

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

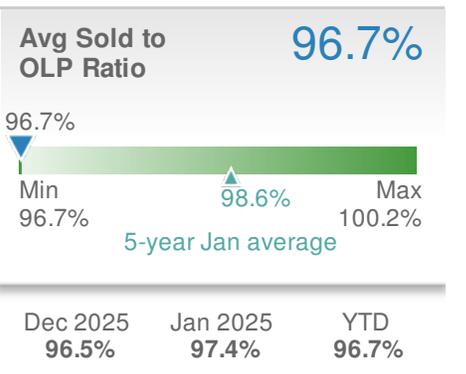
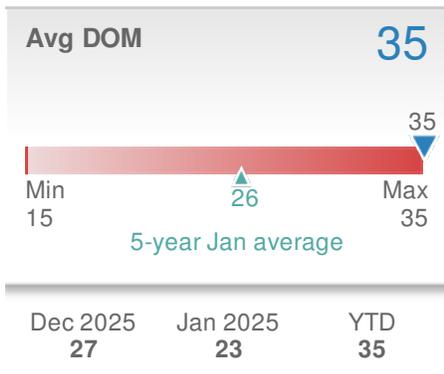
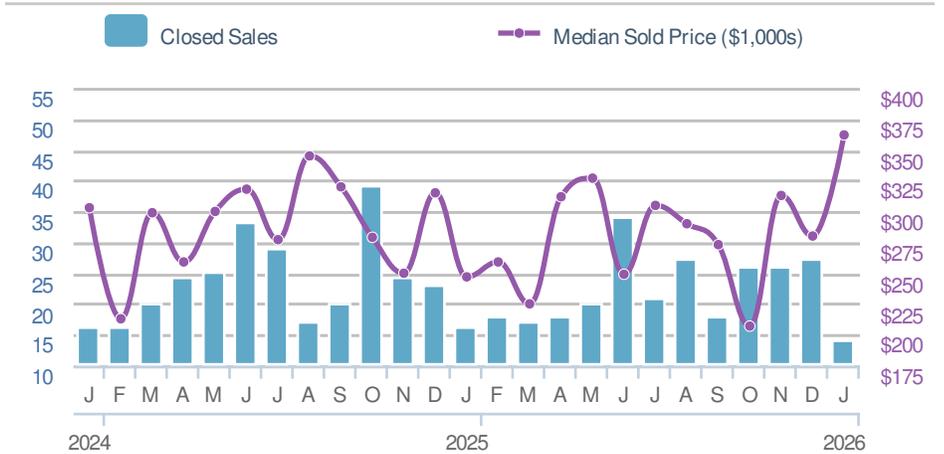
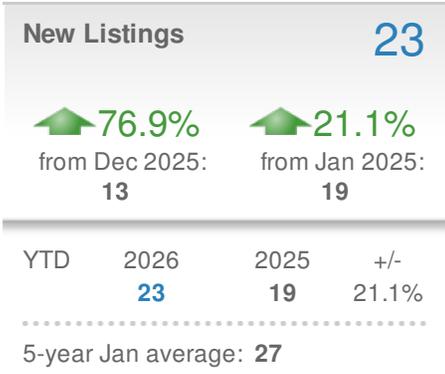
Local Market Insight

Chichester (Delaware, PA)

January 2026

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor



January 2026

Chichester (Delaware, PA) - Detached

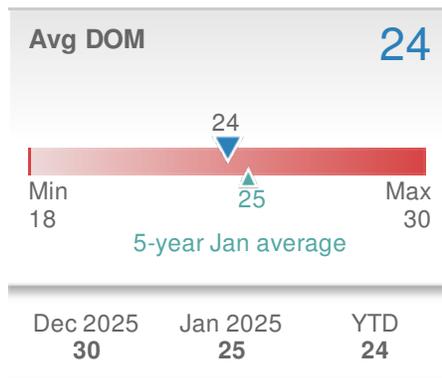
Tri-County Suburban REALTORS
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Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for January was \$379,000, representing an increase of 14% compared to last month and an increase of 33.7% from Jan 2025. The average days on market for units sold in January was 24 days, 3% below the 5-year January average of 25 days. There was a 62.5% month over month increase in new contract activity with 13 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 13; and no change in supply with 12 active units.

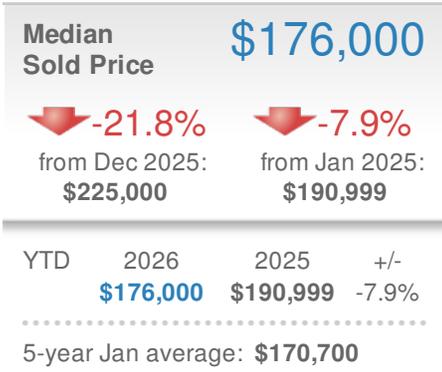
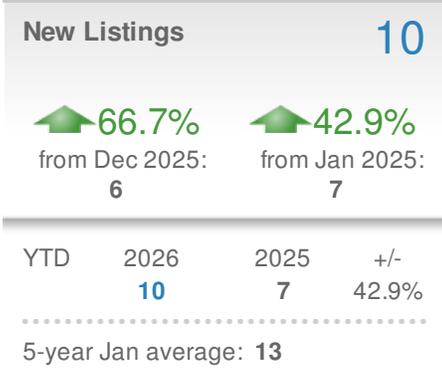
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.75 in December and a decrease from 1.40 in January 2025. The Contract Ratio is 45% lower than the 5-year January average of 1.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Chichester (Delaware, PA) - Attached

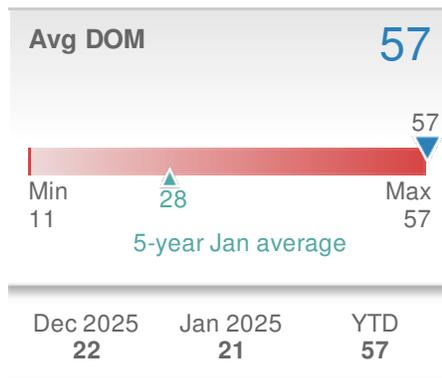
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Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for January was \$176,000, representing a decrease of 21.8% compared to last month and a decrease of 7.9% from Jan 2025. The average days on market for units sold in January was 57 days, 104% above the 5-year January average of 28 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 13; and a 5% increase in supply to 21 active units.

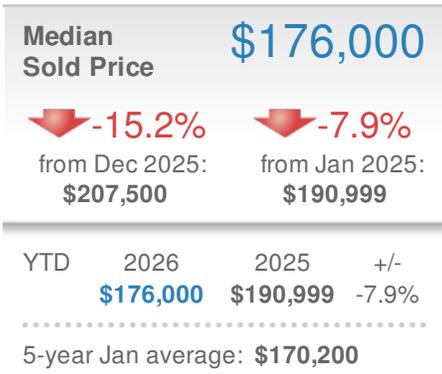
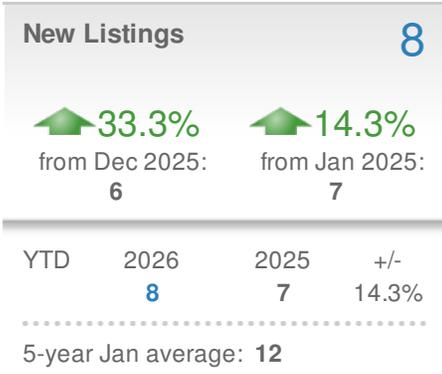
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, up from 0.45 in December and a decrease from 0.67 in January 2025. The Contract Ratio is 61% lower than the 5-year January average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Summary

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$176,000, representing a decrease of 15.2% compared to last month and a decrease of 7.9% from Jan 2025. The average days on market for units sold in January was 57 days, 102% above the 5-year January average of 28 days. There was no month over month change in new contract activity with 7 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 11; and a 5.3% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.47 in December and a decrease from 0.67 in January 2025. The Contract Ratio is 63% lower than the 5-year January average of 1.47. 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.

