November 2025

All Home Types
Detached
Attached

Local Market **Insight**

Chichester (Delaware, PA)

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

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November 2025

Chichester (Delaware, PA)

New Listings 25

▼ -30.6%	▲ 8.7%
from Oct 2025: **36**	from Nov 2024: **23**

YTD	2025	2024	+/-
	313	**315**	-0.6%

5-year Nov average: **27**

New Pendings 26

▼ -7.1%	▲ 13.0%
from Oct 2025: **28**	from Nov 2024: **23**

YTD	2025	2024	+/-
	263	**282**	-6.7%

5-year Nov average: **27**

Closed Sales 26

↔ 0.0%	▲ 8.3%
from Oct 2025: **26**	from Nov 2024: **24**

YTD	2025	2024	+/-
	249	**273**	-8.8%

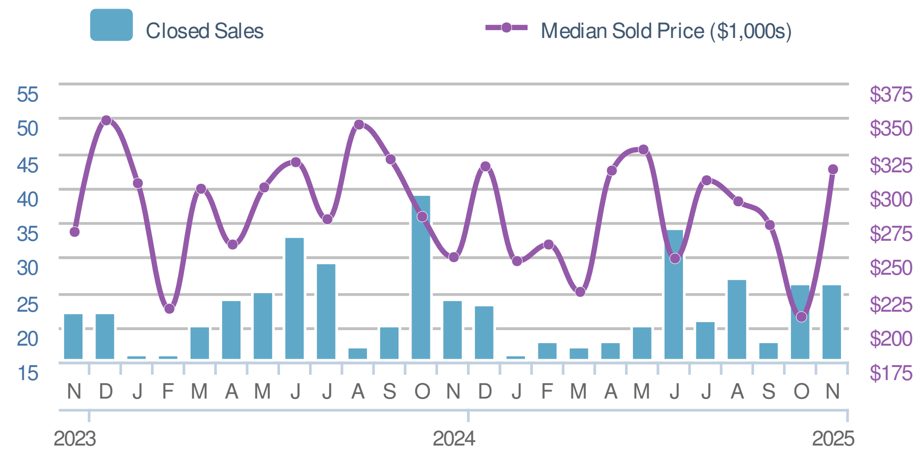
5-year Nov average: **26**

Median Sold Price $313,000

▲ 50.8%	▲ 25.2%
from Oct 2025: **$207,500**	from Nov 2024: **$250,000**

YTD	2025	2024	+/-
	$285,000	**$280,000**	1.8%

5-year Nov average: **$266,900**



Active Listings 36

36
Min 19
26
Max 36
5-year Nov average

Oct 2025	Nov 2024
38	**26**

Avg DOM 13

13
Min 12
18
Max 30
5-year Nov average

Oct 2025	Nov 2024	YTD
15	**30**	**19**

Avg Sold to OLP Ratio 96.7%

96.7%
Min 96.7%
98.8%
Max 100.3%
5-year Nov average

Oct 2025	Nov 2024	YTD
97.0%	**99.4%**	**97.7%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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New Listings 9

▼ -60.9% from Oct 2025: **23**

▼ -25.0% from Nov 2024: **12**

YTD	2025	2024	+/-
	156	**190**	-17.9%

5-year Nov average: **14**

New Pendings 13

▼ -27.8% from Oct 2025: **18**

▼ -27.8% from Nov 2024: **18**

YTD	2025	2024	+/-
	134	**177**	-24.3%

5-year Nov average: **16**

Closed Sales 12

▼ -14.3% from Oct 2025: **14**

▼ -7.7% from Nov 2024: **13**

YTD	2025	2024	+/-
	124	**167**	-25.7%

5-year Nov average: **14**

Median Sold Price $361,250

▲ 17.3% from Oct 2025: **$308,000**

▼ -4.9% from Nov 2024: **$380,000**

YTD	2025	2024	+/-
	$347,450	**$345,000**	0.7%

5-year Nov average: **$341,350**

Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for November was $361,250, representing an increase of 17.3% compared to last month and a decrease of 4.9% from Nov 2024. The average days on market for units sold in November was 13 days, 29% below the 5-year November average of 18 days. There was a 27.8% month over month decrease in new contract activity with 13 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 19; and a 20% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.19 pendings per active listing, up from 0.95 in October and a decrease from 1.77 in November 2024. The Contract Ratio is 24% lower than the 5-year November average of 1.56. 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

Oct 2025	Nov 2024
20	**13**

Avg DOM 13

Oct 2025	Nov 2024	YTD
14	**34**	**17**

Avg Sold to OLP Ratio 96.8%

Oct 2025	Nov 2024	YTD
96.1%	**100.0%**	**98.8%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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New Listings 16

▲23.1% from Oct 2025: **13**

▲45.5% from Nov 2024: **11**

YTD	2025	2024	+/-
	157	**125**	25.6%

5-year Nov average: **13**

New Pendings 13

▲30.0% from Oct 2025: **10**

▲160.0% from Nov 2024: **5**

YTD	2025	2024	+/-
	129	**105**	22.9%

5-year Nov average: **11**

Closed Sales 14

▲16.7% from Oct 2025: **12**

▲27.3% from Nov 2024: **11**

YTD	2025	2024	+/-
	125	**106**	17.9%

5-year Nov average: **12**

Median Sold Price $197,500

▲7.0% from Oct 2025: **$184,500**

▼-6.8% from Nov 2024: **$212,000**

YTD	2025	2024	+/-
	$190,000	**$199,950**	-5.0%

5-year Nov average: **$182,360**

Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for November was $197,500, representing an increase of 7% compared to last month and a decrease of 6.8% from Nov 2024. The average days on market for units sold in November was 12 days, 32% below the 5-year November average of 18 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 14; and an 11.1% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.70 pendings per active listing, up from 0.61 in October and a decrease from 0.77 in November 2024. The Contract Ratio is 63% lower than the 5-year November average of 1.88. 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 20

Oct 2025	Nov 2024
18	**13**

Avg DOM 12

Oct 2025	Nov 2024	YTD
16	**24**	**21**

Avg Sold to OLP Ratio 96.6%

Oct 2025	Nov 2024	YTD
98.0%	**98.7%**	**96.7%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.