2026:
2

↔ 0.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	17	13	30.8%

5-year Sep average: 2

New Pendings**2**

↓ -50.0%

from Aug 2026:
4

↔ 0.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	14	11	27.3%

5-year Sep average: 2

Closed Sales**2**

↔ 0.0%

from Aug 2026:
2

↔ 0.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	12	9	33.3%

5-year Sep average: 2

Median Sold Price**\$292,500**

↑ 38.0%

from Aug 2026:
\$212,000

↓ -6.4%

from Sep 2025:
\$312,500

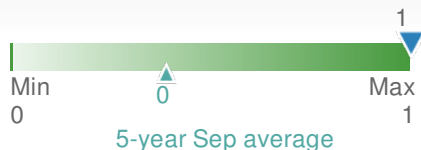
YTD	2026	2025	+/-
	\$248,900	\$250,000	-0.4%

5-year Sep average: \$200,680

Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for September was \$292,500, representing an increase of 38% compared to last month and a decrease of 6.4% from Sep 2025. The average days on market for units sold in September was 34 days, 38% above the 5-year September average of 25 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 4; and a 50% decrease in supply to 1 active units.

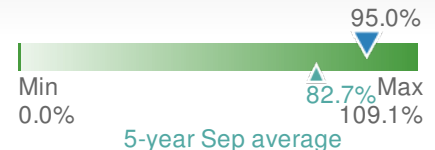
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.00 in August and an increase from 0.00 in September 2025. The Contract Ratio is 400% higher than the 5-year September average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Aug 2026	Sep 2025
2	0

Avg DOM**34**

Aug 2026	Sep 2025	YTD
20	69	25

Avg Sold to OLP Ratio**95.0%**

Aug 2026	Sep 2025	YTD
97.3%	107.0%	97.4%

September 2026**Octorara Area (Chester, PA) - Attached/Townhouse**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**2**

↔ 0.0%

from Aug 2026:
2

↔ 0.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	17	13	30.8%

5-year Sep average: 2

New Pendings**2**

↓ -50.0%

from Aug 2026:
4

↔ 0.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	14	11	27.3%

5-year Sep average: 2

Closed Sales**2**

↔ 0.0%

from Aug 2026:
2

↔ 0.0%

from Sep 2025:
2

YTD	2026	2025	+/-
	12	9	33.3%

5-year Sep average: 2

Median Sold Price**\$292,500**

↑ 38.0%

from Aug 2026:
\$212,000

↓ -6.4%

from Sep 2025:
\$312,500

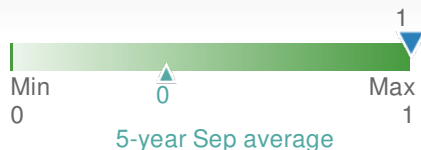
YTD	2026	2025	+/-
	\$248,900	\$250,000	-0.4%

5-year Sep average: \$200,680

Summary

In Octorara Area (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$292,500, representing an increase of 38% compared to last month and a decrease of 6.4% from Sep 2025. The average days on market for units sold in September was 34 days, 38% above the 5-year September average of 25 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 4; and a 50% decrease in supply to 1 active units.

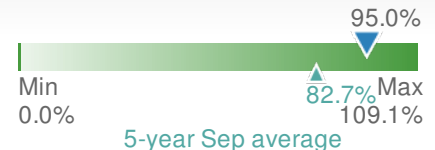
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.00 in August and an increase from 0.00 in September 2025. The Contract Ratio is 400% higher than the 5-year September average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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**1**

Aug 2026	Sep 2025
2	0

Avg DOM**34**

Aug 2026	Sep 2025	YTD
20	69	25

Avg Sold to OLP Ratio**95.0%**

Aug 2026	Sep 2025	YTD
97.3%	107.0%	97.4%