September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Unionville-Chadds Ford (Chester, PA)

Presented by
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September 2025
Unionville-Chadds Ford (Chester, PA)

New Listings — 25

31.6% from Aug 2025: **19**	47.1% from Sep 2024: **17**

YTD	2025	2024	+/-
	221	**217**	1.8%

5-year Sep average: **19**

New Pendings — 20

-13.0% from Aug 2025: **23**	53.8% from Sep 2024: **13**

YTD	2025	2024	+/-
	183	**164**	11.6%

5-year Sep average: **17**

Closed Sales — 18

5.9% from Aug 2025: **17**	28.6% from Sep 2024: **14**

YTD	2025	2024	+/-
	170	**155**	9.7%

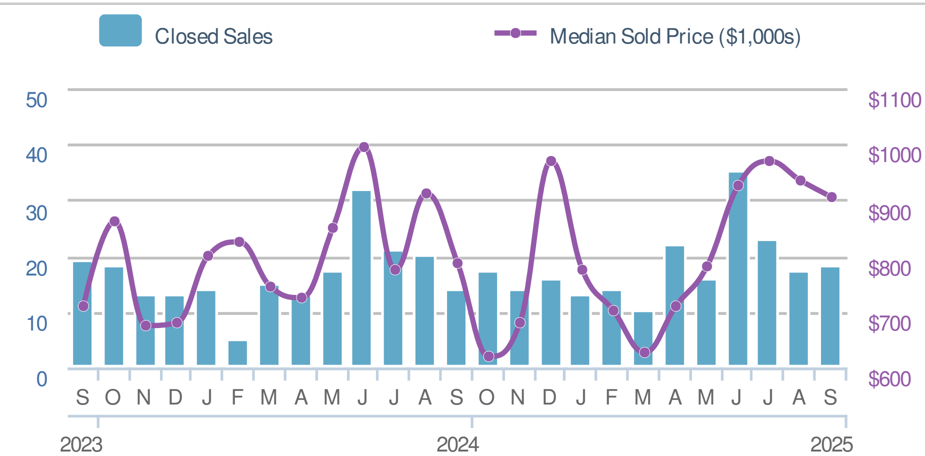
5-year Sep average: **20**

Median Sold Price — $905,000

-3.2% from Aug 2025: **$935,000**	14.9% from Sep 2024: **$787,500**

YTD	2025	2024	+/-
	$852,500	**$825,000**	3.3%

5-year Sep average: **$748,500**



Active Listings — 40

Current: 40
Min 24 | 5-year Sep average 35 | Max 44

Aug 2025	Sep 2024
37	**44**

Avg DOM — 55

Current: 55
Min 19 | 5-year Sep average 43 | Max 80

Aug 2025	Sep 2024	YTD
16	**80**	**25**

Avg Sold to OLP Ratio — 97.6%

Current: 97.6%
Min 95.0% | 5-year Sep average 98.5% | Max 100.9%

Aug 2025	Sep 2024	YTD
97.6%	**95.0%**	**98.5%**

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

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Unionville-Chadds Ford (Chester, PA) - Detached

New Listings — 21

▲ 23.5%	▲ 90.9%
from Aug 2025: **17**	from Sep 2024: **11**

YTD	2025	2024	+/-
	201	**188**	6.9%

5-year Sep average: **16**

New Pendings — 17

▼ -26.1%	▲ 41.7%
from Aug 2025: **23**	from Sep 2024: **12**

YTD	2025	2024	+/-
	162	**143**	13.3%

5-year Sep average: **14**

Closed Sales — 17

▲ 6.3%	▲ 21.4%
from Aug 2025: **16**	from Sep 2024: **14**

YTD	2025	2024	+/-
	150	**137**	9.5%

5-year Sep average: **17**

Median Sold Price — $910,000

▼ -3.4%	▲ 15.6%
from Aug 2025: **$942,500**	from Sep 2024: **$787,500**

YTD	2025	2024	+/-
	$897,500	**$880,000**	2.0%

5-year Sep average: **$827,900**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for September was $910,000, representing a decrease of 3.4% compared to last month and an increase of 15.6% from Sep 2024. The average days on market for units sold in September was 58 days, 30% above the 5-year September average of 45 days. There was a 26.1% month over month decrease in new contract activity with 17 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 28; and an 11.8% increase in supply to 38 active units.

This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 0.82 in August and an increase from 0.62 in September 2024. The Contract Ratio is 17% lower than the 5-year September average of 0.89. 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 — 38

38

Min	5-year Sep average	Max
23	32	38

Aug 2025	Sep 2024
34	**37**

Avg DOM — 58

58

Min	5-year Sep average	Max
12	45	80

Aug 2025	Sep 2024	YTD
11	**80**	**24**

Avg Sold to OLP Ratio — 97.2%

97.2%

Min	5-year Sep average	Max
95.0%	98.7%	101.1%

Aug 2025	Sep 2024	YTD
98.3%	**95.0%**	**98.5%**

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

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New Listings — 4

100.0% from Aug 2025: **2**
-33.3% from Sep 2024: **6**

YTD	2025	2024	+/-
	20	**29**	-31.0%

5-year Sep average: **4**

New Pendings — 3

0.0% from Aug 2025: **0**
200.0% from Sep 2024: **1**

YTD	2025	2024	+/-
	21	**20**	5.0%

5-year Sep average: **3**

Closed Sales — 1

0.0% from Aug 2025: **1**
0.0% from Sep 2024: **0**

YTD	2025	2024	+/-
	20	**17**	17.6%

5-year Sep average: **3**

Median Sold Price — $492,500

3.7% from Aug 2025: **$475,000**
0.0% from Sep 2024: **$0**

YTD	2025	2024	+/-
	$580,750	**$590,000**	-1.6%

5-year Sep average: **$426,900**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for September was $492,500, representing an increase of 3.7% compared to last month and an increase of 0% from Sep 2024. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 11 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and a 33.3% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.33 in August and an increase from 0.43 in September 2024. The Contract Ratio is 6% higher than the 5-year September average of 1.89. 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 — 2

2
Min 1 — 3 — Max 7
5-year Sep average

Aug 2025	Sep 2024
3	**7**

Avg DOM — 0

0
Min 0 — 11 — Max 38
5-year Sep average

Aug 2025	Sep 2024	YTD
101	**0**	**32**

Avg Sold to OLP Ratio — 103.7%

103.7%
Min 0.0% — 80.2% — Max 103.7%
5-year Sep average

Aug 2025	Sep 2024	YTD
86.4%	**0.0%**	**98.4%**

MarketStats by ShowingTime