September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Chichester (Delaware, PA)

MarketStats by ShowingTime

Presented by
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September 2025
Chichester (Delaware, PA)

New Listings — 30

↑ 25.0% from Aug 2025: **24**
↓ -14.3% from Sep 2024: **35**

YTD	2025	2024	+/-
	243	**258**	-5.8%

5-year Sep average: **30**

New Pendings — 23

↑ 15.0% from Aug 2025: **20**
↓ -37.8% from Sep 2024: **37**

YTD	2025	2024	+/-
	205	**228**	-10.1%

5-year Sep average: **29**

Closed Sales — 18

↓ -33.3% from Aug 2025: **27**
↓ -10.0% from Sep 2024: **20**

YTD	2025	2024	+/-
	196	**208**	-5.8%

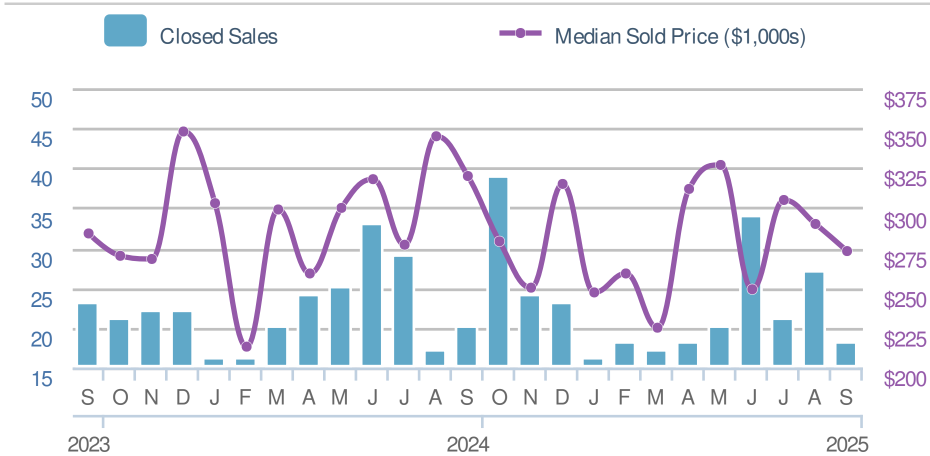
5-year Sep average: **26**

Median Sold Price — $273,750

↓ -5.6% from Aug 2025: **$290,000**
↓ -14.5% from Sep 2024: **$320,000**

YTD	2025	2024	+/-
	$288,500	**$299,750**	-3.8%

5-year Sep average: **$276,550**



Active Listings — 34

Min 19 — Max 34; current 34; 5-year Sep average 24

Aug 2025	Sep 2024
28	**29**

Avg DOM — 19

Min 8 — Max 19; current 19; 5-year Sep average 15

Aug 2025	Sep 2024	YTD
24	**17**	**20**

Avg Sold to OLP Ratio — 95.6%

Min 95.6% — Max 102.6%; current 95.6%; 5-year Sep average 99.5%

Aug 2025	Sep 2024	YTD
97.7%	**99.3%**	**98.0%**

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New Listings 16

166.7% from Aug 2025: 6

-11.1% from Sep 2024: 18

YTD	2025	2024	+/-
	121	151	-19.9%

5-year Sep average: **17**

New Pendings 11

37.5% from Aug 2025: 8

-52.2% from Sep 2024: 23

YTD	2025	2024	+/-
	104	140	-25.7%

5-year Sep average: **17**

Closed Sales 8

-38.5% from Aug 2025: 13

-42.9% from Sep 2024: 14

YTD	2025	2024	+/-
	98	126	-22.2%

5-year Sep average: **16**

Median Sold Price $355,000

-2.7% from Aug 2025: $365,000

0.4% from Sep 2024: $353,750

YTD	2025	2024	+/-
	$351,500	$346,250	1.5%

5-year Sep average: **$331,990**

Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for September was $355,000, representing a decrease of 2.7% compared to last month and an increase of 0.4% from Sep 2024. The average days on market for units sold in September was 30 days, 77% above the 5-year September average of 17 days. There was a 37.5% month over month increase in new contract activity with 11 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from August) to 15; and a 60% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.40 in August and a decrease from 1.80 in September 2024. The Contract Ratio is 47% lower than the 5-year September average of 1.77. 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 16

16

Min 11 | 14 5-year Sep average | Max 16

Aug 2025	Sep 2024
10	15

Avg DOM 30

30

Min 7 | 17 5-year Sep average | Max 30

Aug 2025	Sep 2024	YTD
16	17	18

Avg Sold to OLP Ratio 99.5%

99.5%

Min 98.0% | 100.3% 5-year Sep average | Max 102.7%

Aug 2025	Sep 2024	YTD
98.8%	98.0%	99.4%

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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New Listings 14

-22.2% from Aug 2025: **18**

-17.6% from Sep 2024: **17**

YTD	2025	2024	+/-
	122	**107**	14.0%

5-year Sep average: **13**

New Pendings 12

0.0% from Aug 2025: **12**

-14.3% from Sep 2024: **14**

YTD	2025	2024	+/-
	101	**88**	14.8%

5-year Sep average: **13**

Closed Sales 10

-28.6% from Aug 2025: **14**

66.7% from Sep 2024: **6**

YTD	2025	2024	+/-
	98	**82**	19.5%

5-year Sep average: **10**

Median Sold Price $167,450

-7.2% from Aug 2025: **$180,500**

-3.2% from Sep 2024: **$173,000**

YTD	2025	2024	+/-
	$189,999	**$200,000**	-5.0%

5-year Sep average: **$177,480**

Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for September was $167,450, representing a decrease of 7.2% compared to last month and a decrease of 3.2% from Sep 2024. The average days on market for units sold in September was 11 days, 17% below the 5-year September average of 13 days. There was no month over month change in new contract activity with 12 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from August) to 13; and no change in supply with 18 active units.

This activity resulted in a Contract Ratio of 0.72 pendings per active listing, up from 0.50 in August and a decrease from 1.21 in September 2024. The Contract Ratio is 66% lower than the 5-year September average of 2.13. 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 6 | 11 5-year Sep average | Max 18

Aug 2025	Sep 2024
18	**14**

Avg DOM 11

11

Min 9 | 13 5-year Sep average | Max 18

Aug 2025	Sep 2024	YTD
32	**18**	**22**

Avg Sold to OLP Ratio 92.6%

92.6%

Min 92.6% | 98.9% 5-year Sep average | Max 102.4%

Aug 2025	Sep 2024	YTD
96.7%	**102.2%**	**96.6%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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