December 2025

All Home Types
Detached
Attached

Local Market Insight

Unionville-Chadds Ford (Delaware, PA)

MarketStats by ShowingTime

Presented by
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December 2025
Unionville-Chadds Ford (Delaware, PA)

New Listings — 8

166.7%	300.0%
from Nov 2025: **3**	from Dec 2024: **2**

YTD	2025	2024	+/-
	115	**66**	74.2%

5-year Dec average: **3**

New Pendings — 3

-25.0%	0.0%
from Nov 2025: **4**	from Dec 2024: **3**

YTD	2025	2024	+/-
	60	**53**	13.2%

5-year Dec average: **3**

Closed Sales — 5

-16.7%	25.0%
from Nov 2025: **6**	from Dec 2024: **4**

YTD	2025	2024	+/-
	59	**55**	7.3%

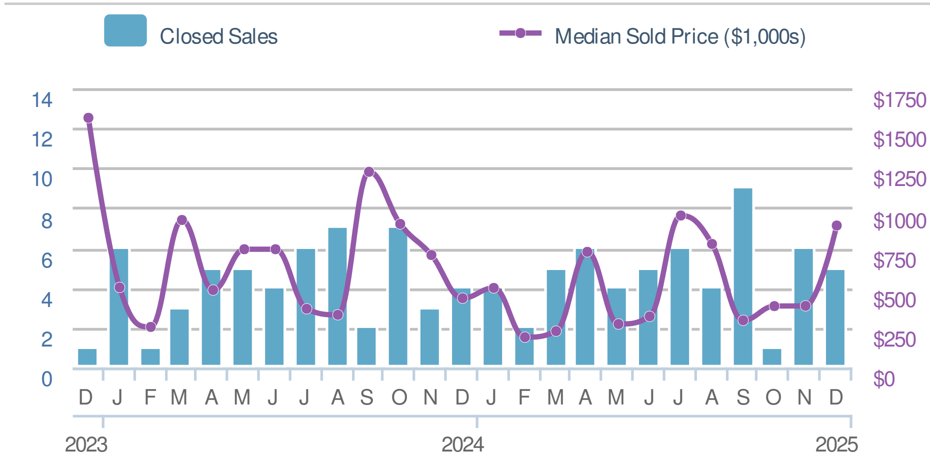
5-year Dec average: **3**

Median Sold Price — $890,000

129.7%	104.6%
from Nov 2025: **$387,500**	from Dec 2024: **$435,000**

YTD	2025	2024	+/-
	$382,000	**$645,000**	-40.8%

5-year Dec average: **$664,700**



Active Listings — 18

18
Min 3 — 9 (5-year Dec average) — Max 18

Nov 2025	Dec 2024
22	**7**

Avg DOM — 6

6
Min 6 — 19 (5-year Dec average) — Max 43

Nov 2025	Dec 2024	YTD
34	**43**	**22**

Avg Sold to OLP Ratio — 103.6%

103.6%
Min 91.2% — 96.6% (5-year Dec average) — Max 103.6%

Nov 2025	Dec 2024	YTD
99.2%	**95.8%**	**98.9%**

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Unionville-Chadds Ford (Delaware, PA) - Detached

New Listings 6

500.0% from Nov 2025: 1
200.0% from Dec 2024: 2

YTD	2025	2024	+/-
	69	41	68.3%

5-year Dec average: **2**

New Pendings 1

-75.0% from Nov 2025: 4
0.0% from Dec 2024: 1

YTD	2025	2024	+/-
	27	31	-12.9%

5-year Dec average: **1**

Closed Sales 4

100.0% from Nov 2025: 2
300.0% from Dec 2024: 1

YTD	2025	2024	+/-
	26	32	-18.8%

5-year Dec average: **1**

Median Sold Price $945,000

13.0% from Nov 2025: **$836,250**
-9.9% from Dec 2024: **$1,049,000**

YTD	2025	2024	+/-
	$855,000	**$865,000**	-1.2%

5-year Dec average: **$861,800**

Summary

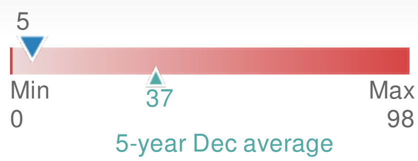
In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for December was $945,000, representing an increase of 13% compared to last month and a decrease of 9.9% from Dec 2024. The average days on market for units sold in December was 5 days, 86% below the 5-year December average of 37 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 3; and a 30.8% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.46 in November and a decrease from 0.40 in December 2024. The Contract Ratio is 35% lower than the 5-year December average of 0.51. 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 9

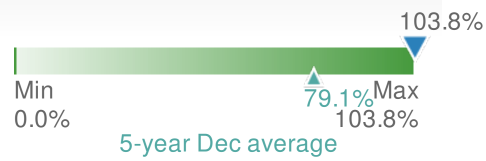
Nov 2025	Dec 2024
13	**5**

Avg DOM 5



Nov 2025	Dec 2024	YTD
71	**73**	**30**

Avg Sold to OLP Ratio 103.8%



Nov 2025	Dec 2024	YTD
99.3%	**98.1%**	**96.5%**

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New Listings 2

0.0% from Nov 2025: **2**

0.0% from Dec 2024: **0**

YTD	2025	2024	+/-
	46	**25**	84.0%

5-year Dec average: **1**

New Pendings 2

0.0% from Nov 2025: **0**

0.0% from Dec 2024: **2**

YTD	2025	2024	+/-
	33	**22**	50.0%

5-year Dec average: **2**

Closed Sales 1

-75.0% from Nov 2025: **4**

-66.7% from Dec 2024: **3**

YTD	2025	2024	+/-
	33	**23**	43.5%

5-year Dec average: **2**

Median Sold Price $370,000

5.4% from Nov 2025: **$351,000**

7.2% from Dec 2024: **$345,000**

YTD	2025	2024	+/-
	$245,000	**$319,000**	-23.2%

5-year Dec average: **$223,600**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for December was $370,000, representing an increase of 5.4% compared to last month and an increase of 7.2% from Dec 2024. The average days on market for units sold in December was 7 days, 34% below the 5-year December average of 11 days. There was a 0% 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 November) to 2; and no change in supply with 9 active units.

This activity resulted in a Contract Ratio of 0.22 pendings per active listing, up from 0.11 in November and a decrease from 1.00 in December 2024. The Contract Ratio is 36% lower than the 5-year December average of 0.34. 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.

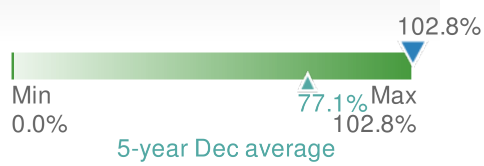
Active Listings 9

Nov 2025	Dec 2024
9	**2**

Avg DOM 7

Nov 2025	Dec 2024	YTD
16	**33**	**16**

Avg Sold to OLP Ratio 102.8%



Nov 2025	Dec 2024	YTD
99.1%	**95.1%**	**100.9%**

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