

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Owen J Roberts (Chester, PA)

September 2026

Owen J Roberts (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**47**

↑ **88.0%**
from Aug 2026:
25

↑ **42.4%**
from Sep 2025:
33

YTD	2026	2025	+/-
	417	344	21.2%

5-year Sep average: **40****New Pendings****35**

↑ **29.6%**
from Aug 2026:
27

↑ **6.1%**
from Sep 2025:
33

YTD	2026	2025	+/-
	314	284	10.6%

5-year Sep average: **31****Closed Sales****25**

↓ **-44.4%**
from Aug 2026:
45

↓ **-16.7%**
from Sep 2025:
30

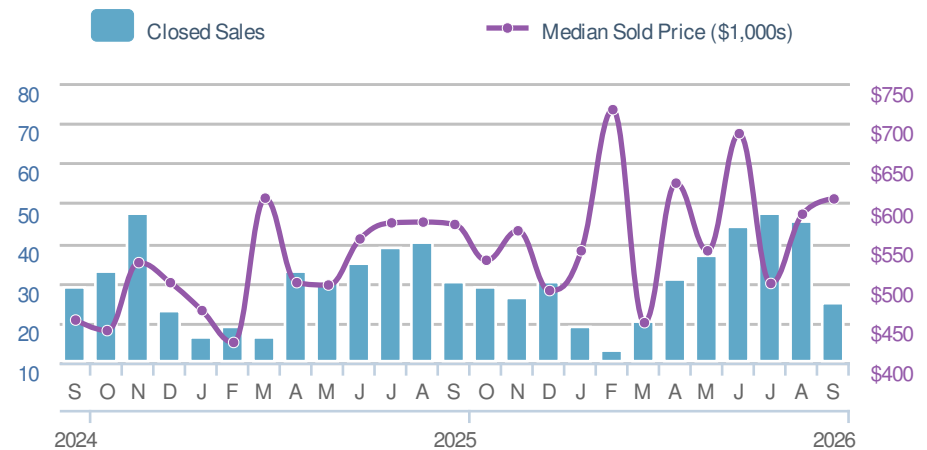
YTD	2026	2025	+/-
	287	262	9.5%

5-year Sep average: **30****Median Sold Price****\$605,000**

↑ **3.2%**
from Aug 2026:
\$586,000

↑ **5.5%**
from Sep 2025:
\$573,500

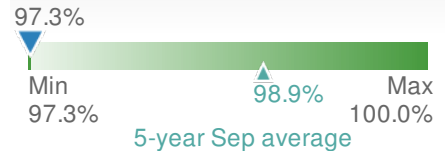
YTD	2026	2025	+/-
	\$570,000	\$540,000	5.6%

5-year Sep average: **\$528,800****Active Listings****68**

Aug 2026	Sep 2025
56	50

Avg DOM**26**

Aug 2026	Sep 2025	YTD
29	15	25

Avg Sold to OLP Ratio**97.3%**

Aug 2026	Sep 2025	YTD
98.2%	100.0%	98.6%

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Owen J Roberts (Chester, PA) - Detached

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New Listings**42** **90.9%**from Aug 2026:
22 **44.8%**from Sep 2025:
29

YTD	2026	2025	+/-
	369	291	26.8%

5-year Sep average: **35****New Pendings****33** **37.5%**from Aug 2026:
24 **10.0%**from Sep 2025:
30

YTD	2026	2025	+/-
	274	234	17.1%

5-year Sep average: **27****Closed Sales****22** **-46.3%**from Aug 2026:
41 **-12.0%**from Sep 2025:
25

YTD	2026	2025	+/-
	249	210	18.6%

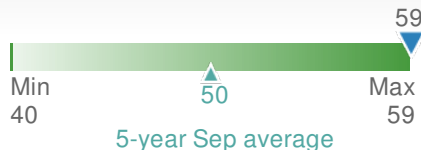
5-year Sep average: **24****Median Sold Price****\$612,412** **-4.3%**from Aug 2026:
\$640,000 **2.9%**from Sep 2025:
\$595,000

YTD	2026	2025	+/-
	\$620,000	\$600,000	3.3%

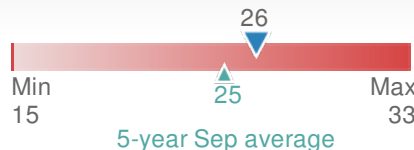
5-year Sep average: **\$597,182****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for September was \$612,412, representing a decrease of 4.3% compared to last month and an increase of 2.9% from Sep 2025. The average days on market for units sold in September was 26 days, 5% above the 5-year September average of 25 days. There was a 37.5% month over month increase in new contract activity with 33 New Pendings; a 19.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 49; and a 15.7% increase in supply to 59 active units.

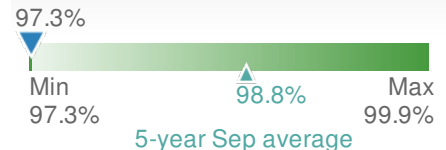
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.80 in August and a decrease from 0.96 in September 2025. The Contract Ratio is 3% higher than the 5-year September average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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**59**

Aug 2026	Sep 2025
51	45

Avg DOM**26**

Aug 2026	Sep 2025	YTD
29	15	26

Avg Sold to OLP Ratio**97.3%**

Aug 2026	Sep 2025	YTD
98.1%	99.9%	98.3%

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Owen J Roberts (Chester, PA) - Attached

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New Listings**5** **66.7%**from Aug 2026:
3 **25.0%**from Sep 2025:
4

YTD	2026	2025	+/-
	48	53	-9.4%

5-year Sep average: **5****New Pendings****2** **-33.3%**from Aug 2026:
3 **-33.3%**from Sep 2025:
3

YTD	2026	2025	+/-
	40	50	-20.0%

5-year Sep average: **4****Closed Sales****3** **-25.0%**from Aug 2026:
4 **-40.0%**from Sep 2025:
5

YTD	2026	2025	+/-
	38	52	-26.9%

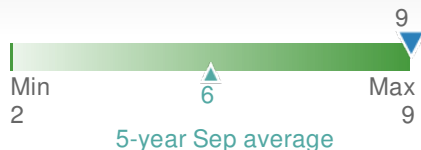
5-year Sep average: **6****Median Sold Price****\$540,000** **10.1%**from Aug 2026:
\$490,450 **39.9%**from Sep 2025:
\$386,000

YTD	2026	2025	+/-
	\$430,500	\$402,500	7.0%

5-year Sep average: **\$441,200****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for September was \$540,000, representing an increase of 10.1% compared to last month and an increase of 39.9% from Sep 2025. The average days on market for units sold in September was 25 days, 33% above the 5-year September average of 19 days. There was a 33.3% 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 an 80% increase in supply to 9 active units.

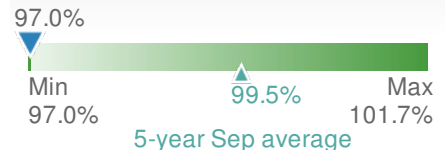
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.80 in August and a decrease from 0.60 in September 2025. The Contract Ratio is 56% lower than the 5-year September average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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**9**

Aug 2026	Sep 2025
5	5

Avg DOM**25**

Aug 2026	Sep 2025	YTD
27	16	16

Avg Sold to OLP Ratio**97.0%**

Aug 2026	Sep 2025	YTD
99.9%	100.5%	100.2%

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New Listings**5** **66.7%**from Aug 2026:
3 **66.7%**from Sep 2025:
3

YTD	2026	2025	+/-
	47	52	-9.6%

5-year Sep average: **4****New Pendings****2** **-33.3%**from Aug 2026:
3 **-33.3%**from Sep 2025:
3

YTD	2026	2025	+/-
	38	50	-24.0%

5-year Sep average: **3****Closed Sales****3** **-25.0%**from Aug 2026:
4 **-40.0%**from Sep 2025:
5

YTD	2026	2025	+/-
	36	51	-29.4%

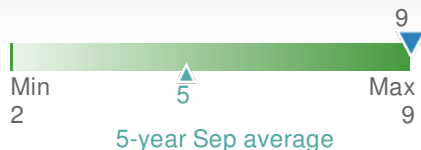
5-year Sep average: **6****Median
Sold Price****\$540,000** **10.1%**from Aug 2026:
\$490,450 **39.9%**from Sep 2025:
\$386,000

YTD	2026	2025	+/-
	\$433,000	\$405,000	6.9%

5-year Sep average: **\$441,200****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$540,000, representing an increase of 10.1% compared to last month and an increase of 39.9% from Sep 2025. The average days on market for units sold in September was 25 days, 33% above the 5-year September average of 19 days. There was a 33.3% 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 an 80% increase in supply to 9 active units.

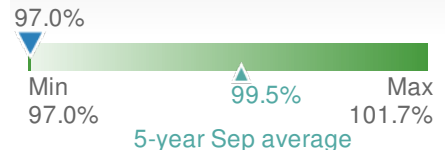
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.80 in August and a decrease from 0.75 in September 2025. The Contract Ratio is 56% lower than the 5-year September average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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**9**

Aug 2026	Sep 2025
5	4

Avg DOM**25**

Aug 2026	Sep 2025	YTD
27	16	15

**Avg Sold to
OLP Ratio****97.0%**

Aug 2026	Sep 2025	YTD
99.9%	100.5%	100.4%