August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Unionville-Chadds Ford (Delaware, PA)

MarketStats
by ShowingTime

Presented by
Lauren Davis
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August 2025

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Email: ldavis@tcsr.realtor

New Listings 9

▼-10.0% from Jul 2025: **10**

▲125.0% from Aug 2024: **4**

YTD	2025	2024	+/-
	73	45	62.2%

5-year Aug average: **6**

New Pendings 8

▲14.3% from Jul 2025: **7**

▲60.0% from Aug 2024: **5**

YTD	2025	2024	+/-
	45	37	21.6%

5-year Aug average: **6**

Closed Sales 4

▼-33.3% from Jul 2025: **6**

▼-42.9% from Aug 2024: **7**

YTD	2025	2024	+/-
	38	38	0.0%

5-year Aug average: **7**

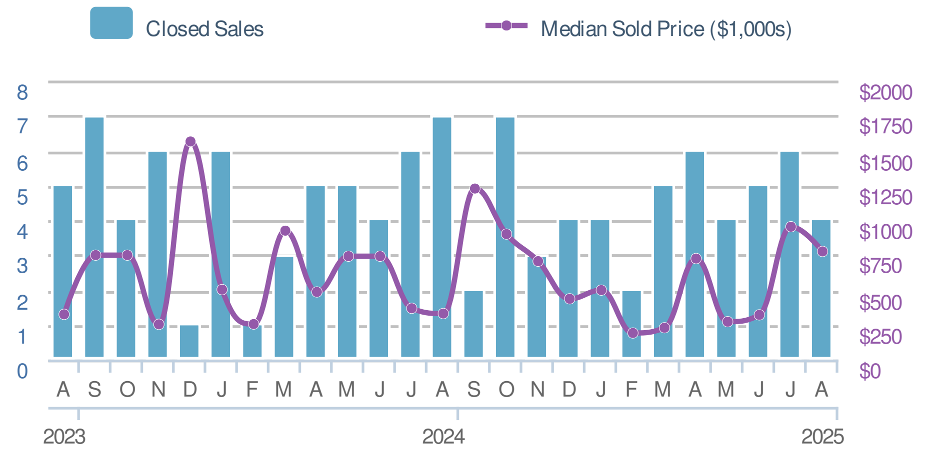
Median Sold Price $775,000

▼-18.6% from Jul 2025: **$952,500**

▲134.8% from Aug 2024: **$330,000**

YTD	2025	2024	+/-
	$337,000	**$537,500**	-37.3%

5-year Aug average: **$458,000**



Active Listings 17

Min 3 Max 17

5-year Aug average

Jul 2025	Aug 2024
19	**6**

Avg DOM 15

Min 6 Max 19

5-year Aug average

Jul 2025	Aug 2024	YTD
21	**11**	**22**

Avg Sold to OLP Ratio 96.2%

Min 96.2% Max 103.8%

5-year Aug average

Jul 2025	Aug 2024	YTD
93.2%	**100.6%**	**98.6%**

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

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Unionville-Chadds Ford (Delaware, PA) - Detached

New Listings 6

▲ 100.0% from Jul 2025: 3

▲ 100.0% from Aug 2024: 3

YTD	2025	2024	+/-
	40	**29**	37.9%

5-year Aug average: **4**

New Pendings 4

▲ 100.0% from Jul 2025: 2

↔ 0.0% from Aug 2024: 4

YTD	2025	2024	+/-
	20	**22**	-9.1%

5-year Aug average: **3**

Closed Sales 3

▼ -40.0% from Jul 2025: 5

▲ 50.0% from Aug 2024: 2

YTD	2025	2024	+/-
	17	**20**	-15.0%

5-year Aug average: **3**

Median Sold Price $940,000

▼ -3.6% from Jul 2025: **$975,000**

▲ 42.4% from Aug 2024: **$660,000**

YTD	2025	2024	+/-
	$850,000	**$865,000**	-1.7%

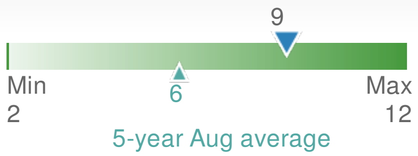
5-year Aug average: **$855,960**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for August was $940,000, representing a decrease of 3.6% compared to last month and an increase of 42.4% from Aug 2024. The average days on market for units sold in August was 19 days, 7% below the 5-year August average of 20 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from July) to 5; and a 25% decrease in supply to 9 active units.

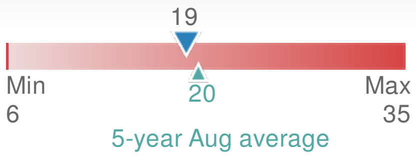
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.33 in July and a decrease from 1.00 in August 2024. The Contract Ratio is 63% lower than the 5-year August average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to 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



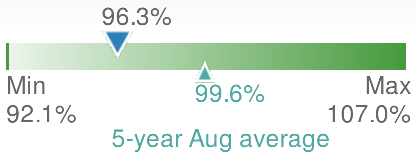
Jul 2025	Aug 2024
12	**5**

Avg DOM 19



Jul 2025	Aug 2024	YTD
24	**15**	**30**

Avg Sold to OLP Ratio 96.3%



Jul 2025	Aug 2024	YTD
92.3%	**100.6%**	**95.6%**

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

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August 2025

Unionville-Chadds Ford (Delaware, PA) - Attached

New Listings 3

-57.1% from Jul 2025: **7**

200.0% from Aug 2024: **1**

YTD	2025	2024	+/-
	33	**16**	106.3%

5-year Aug average: **3**

New Pendings 4

-20.0% from Jul 2025: **5**

300.0% from Aug 2024: **1**

YTD	2025	2024	+/-
	25	**15**	66.7%

5-year Aug average: **3**

Closed Sales 1

0.0% from Jul 2025: **1**

-80.0% from Aug 2024: **5**

YTD	2025	2024	+/-
	21	**18**	16.7%

5-year Aug average: **4**

Median Sold Price $230,000

-34.1% from Jul 2025: **$349,000**

-15.4% from Aug 2024: **$272,000**

YTD	2025	2024	+/-
	$228,000	**$324,500**	-29.7%

5-year Aug average: **$241,900**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for August was $230,000, representing a decrease of 34.1% compared to last month and a decrease of 15.4% from Aug 2024. The average days on market for units sold in August was 6 days, 17% below the 5-year August average of 7 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from July) to 6; and a 14.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.71 in July and an increase from 0.00 in August 2024. The Contract Ratio is 44% lower than the 5-year August average of 1.35. 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.

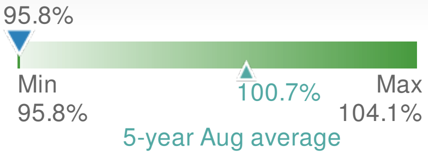
Active Listings 8

Jul 2025	Aug 2024
7	**1**

Avg DOM 6

Jul 2025	Aug 2024	YTD
8	**10**	**16**

Avg Sold to OLP Ratio 95.8%



Jul 2025	Aug 2024	YTD
97.8%	**100.6%**	**101.1%**

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