December 2025

All Home Types
Detached
Attached

Local Market Insight

Unionville-Chadds Ford (Chester, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 1

-90.9% from Nov 2025: **11**

-83.3% from Dec 2024: **6**

YTD	2025	2024	+/-
	265	**267**	-0.7%

5-year Dec average: **6**

New Pendings — 7

-53.3% from Nov 2025: **15**

-36.4% from Dec 2024: **11**

YTD	2025	2024	+/-
	220	**206**	6.8%

5-year Dec average: **10**

Closed Sales — 14

-6.7% from Nov 2025: **15**

-12.5% from Dec 2024: **16**

YTD	2025	2024	+/-
	220	**203**	8.4%

5-year Dec average: **16**

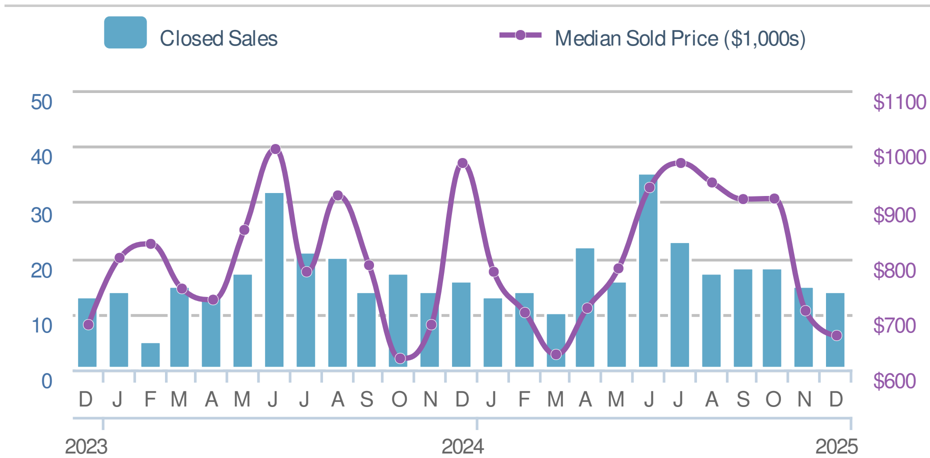
Median Sold Price — $661,250

-6.2% from Nov 2025: **$705,000**

-31.8% from Dec 2024: **$970,000**

YTD	2025	2024	+/-
	$835,950	**$790,000**	5.8%

5-year Dec average: **$727,250**



Active Listings — 28

28

Min 20 — 23 — Max 28

5-year Dec average

Nov 2025	Dec 2024
38	**21**

Avg DOM — 45

45

Min 18 — 32 — Max 45

5-year Dec average

Nov 2025	Dec 2024	YTD
25	**31**	**27**

Avg Sold to OLP Ratio — 96.1%

96.1%

Min 94.1% — 97.4% — Max 101.4%

5-year Dec average

Nov 2025	Dec 2024	YTD
97.9%	**101.4%**	**98.2%**

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

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New Listings — 1

-90.0%	-83.3%
from Nov 2025: **10**	from Dec 2024: **6**

YTD	2025	2024	+/-
	239	**230**	3.9%

5-year Dec average: **6**

New Pendings — 7

-46.2%	-22.2%
from Nov 2025: **13**	from Dec 2024: **9**

YTD	2025	2024	+/-
	196	**174**	12.6%

5-year Dec average: **9**

Closed Sales — 11

-21.4%	-15.4%
from Nov 2025: **14**	from Dec 2024: **13**

YTD	2025	2024	+/-
	193	**175**	10.3%

5-year Dec average: **13**

Median Sold Price — $730,000

2.2%	-32.9%
from Nov 2025: **$714,500**	from Dec 2024: **$1,087,500**

YTD	2025	2024	+/-
	$872,000	**$860,000**	1.4%

5-year Dec average: **$816,500**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for December was $730,000, representing an increase of 2.2% compared to last month and a decrease of 32.9% from Dec 2024. The average days on market for units sold in December was 52 days, 44% above the 5-year December average of 36 days. There was a 46.2% month over month decrease in new contract activity with 7 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 19; and a 28.6% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.76 pendings per active listing, up from 0.66 in November and a decrease from 0.94 in December 2024. The Contract Ratio is 14% lower than the 5-year December average of 0.89. 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 — 25

25

Min	5-year Dec average	Max
17	21	25

Nov 2025	Dec 2024
35	**17**

Avg DOM — 52

52

Min	5-year Dec average	Max
14	36	52

Nov 2025	Dec 2024	YTD
26	**35**	**26**

Avg Sold to OLP Ratio — 95.5%

95.5%

Min	5-year Dec average	Max
93.6%	97.2%	102.4%

Nov 2025	Dec 2024	YTD
97.9%	**102.4%**	**98.2%**

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New Listings 0

-100.0% from Nov 2025: **1**

0.0% from Dec 2024: **0**

YTD	2025	2024	+/-
	26	**37**	-29.7%

5-year Dec average: **1**

New Pendings 0

-100.0% from Nov 2025: **2**

-100.0% from Dec 2024: **2**

YTD	2025	2024	+/-
	24	**31**	-22.6%

5-year Dec average: **1**

Closed Sales 3

200.0% from Nov 2025: **1**

0.0% from Dec 2024: **3**

YTD	2025	2024	+/-
	27	**27**	0.0%

5-year Dec average: **3**

Median Sold Price $610,000

5.2% from Nov 2025: **$580,000**

4.3% from Dec 2024: **$584,900**

YTD	2025	2024	+/-
	$581,500	**$584,900**	-0.6%

5-year Dec average: **$542,380**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for December was $610,000, representing an increase of 5.2% compared to last month and an increase of 4.3% from Dec 2024. The average days on market for units sold in December was 20 days, 6% above the 5-year December average of 19 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 0; and no change in supply with 3 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in November and a decrease from 1.00 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.20. 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 3

3

Min 0 — 2 (5-year Dec average) — Max 4

Nov 2025	Dec 2024
3	**4**

Avg DOM 20

20

Min 8 — 19 (5-year Dec average) — Max 39

Nov 2025	Dec 2024	YTD
12	**15**	**29**

Avg Sold to OLP Ratio 98.2%

98.2%

Min 95.1% — 98.3% (5-year Dec average) — Max 104.1%

Nov 2025	Dec 2024	YTD
98.3%	**97.2%**	**98.4%**

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

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