October 2025

All Home Types
Detached
Attached

Local Market **Insight**

Unionville-Chadds Ford (Chester, PA)

MarketStats
by ShowingTime

Presented by
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Unionville-Chadds Ford (Chester, PA)

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New Listings 24

-4.0% from Sep 2025: **25**

-4.0% from Oct 2024: **25**

YTD	2025	2024	+/-
	247	**244**	1.2%

5-year Oct average: **21**

New Pendings 20

0.0% from Sep 2025: **20**

5.3% from Oct 2024: **19**

YTD	2025	2024	+/-
	200	**183**	9.3%

5-year Oct average: **18**

Closed Sales 18

0.0% from Sep 2025: **18**

5.9% from Oct 2024: **17**

YTD	2025	2024	+/-
	189	**172**	9.9%

5-year Oct average: **19**

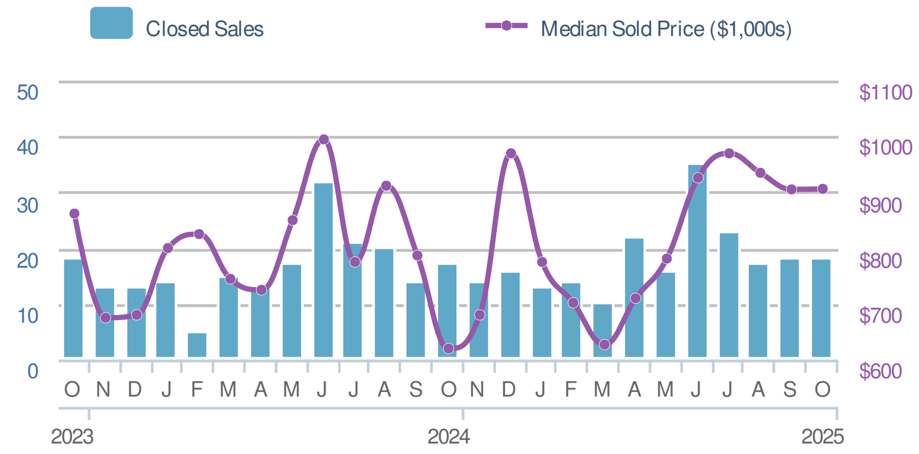
Median Sold Price $906,250

0.1% from Sep 2025: **$905,000**

46.2% from Oct 2024: **$620,000**

YTD	2025	2024	+/-
	$855,000	**$802,500**	6.5%

5-year Oct average: **$770,450**



Active Listings 44

44

36

Min 20 · Max 44

5-year Oct average

Sep 2025	Oct 2024
40	**44**

Avg DOM 34

34

24

Min 18 · Max 34

5-year Oct average

Sep 2025	Oct 2024	YTD
55	**19**	**26**

Avg Sold to OLP Ratio 97.7%

97.7%

99.8%

Min 96.7% · Max 103.0%

5-year Oct average

Sep 2025	Oct 2024	YTD
97.6%	**99.9%**	**98.4%**

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

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Unionville-Chadds Ford (Chester, PA) - Detached

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New Listings 19

▼ -9.5% from Sep 2025: **21**

▼ -5.0% from Oct 2024: **20**

YTD	2025	2024	+/-
	222	**210**	5.7%

5-year Oct average: **18**

New Pendings 19

▲ 11.8% from Sep 2025: **17**

▲ 46.2% from Oct 2024: **13**

YTD	2025	2024	+/-
	178	**156**	14.1%

5-year Oct average: **16**

Closed Sales 16

▼ -5.9% from Sep 2025: **17**

▲ 14.3% from Oct 2024: **14**

YTD	2025	2024	+/-
	167	**151**	10.6%

5-year Oct average: **17**

Median Sold Price $998,750

▲ 9.8% from Sep 2025: **$910,000**

▲ 59.3% from Oct 2024: **$627,000**

YTD	2025	2024	+/-
	$900,000	**$850,000**	5.9%

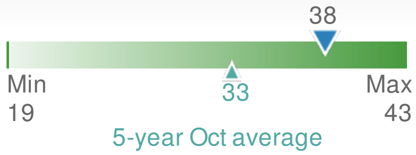
5-year Oct average: **$827,650**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for October was $998,750, representing an increase of 9.8% compared to last month and an increase of 59.3% from Oct 2024. The average days on market for units sold in October was 34 days, 44% above the 5-year October average of 24 days. There was an 11.8% month over month increase in new contract activity with 19 New Pendings; a 3.6% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 27; and no change in supply with 38 active units.

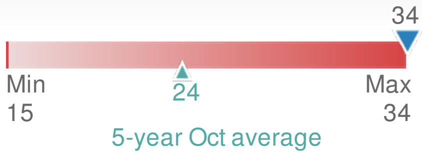
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.74 in September and an increase from 0.58 in October 2024. The Contract Ratio is 10% lower than the 5-year October average of 0.79. A higher Contract Ratio signifies a relative increase in contract activity compared 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



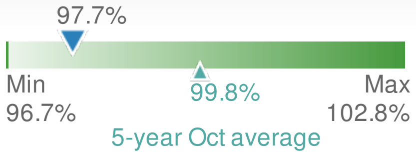
Sep 2025	Oct 2024
38	**38**

Avg DOM 34



Sep 2025	Oct 2024	YTD
58	**17**	**25**

Avg Sold to OLP Ratio 97.7%



Sep 2025	Oct 2024	YTD
97.2%	**99.8%**	**98.4%**

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

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October 2025

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New Listings 5

▲ 25.0% from Sep 2025: **4**

↔ 0.0% from Oct 2024: **5**

YTD	2025	2024	+/-
	25	**34**	-26.5%

5-year Oct average: **3**

New Pendings 1

▼ -66.7% from Sep 2025: **3**

▼ -83.3% from Oct 2024: **6**

YTD	2025	2024	+/-
	22	**26**	-15.4%

5-year Oct average: **2**

Closed Sales 2

▲ 100.0% from Sep 2025: **1**

▼ -33.3% from Oct 2024: **3**

YTD	2025	2024	+/-
	22	**20**	10.0%

5-year Oct average: **2**

Median Sold Price $572,500

▲ 16.2% from Sep 2025: **$492,500**

▲ 21.8% from Oct 2024: **$470,000**

YTD	2025	2024	+/-
	$580,750	**$576,000**	0.8%

5-year Oct average: **$535,000**

Summary

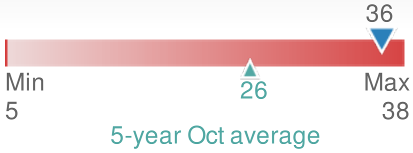
In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for October was $572,500, representing an increase of 16.2% compared to last month and an increase of 21.8% from Oct 2024. The average days on market for units sold in October was 36 days, 41% above the 5-year October average of 26 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 3; and a 200% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 2.00 in September and a decrease from 1.00 in October 2024. The Contract Ratio is 58% lower than the 5-year October average of 1.20. 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 6

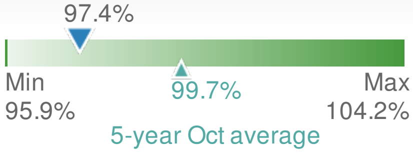
Sep 2025	Oct 2024
2	**6**

Avg DOM 36



Sep 2025	Oct 2024	YTD
0	**26**	**33**

Avg Sold to OLP Ratio 97.4%



Sep 2025	Oct 2024	YTD
103.7%	**100.4%**	**98.3%**

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

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