December 2025

All Home Types
Detached
Attached

Local Market Insight

Chichester (Delaware, PA)

MarketStats by ShowingTime

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

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New Listings 13

-48.0% from Nov 2025: **25**

-7.1% from Dec 2024: **14**

YTD	2025	2024	+/-
	331	**330**	0.3%

5-year Dec average: **14**

New Pendings 15

-42.3% from Nov 2025: **26**

-11.8% from Dec 2024: **17**

YTD	2025	2024	+/-
	275	**297**	-7.4%

5-year Dec average: **19**

Closed Sales 27

3.8% from Nov 2025: **26**

17.4% from Dec 2024: **23**

YTD	2025	2024	+/-
	276	**297**	-7.1%

5-year Dec average: **24**

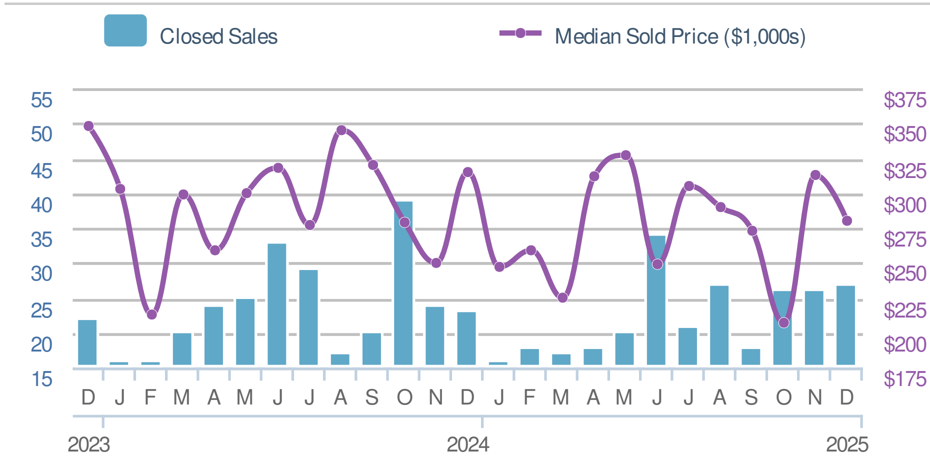
Median Sold Price $280,000

-10.5% from Nov 2025: **$313,000**

-11.1% from Dec 2024: **$315,000**

YTD	2025	2024	+/-
	$285,000	**$285,000**	0.0%

5-year Dec average: **$277,600**



Active Listings 32

32

Min	5-year Dec average	Max
9	20	32

Nov 2025	Dec 2024
36	**23**

Avg DOM 27

27

Min	5-year Dec average	Max
17	20	27

Nov 2025	Dec 2024	YTD
13	**17**	**20**

Avg Sold to OLP Ratio 96.5%

96.5%

Min	5-year Dec average	Max
96.5%	97.5%	98.7%

Nov 2025	Dec 2024	YTD
96.7%	**98.7%**	**97.6%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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Chichester (Delaware, PA) - Detached

New Listings — 7

-22.2% from Nov 2025: **9**
16.7% from Dec 2024: **6**

YTD	2025	2024	+/-
	166	**196**	-15.3%

5-year Dec average: **8**

New Pendings — 8

-38.5% from Nov 2025: **13**
14.3% from Dec 2024: **7**

YTD	2025	2024	+/-
	142	**184**	-22.8%

5-year Dec average: **10**

Closed Sales — 18

50.0% from Nov 2025: **12**
20.0% from Dec 2024: **15**

YTD	2025	2024	+/-
	142	**183**	-22.4%

5-year Dec average: **16**

Median Sold Price — $332,450

-8.0% from Nov 2025: **$361,250**
-4.2% from Dec 2024: **$347,000**

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

5-year Dec average: **$349,140**

Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for December was $332,450, representing a decrease of 8% compared to last month and a decrease of 4.2% from Dec 2024. The average days on market for units sold in December was 30 days, 52% above the 5-year December average of 20 days. There was a 38.5% month over month decrease in new contract activity with 8 New Pendings; a 52.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 9; and a 25% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 1.19 in November and a decrease from 1.17 in December 2024. The Contract Ratio is 54% lower than the 5-year December average of 1.63. 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.

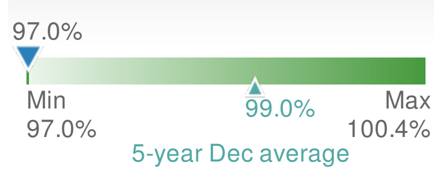
Active Listings — 12

Nov 2025	Dec 2024
16	**12**

Avg DOM — 30

Nov 2025	Dec 2024	YTD
13	**18**	**19**

Avg Sold to OLP Ratio — 97.0%



Nov 2025	Dec 2024	YTD
96.8%	**99.6%**	**98.5%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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Chichester (Delaware, PA) - Attached

New Listings — 6

-62.5% from Nov 2025: **16**

-25.0% from Dec 2024: **8**

YTD	2025	2024	+/-
	165	**134**	23.1%

5-year Dec average: **7**

New Pendings — 7

-46.2% from Nov 2025: **13**

-30.0% from Dec 2024: **10**

YTD	2025	2024	+/-
	133	**113**	17.7%

5-year Dec average: **9**

Closed Sales — 9

-35.7% from Nov 2025: **14**

12.5% from Dec 2024: **8**

YTD	2025	2024	+/-
	134	**114**	17.5%

5-year Dec average: **9**

Median Sold Price — $225,000

13.9% from Nov 2025: **$197,500**

-6.7% from Dec 2024: **$241,250**

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

5-year Dec average: **$192,240**

Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for December was $225,000, representing an increase of 13.9% compared to last month and a decrease of 6.7% from Dec 2024. The average days on market for units sold in December was 22 days, 13% above the 5-year December average of 19 days. There was a 46.2% month over month decrease in new contract activity with 7 New Pendings; a 35.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 9; and no change in supply with 20 active units.

This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.70 in November and a decrease from 0.91 in December 2024. The Contract Ratio is 87% lower than the 5-year December average of 3.55. 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

20

Min 2 — 9 (5-year Dec average) — Max 20

Nov 2025	Dec 2024
20	**11**

Avg DOM — 22

22

Min 13 — 19 (5-year Dec average) — Max 22

Nov 2025	Dec 2024	YTD
12	**13**	**21**

Avg Sold to OLP Ratio — 95.5%

95.5%

Min 93.1% — 95.1% (5-year Dec average) — Max 97.0%

Nov 2025	Dec 2024	YTD
96.6%	**97.0%**	**96.6%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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