August 2025

All Home Types
Detached
Attached

Local Market Insight

Unionville-Chadds Ford (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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Email: ldavis@tcsr.realtor

New Listings 19

-17.4%	35.7%
from Jul 2025: **23**	from Aug 2024: **14**

YTD	2025	2024	+/-
	192	**196**	-2.0%

5-year Aug average: **19**

New Pendings 23

91.7%	27.8%
from Jul 2025: **12**	from Aug 2024: **18**

YTD	2025	2024	+/-
	161	**152**	5.9%

5-year Aug average: **21**

Closed Sales 17

-26.1%	-15.0%
from Jul 2025: **23**	from Aug 2024: **20**

YTD	2025	2024	+/-
	151	**140**	7.9%

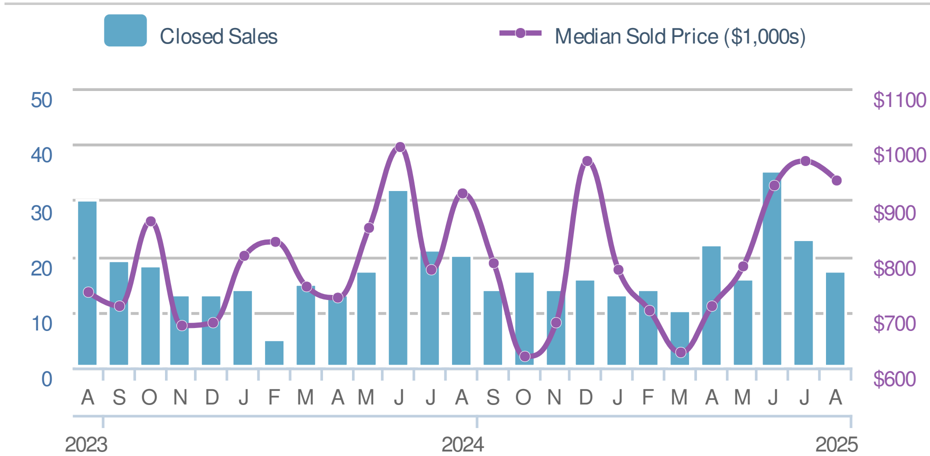
5-year Aug average: **26**

Median Sold Price $935,000

-3.6%	2.5%
from Jul 2025: **$970,000**	from Aug 2024: **$912,500**

YTD	2025	2024	+/-
	$846,000	**$832,500**	1.6%

5-year Aug average: **$791,500**



Active Listings 37

37

Min	5-year Aug average	Max
24	33	37

Jul 2025	Aug 2024
43	**36**

Avg DOM 16

16

Min	5-year Aug average	Max
16	20	24

Jul 2025	Aug 2024	YTD
18	**24**	**21**

Avg Sold to OLP Ratio 97.6%

97.6%

Min	5-year Aug average	Max
97.6%	99.5%	101.4%

Jul 2025	Aug 2024	YTD
97.4%	**98.2%**	**98.6%**

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

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New Listings 17

-19.0% from Jul 2025: **21**

41.7% from Aug 2024: **12**

YTD	2025	2024	+/-
	176	**174**	1.1%

5-year Aug average: **16**

New Pendings 23

109.1% from Jul 2025: **11**

43.8% from Aug 2024: **16**

YTD	2025	2024	+/-
	144	**132**	9.1%

5-year Aug average: **19**

Closed Sales 16

-27.3% from Jul 2025: **22**

-5.9% from Aug 2024: **17**

YTD	2025	2024	+/-
	132	**122**	8.2%

5-year Aug average: **22**

Median Sold Price $942,500

-3.8% from Jul 2025: **$980,000**

-2.8% from Aug 2024: **$970,100**

YTD	2025	2024	+/-
	$885,000	**$900,000**	-1.7%

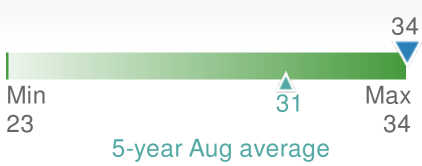
5-year Aug average: **$853,970**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for August was $942,500, representing a decrease of 3.8% compared to last month and a decrease of 2.8% from Aug 2024. The average days on market for units sold in August was 11 days, 43% below the 5-year August average of 19 days. There was a 109.1% month over month increase in new contract activity with 23 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 28; and a 19% decrease in supply to 34 active units.

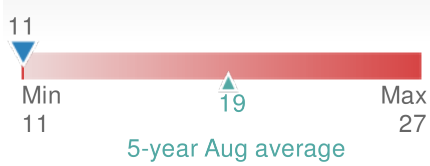
This activity resulted in a Contract Ratio of 0.82 pendings per active listing, up from 0.52 in July and an increase from 0.79 in August 2024. The Contract Ratio is 16% lower than the 5-year August average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 34



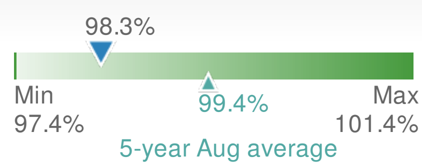
Jul 2025	Aug 2024
42	**34**

Avg DOM 11



Jul 2025	Aug 2024	YTD
18	**27**	**20**

Avg Sold to OLP Ratio 98.3%



Jul 2025	Aug 2024	YTD
97.0%	**97.4%**	**98.7%**

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

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August 2025

Unionville-Chadds Ford (Chester, PA) - Attached

New Listings — 2

0.0%	0.0%
from Jul 2025: **2**	from Aug 2024: **2**

YTD	2025	2024	+/-
	16	**22**	-27.3%

5-year Aug average: **3**

New Pendings — 0

-100.0%	-100.0%
from Jul 2025: **1**	from Aug 2024: **2**

YTD	2025	2024	+/-
	17	**19**	-10.5%

5-year Aug average: **2**

Closed Sales — 1

0.0%	-66.7%
from Jul 2025: **1**	from Aug 2024: **3**

YTD	2025	2024	+/-
	19	**17**	11.8%

5-year Aug average: **4**

Median Sold Price — $475,000

-24.4%	-19.5%
from Jul 2025: **$628,000**	from Aug 2024: **$590,000**

YTD	2025	2024	+/-
	$581,500	**$590,000**	-1.4%

5-year Aug average: **$537,700**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for August was $475,000, representing a decrease of 24.4% compared to last month and a decrease of 19.5% from Aug 2024. The average days on market for units sold in August was 101 days, 197% above the 5-year August average of 34 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1; and a 200% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 2.00 in July and a decrease from 1.00 in August 2024. The Contract Ratio is 83% lower than the 5-year August average of 1.97. 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 — 3

3
Min 1 — 2 — Max 3
5-year Aug average

Jul 2025	Aug 2024
1	**2**

Avg DOM — 101

101
Min 5 — 34 — Max 101
5-year Aug average

Jul 2025	Aug 2024	YTD
2	**5**	**34**

Avg Sold to OLP Ratio — 86.4%

86.4%
Min 86.4% — 98.4% — Max 103.0%
5-year Aug average

Jul 2025	Aug 2024	YTD
104.7%	**103.0%**	**98.1%**

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