September 2025

All Home Types
Detached
Attached

Local Market **Insight**

Unionville-Chadds Ford (Delaware, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Unionville-Chadds Ford (Delaware, PA)

New Listings 16

▲ 77.8% from Aug 2025: **9**

▲ 128.6% from Sep 2024: **7**

YTD	2025	2024	+/-
	92	**53**	73.6%

5-year Sep average: **9**

New Pendings 3

▼ -62.5% from Aug 2025: **8**

▼ -25.0% from Sep 2024: **4**

YTD	2025	2024	+/-
	47	**41**	14.6%

5-year Sep average: **4**

Closed Sales 9

▲ 125.0% from Aug 2025: **4**

▲ 350.0% from Sep 2024: **2**

YTD	2025	2024	+/-
	47	**40**	17.5%

5-year Sep average: **6**

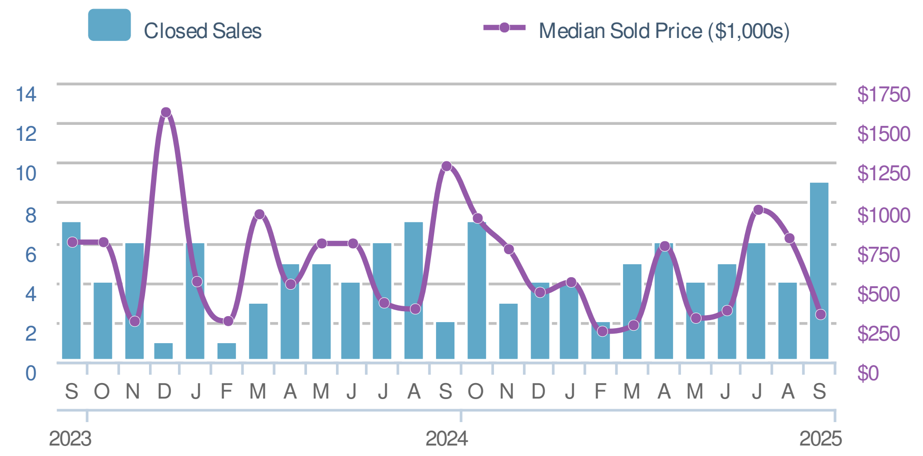
Median Sold Price $295,000

▼ -61.9% from Aug 2025: **$775,000**

▼ -76.0% from Sep 2024: **$1,227,500**

YTD	2025	2024	+/-
	$325,000	**$565,000**	-42.5%

5-year Sep average: **$701,790**



Active Listings 20

Aug 2025	Sep 2024
17	**9**

Avg DOM 23

Aug 2025	Sep 2024	YTD
15	**7**	**22**

Avg Sold to OLP Ratio 97.4%

Aug 2025	Sep 2024	YTD
96.2%	**102.3%**	**98.4%**

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

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September 2025

Unionville-Chadds Ford (Delaware, PA) - Detached

New Listings 12

100.0%	200.0%
from Aug 2025: **6**	from Sep 2024: **4**

YTD	2025	2024	+/-
	55	**34**	61.8%

5-year Sep average: **6**

New Pendings 1

-75.0%	-75.0%
from Aug 2025: **4**	from Sep 2024: **4**

YTD	2025	2024	+/-
	20	**26**	-23.1%

5-year Sep average: **2**

Closed Sales 3

0.0%	50.0%
from Aug 2025: **3**	from Sep 2024: **2**

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

5-year Sep average: **3**

Median Sold Price $755,000

-19.7%	-38.5%
from Aug 2025: **$940,000**	from Sep 2024: **$1,227,500**

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

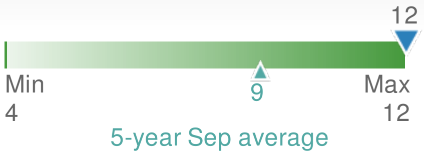
5-year Sep average: **$985,500**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for September was $755,000, representing a decrease of 19.7% compared to last month and a decrease of 38.5% from Sep 2024. The average days on market for units sold in September was 35 days, 36% above the 5-year September average of 26 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 60% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 2; and a 33.3% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.17 pendings per active listing, down from 0.56 in August and a decrease from 1.17 in September 2024. The Contract Ratio is 71% lower than the 5-year September average of 0.58. 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 12

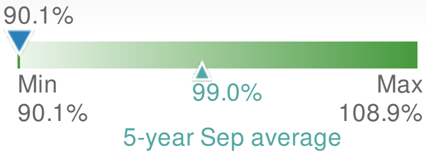


Aug 2025	Sep 2024
9	**6**

Avg DOM 35

Aug 2025	Sep 2024	YTD
19	**7**	**30**

Avg Sold to OLP Ratio 90.1%



Aug 2025	Sep 2024	YTD
96.3%	**102.3%**	**94.8%**

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

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September 2025

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New Listings 4

▲ 33.3% from Aug 2025: **3**

▲ 33.3% from Sep 2024: **3**

YTD	2025	2024	+/-
	37	**19**	94.7%

5-year Sep average: **3**

New Pendings 2

▼ -50.0% from Aug 2025: **4**

↔ 0.0% from Sep 2024: **0**

YTD	2025	2024	+/-
	27	**15**	80.0%

5-year Sep average: **3**

Closed Sales 6

▲ 500.0% from Aug 2025: **1**

↔ 0.0% from Sep 2024: **0**

YTD	2025	2024	+/-
	27	**18**	50.0%

5-year Sep average: **3**

Median Sold Price $245,000

▲ 6.5% from Aug 2025: **$230,000**

↔ 0.0% from Sep 2024: **$0**

YTD	2025	2024	+/-
	$230,000	**$324,500**	-29.1%

5-year Sep average: **$198,100**

Summary

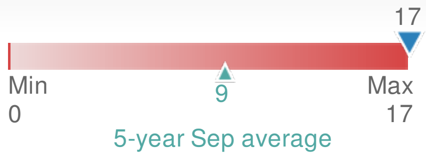
In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for September was $245,000, representing an increase of 6.5% compared to last month and an increase of 0% from Sep 2024. The average days on market for units sold in September was 17 days, 81% above the 5-year September average of 9 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 2; and no change in supply with 8 active units.

This activity resulted in a Contract Ratio of 0.25 pendings per active listing, down from 0.75 in August and an increase from 0.00 in September 2024. The Contract Ratio is 44% lower than the 5-year September average of 0.45. 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

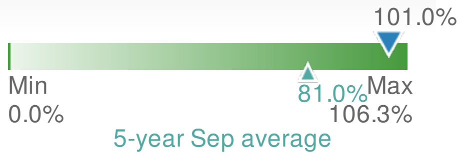
Aug 2025	Sep 2024
8	**3**

Avg DOM 17



Aug 2025	Sep 2024	YTD
6	**0**	**16**

Avg Sold to OLP Ratio 101.0%



Aug 2025	Sep 2024	YTD
95.8%	**0.0%**	**101.1%**

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