

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

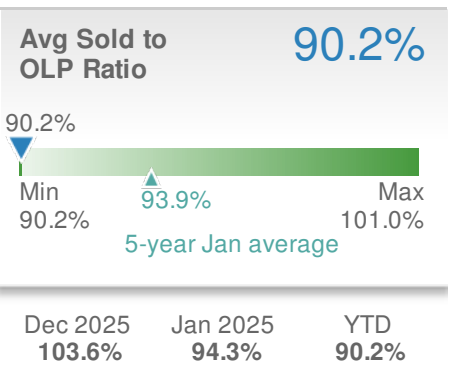
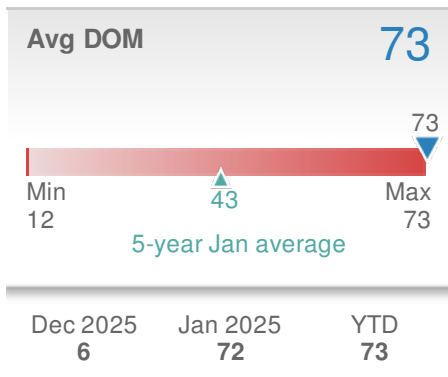
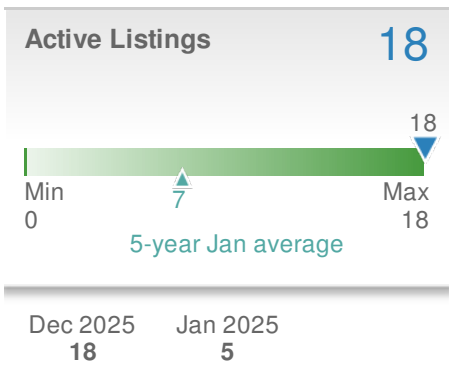
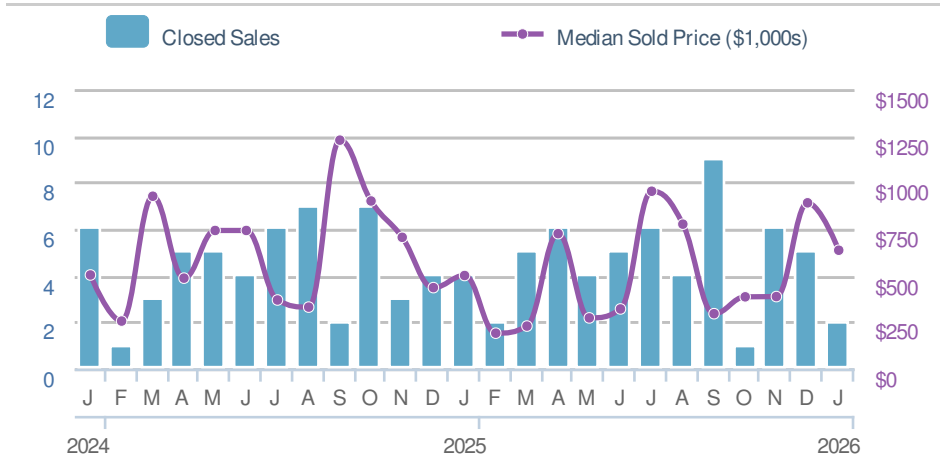
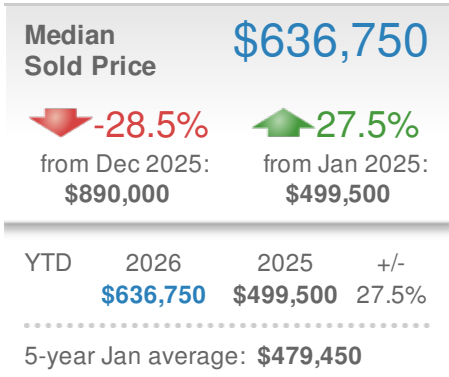
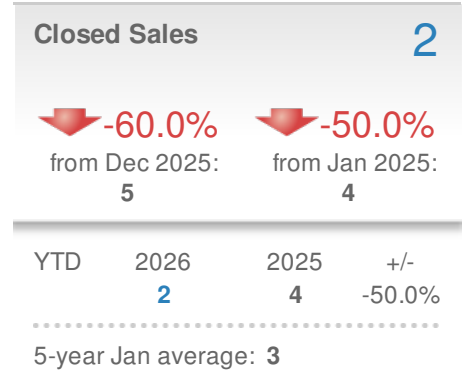
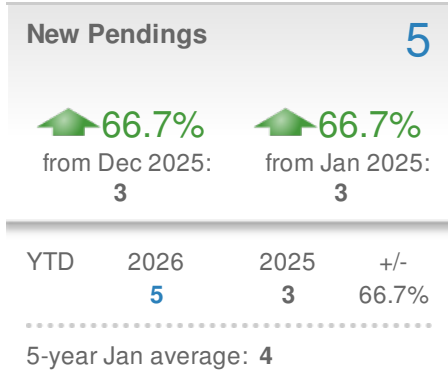
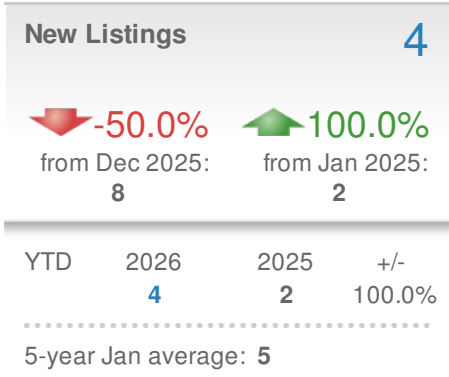
Local Market Insight

Unionville-Chadds Ford (Delaware, PA)

January 2026

Unionville-Chadds Ford (Delaware, PA)

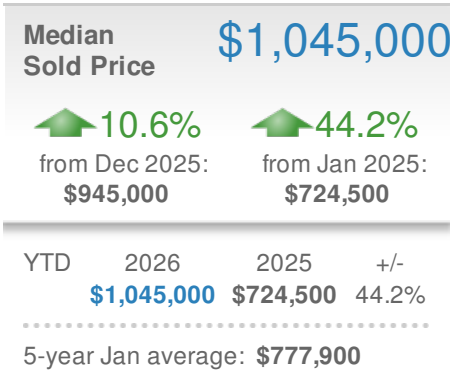
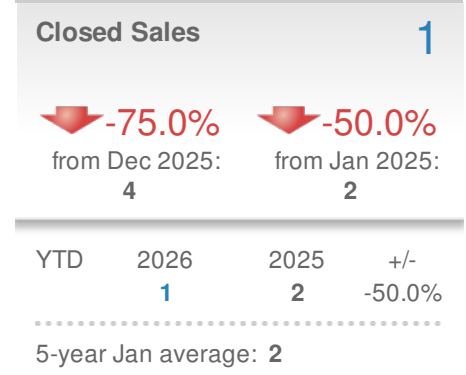
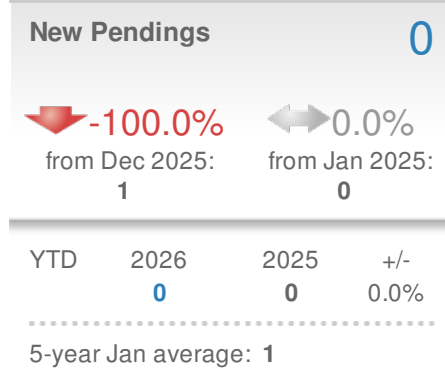
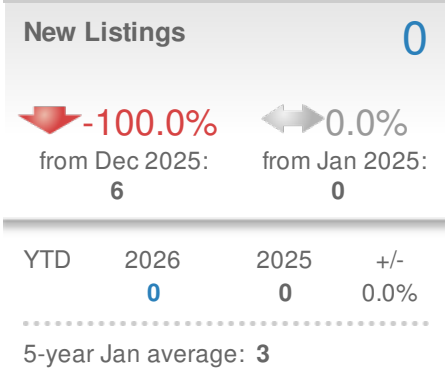
Email: ldavis@tcsr.realtor



January 2026

Unionville-Chadds Ford (Delaware, PA) - Detached

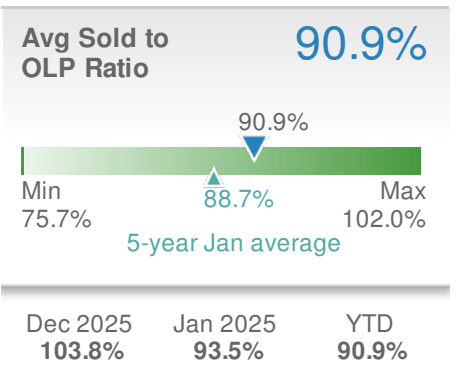
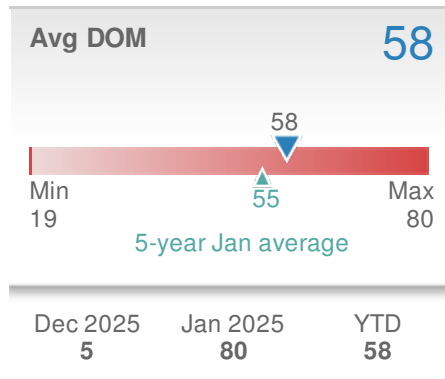
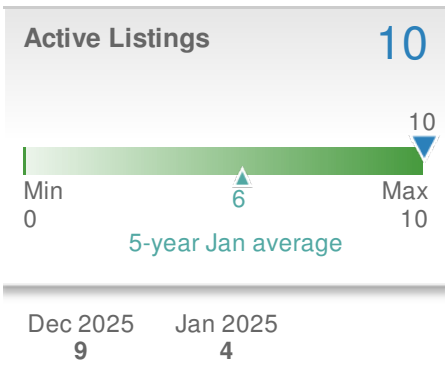
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for January was \$1,045,000, representing an increase of 10.6% compared to last month and an increase of 44.2% from Jan 2025. The average days on market for units sold in January was 58 days, 6% above the 5-year January average of 55 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 2; and an 11.1% increase in supply to 10 active units.

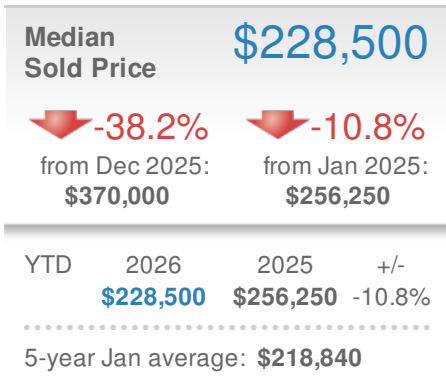
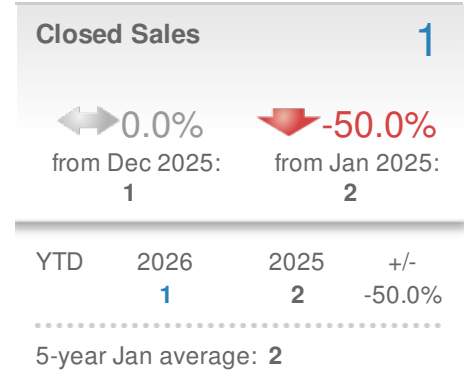
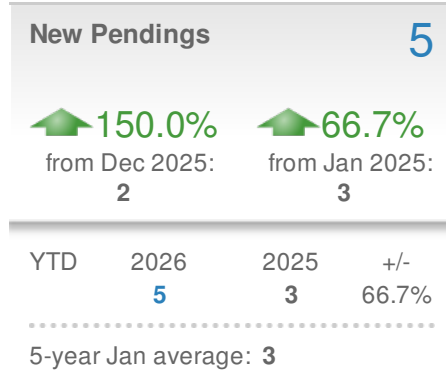
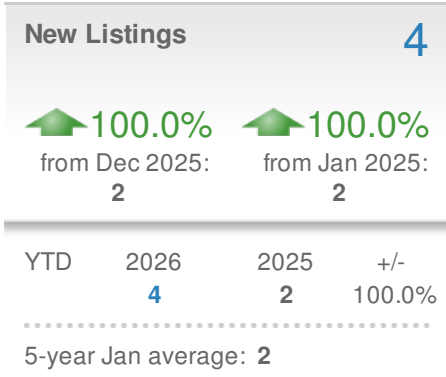
This activity resulted in a Contract Ratio of 0.20 pendings per active listing, down from 0.33 in December and an increase from 0.00 in January 2025. The Contract Ratio is 20% lower than the 5-year January average of 0.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Unionville-Chadds Ford (Delaware, PA) - Attached

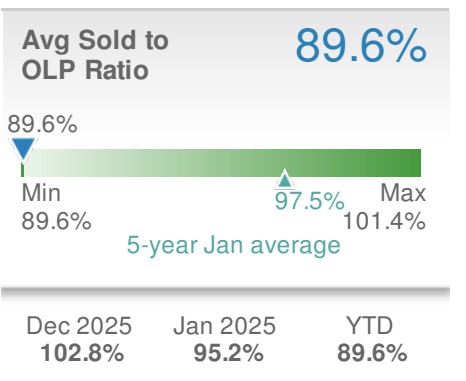
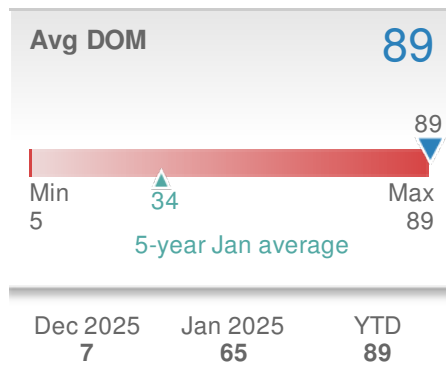
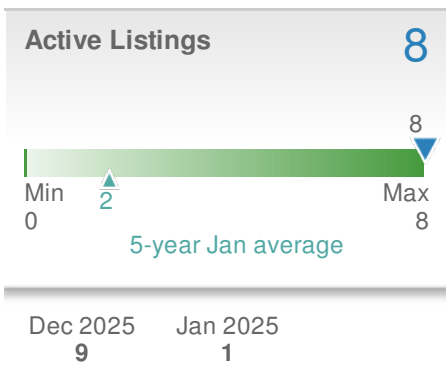
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Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for January was \$228,500, representing a decrease of 38.2% compared to last month and a decrease of 10.8% from Jan 2025. The average days on market for units sold in January was 89 days, 163% above the 5-year January average of 34 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from December) to 6; and an 11.1% decrease in supply to 8 active units.

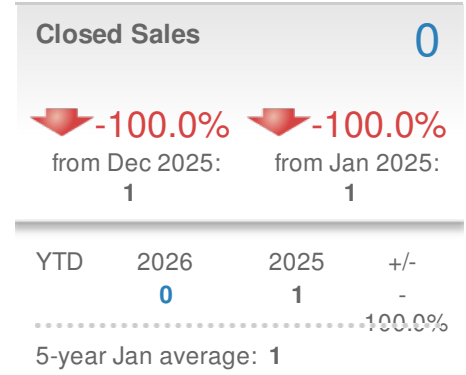
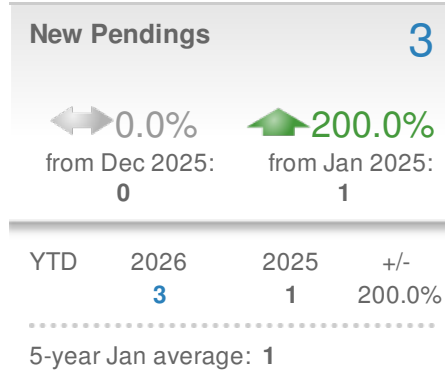
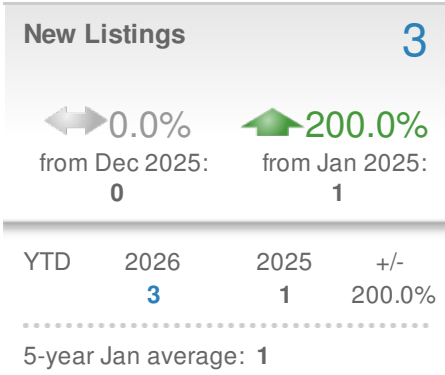
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.22 in December and a decrease from 3.00 in January 2025. The Contract Ratio is the same as the 5-year January average of 0.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Unionville-Chadds Ford (Delaware, PA) - Attached/Townhouse

10 County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 4 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 3; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in December and an increase from 0.00 in January 2025. The Contract Ratio is 400% higher than the 5-year January average of 0.60. 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.

