November 2025

All Home Types
Detached
Attached

Local Market Insight

Unionville-Chadds Ford (Chester, PA)

MarketStats by ShowingTime

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

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Email: ldavis@tcsr.realtor

New Listings 11

-54.2% from Oct 2025: **24**
10.0% from Nov 2024: **10**

YTD	2025	2024	+/-
	260	**257**	1.2%

5-year Nov average: **12**

New Pendings 15

-25.0% from Oct 2025: **20**
0.0% from Nov 2024: **15**

YTD	2025	2024	+/-
	213	**198**	7.6%

5-year Nov average: **14**

Closed Sales 15

-16.7% from Oct 2025: **18**
7.1% from Nov 2024: **14**

YTD	2025	2024	+/-
	206	**187**	10.2%

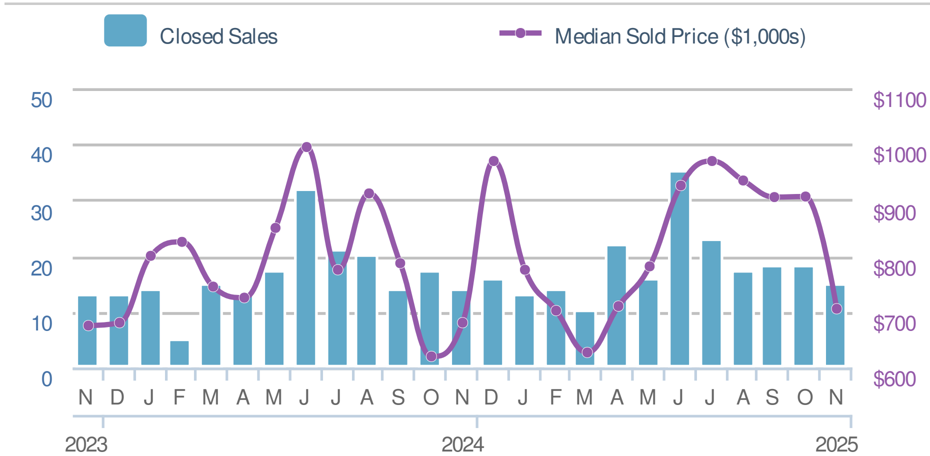
5-year Nov average: **13**

Median Sold Price $705,000

-22.2% from Oct 2025: **$906,250**
3.7% from Nov 2024: **$680,000**

YTD	2025	2024	+/-
	$843,250	**$775,000**	8.8%

5-year Nov average: **$732,220**



Active Listings 38

38
Min 22
31
Max 39
5-year Nov average

Oct 2025	Nov 2024
44	**35**

Avg DOM 25

25
Min 11
21
Max 30
5-year Nov average

Oct 2025	Nov 2024	YTD
34	**20**	**26**

Avg Sold to OLP Ratio 97.9%

97.9%
Min 96.7%
98.5%
Max 101.1%
5-year Nov average

Oct 2025	Nov 2024	YTD
97.7%	**96.7%**	**98.4%**

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

Local Market **Insight**

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New Listings 10

-47.4% from Oct 2025: **19**
25.0% from Nov 2024: **8**

YTD	2025	2024	+/-
	234	**221**	5.9%

5-year Nov average: **10**

New Pendings 13

-31.6% from Oct 2025: **19**
18.2% from Nov 2024: **11**

YTD	2025	2024	+/-
	189	**167**	13.2%

5-year Nov average: **12**

Closed Sales 14

-12.5% from Oct 2025: **16**
40.0% from Nov 2024: **10**

YTD	2025	2024	+/-
	182	**162**	12.3%

5-year Nov average: **11**

Median Sold Price $714,500

-28.5% from Oct 2025: **$998,750**
-8.4% from Nov 2024: **$780,000**

YTD	2025	2024	+/-
	$873,500	**$842,500**	3.7%

5-year Nov average: **$762,500**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for November was $714,500, representing a decrease of 28.5% compared to last month and a decrease of 8.4% from Nov 2024. The average days on market for units sold in November was 26 days, 12% above the 5-year November average of 23 days. There was a 31.6% month over month decrease in new contract activity with 13 New Pendings; a 14.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 23; and a 7.9% decrease in supply to 35 active units.

This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.71 in October and a decrease from 0.71 in November 2024. The Contract Ratio is 21% lower than the 5-year November average of 0.84. 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 35

35
Min 21 | 30 5-year Nov average | Max 39

Oct 2025	Nov 2024
38	**31**

Avg DOM 26

26
Min 12 | 23 5-year Nov average | Max 36

Oct 2025	Nov 2024	YTD
34	**19**	**25**

Avg Sold to OLP Ratio 97.9%

97.9%
Min 96.1% | 98.4% 5-year Nov average | Max 101.3%

Oct 2025	Nov 2024	YTD
97.7%	**96.1%**	**98.4%**

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Unionville-Chadds Ford (Chester, PA) - Attached

New Listings — 1

-80.0% from Oct 2025: **5**
-50.0% from Nov 2024: **2**

YTD	2025	2024	+/-
	26	**36**	-27.8%

5-year Nov average: **1**

New Pendings — 2

100.0% from Oct 2025: **1**
-50.0% from Nov 2024: **4**

YTD	2025	2024	+/-
	24	**30**	-20.0%

5-year Nov average: **3**

Closed Sales — 1

-50.0% from Oct 2025: **2**
-75.0% from Nov 2024: **4**

YTD	2025	2024	+/-
	24	**24**	0.0%

5-year Nov average: **2**

Median Sold Price — $580,000

1.3% from Oct 2025: **$572,500**
-2.2% from Nov 2024: **$593,200**

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

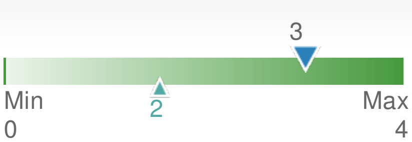
5-year Nov average: **$556,140**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for November was $580,000, representing an increase of 1.3% compared to last month and a decrease of 2.2% from Nov 2024. The average days on market for units sold in November was 12 days, 2% above the 5-year November average of 12 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 3; and a 50% decrease in supply to 3 active units.

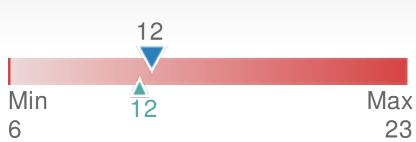
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.50 in October and a decrease from 1.50 in November 2024. The Contract Ratio is 43% higher than the 5-year November average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared 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 — 3



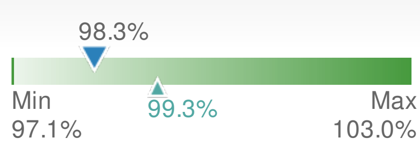
Oct 2025	Nov 2024
6	**4**

Avg DOM — 12



Oct 2025	Nov 2024	YTD
36	**23**	**31**

Avg Sold to OLP Ratio — 98.3%



Oct 2025	Nov 2024	YTD
97.4%	**98.1%**	**98.4%**

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