August 2025

All Home Types
Detached
Attached

Local Market Insight

Chichester (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 24

4.3% from Jul 2025: **23**
-14.3% from Aug 2024: **28**

YTD	2025	2024	+/-
	209	**220**	-5.0%

5-year Aug average: **31**

New Pendings — 20

-9.1% from Jul 2025: **22**
-13.0% from Aug 2024: **23**

YTD	2025	2024	+/-
	181	**191**	-5.2%

5-year Aug average: **30**

Closed Sales — 27

28.6% from Jul 2025: **21**
58.8% from Aug 2024: **17**

YTD	2025	2024	+/-
	177	**188**	-5.9%

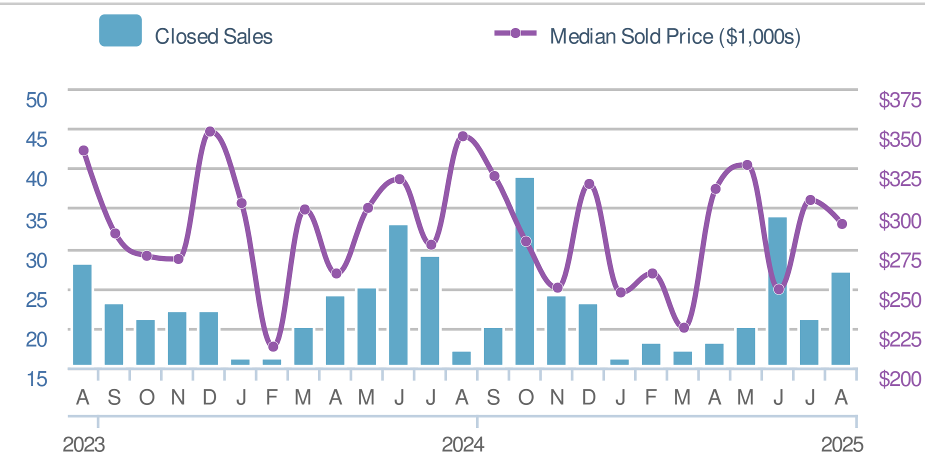
5-year Aug average: **29**

Median Sold Price — $290,000

-4.9% from Jul 2025: **$305,000**
-15.9% from Aug 2024: **$345,000**

YTD	2025	2024	+/-
	$287,000	**$299,750**	-4.3%

5-year Aug average: **$300,180**



Active Listings — 28

28
Min 21
25
Max 33
5-year Aug average

Jul 2025	Aug 2024
23	**33**

Avg DOM — 24

24
Min 10
16
Max 24
5-year Aug average

Jul 2025	Aug 2024	YTD
17	**18**	**20**

Avg Sold to OLP Ratio — 97.7%

97.7%
Min 97.7%
100.8%
Max 104.8%
5-year Aug average

Jul 2025	Aug 2024	YTD
98.3%	**100.6%**	**98.2%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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Chichester (Delaware, PA) - Detached

New Listings — 6

-50.0% from Jul 2025: **12**
-71.4% from Aug 2024: **21**

YTD	2025	2024	+/-
	104	**132**	-21.2%

5-year Aug average: **18**

New Pendings — 8

-33.3% from Jul 2025: **12**
-50.0% from Aug 2024: **16**

YTD	2025	2024	+/-
	93	**118**	-21.2%

5-year Aug average: **17**

Closed Sales — 13

18.2% from Jul 2025: **11**
8.3% from Aug 2024: **12**

YTD	2025	2024	+/-
	88	**113**	-22.1%

5-year Aug average: **19**

Median Sold Price — $365,000

0.0% from Jul 2025: **$365,000**
5.0% from Aug 2024: **$347,500**

YTD	2025	2024	+/-
	$351,500	**$345,000**	1.9%

5-year Aug average: **$339,800**

Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for August was $365,000, representing no change compared to last month and an increase of 5% from Aug 2024. The average days on market for units sold in August was 16 days, 25% above the 5-year August average of 13 days. There was a 33.3% month over month decrease in new contract activity with 8 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 14; and a 16.7% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 1.67 in July and an increase from 0.86 in August 2024. The Contract Ratio is 29% lower than the 5-year August average of 1.96. 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 — 10

10
Min 10 — 13 (5-year Aug average) — Max 21

Jul 2025	Aug 2024
12	**21**

Avg DOM — 16

16
Min 6 — 13 (5-year Aug average) — Max 16

Jul 2025	Aug 2024	YTD
21	**16**	**17**

Avg Sold to OLP Ratio — 98.8%

98.8%
Min 98.8% — 101.1% (5-year Aug average) — Max 104.0%

Jul 2025	Aug 2024	YTD
98.8%	**100.6%**	**99.5%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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New Listings 18

63.6% from Jul 2025: **11**

157.1% from Aug 2024: **7**

YTD	2025	2024	+/-
	105	**88**	19.3%

5-year Aug average: **13**

New Pendings 12

20.0% from Jul 2025: **10**

71.4% from Aug 2024: **7**

YTD	2025	2024	+/-
	88	**73**	20.5%

5-year Aug average: **13**

Closed Sales 14

40.0% from Jul 2025: **10**

180.0% from Aug 2024: **5**

YTD	2025	2024	+/-
	89	**75**	18.7%

5-year Aug average: **10**

Median Sold Price $180,500

-14.9% from Jul 2025: **$212,000**

-27.8% from Aug 2024: **$249,900**

YTD	2025	2024	+/-
	$191,000	**$202,000**	-5.4%

5-year Aug average: **$202,380**

Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for August was $180,500, representing a decrease of 14.9% compared to last month and a decrease of 27.8% from Aug 2024. The average days on market for units sold in August was 32 days, 63% above the 5-year August average of 20 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 9; and a 63.6% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.09 in July and a decrease from 0.75 in August 2024. The Contract Ratio is 65% lower than the 5-year August average of 1.41. 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 18

18

Min 9 — 12 (5-year Aug average) — Max 18

Jul 2025	Aug 2024
11	**12**

Avg DOM 32

32

Min 12 — 20 (5-year Aug average) — Max 32

Jul 2025	Aug 2024	YTD
12	**23**	**24**

Avg Sold to OLP Ratio 96.7%

96.7%

Min 96.7% — 100.2% (5-year Aug average) — Max 106.0%

Jul 2025	Aug 2024	YTD
97.7%	**100.5%**	**97.0%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.