# October 2025

All Home Types
Detached
Attached

# Local Market **Insight**

## Unionville-Chadds Ford (Delaware, PA)

MarketStats by ShowingTime

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
**Lauren Davis**
**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# October 2025

## Unionville-Chadds Ford (Delaware, PA)

### New Listings: 10

-37.5% from Sep 2025: **16**
66.7% from Oct 2024: **6**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **104** | **60** | 73.3% |

5-year Oct average: **6**

### New Pendings: 6

100.0% from Sep 2025: **3**
50.0% from Oct 2024: **4**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **53** | **45** | 17.8% |

5-year Oct average: **5**

### Closed Sales: 1

-88.9% from Sep 2025: **9**
-85.7% from Oct 2024: **7**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **48** | **47** | 2.1% |

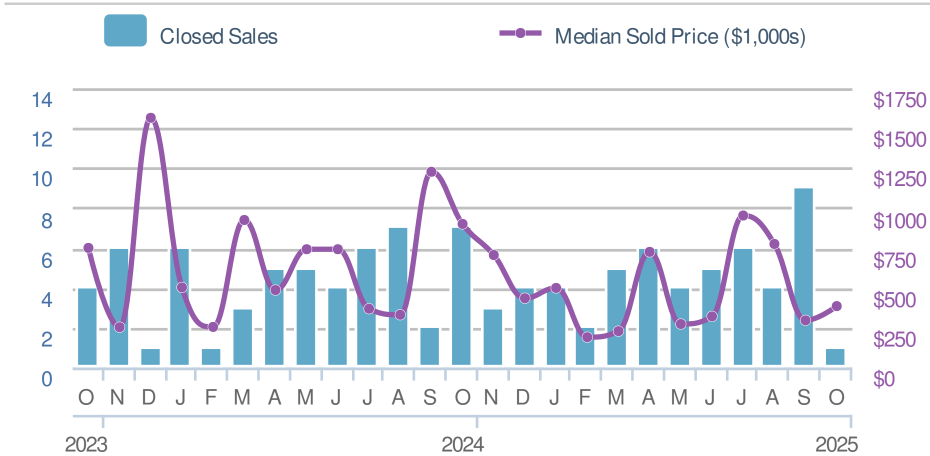
5-year Oct average: **5**

### Median Sold Price: $385,000

30.5% from Sep 2025: **$295,000**
-57.2% from Oct 2024: **$900,000**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$337,000** | **$655,000** | -48.5% |

5-year Oct average: **$563,200**




### Active Listings: 25

25
Min 4
13
Max 25
5-year Oct average

| Sep 2025 | Oct 2024 |
|---|---|
| **20** | **13** |

### Avg DOM: 49

49
Min 10
26
Max 49
5-year Oct average

| Sep 2025 | Oct 2024 | YTD |
|---|---|---|
| **23** | **24** | **22** |

### Avg Sold to OLP Ratio: 100.0%

100.0%
Min 96.0%
99.3%
Max 101.4%
5-year Oct average

| Sep 2025 | Oct 2024 | YTD |
|---|---|---|
| **97.4%** | **101.4%** | **98.4%** |


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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
**Lauren Davis**

# October 2025

## Unionville-Chadds Ford (Delaware, PA) - Detached

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

### New Listings — 6

| -50.0% | 100.0% |
|---|---|
| from Sep 2025: **12** | from Oct 2024: **3** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **62** | **37** | 67.6% |

5-year Oct average: **3**

### New Pendings — 2

| 100.0% | 0.0% |
|---|---|
| from Sep 2025: **1** | from Oct 2024: **2** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **22** | **28** | -21.4% |

5-year Oct average: **2**

### Closed Sales — 0

| -100.0% | -100.0% |
|---|---|
| from Sep 2025: **3** | from Oct 2024: **7** |

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

5-year Oct average: **3**

### Median Sold Price — $0

| -100.0% | -100.0% |
|---|---|
| from Sep 2025: **$755,000** | from Oct 2024: **$900,000** |

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$850,000** | **$880,001** | -3.4% |

5-year Oct average: **$701,980**

## Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for October was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Oct 2024. The average days on market for units sold in October was 0 days, 100% below the 5-year October average of 26 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from September) to 4; and a 41.7% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 0.24 pendings per active listing, up from 0.17 in September and a decrease from 0.29 in October 2024. The Contract Ratio is 46% lower than the 5-year October 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 — 17

17

| Min | 5-year Oct average | Max |
|---|---|---|
| 3 | 9 | 17 |

| Sep 2025 | Oct 2024 |
|---|---|
| **12** | **7** |

### Avg DOM — 0

0

| Min | 5-year Oct average | Max |
|---|---|---|
| 0 | 26 | 55 |

| Sep 2025 | Oct 2024 | YTD |
|---|---|---|
| **35** | **24** | **30** |

### Avg Sold to OLP Ratio — 0.0%

0.0%

| Min | 5-year Oct average | Max |
|---|---|---|
| 0.0% | 77.2% | 101.4% |

| Sep 2025 | Oct 2024 | YTD |
|---|---|---|
| **90.1%** | **101.4%** | **94.8%** |


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

Local Market **Insight**

Presented by
**Lauren Davis**

**Tri-County Suburban REALTORS**
Email: ldavis@tcsr.realtor

# October 2025

## Unionville-Chadds Ford (Delaware, PA) - Attached

### New Listings 4

0.0% from Sep 2025: **4**

33.3% from Oct 2024: **3**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **42** | **23** | 82.6% |

5-year Oct average: **3**

### New Pendings 4

100.0% from Sep 2025: **2**

100.0% from Oct 2024: **2**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **31** | **17** | 82.4% |

5-year Oct average: **3**

### Closed Sales 1

-83.3% from Sep 2025: **6**

0.0% from Oct 2024: **0**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **28** | **18** | 55.6% |

5-year Oct average: **2**

### Median Sold Price $385,000

57.1% from Sep 2025: **$245,000**

0.0% from Oct 2024: **$0**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$236,250** | **$324,500** | -27.2% |

5-year Oct average: **$238,980**

## Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for October was $385,000, representing an increase of 57.1% compared to last month and an increase of 0% from Oct 2024. The average days on market for units sold in October was 49 days, 218% above the 5-year October average of 15 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from September) to 5; and no change in supply with 8 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.25 in September and an increase from 0.33 in October 2024. The Contract Ratio is 58% lower than the 5-year October average of 1.49. 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

8

Min 1 — 4 — Max 8

5-year Oct average

| Sep 2025 | Oct 2024 |
|---|---|
| **8** | **6** |

### Avg DOM 49

49

Min 0 — 15 — Max 49

5-year Oct average

| Sep 2025 | Oct 2024 | YTD |
|---|---|---|
| **17** | **0** | **17** |

### Avg Sold to OLP Ratio 100.0%

100.0%

Min 0.0% — 80.0% — Max 101.6%

5-year Oct average

| Sep 2025 | Oct 2024 | YTD |
|---|---|---|
| **101.0%** | **0.0%** | **101.0%** |


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

MarketStats by ShowingTime