

# February 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

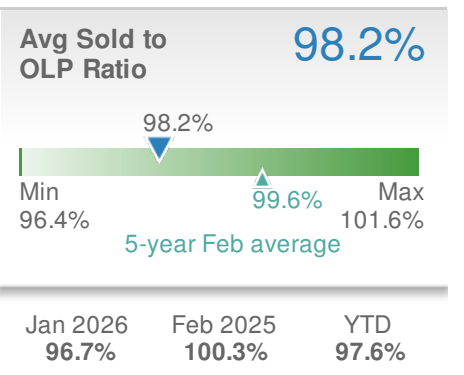
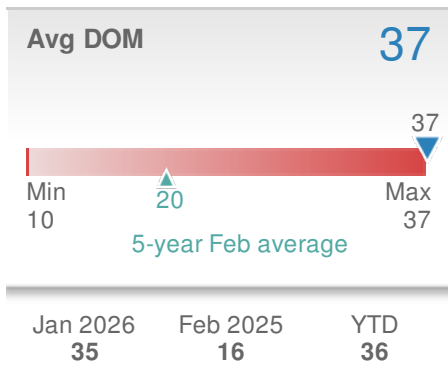
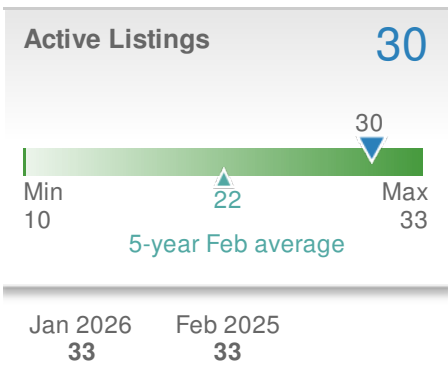
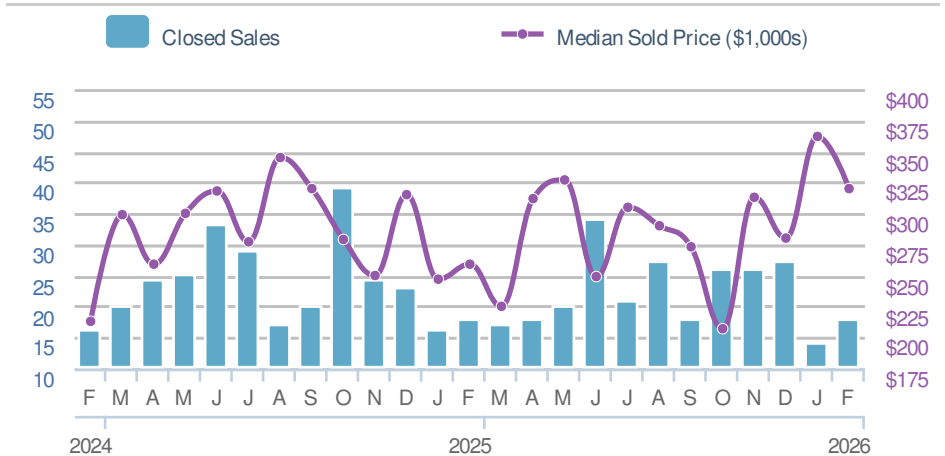
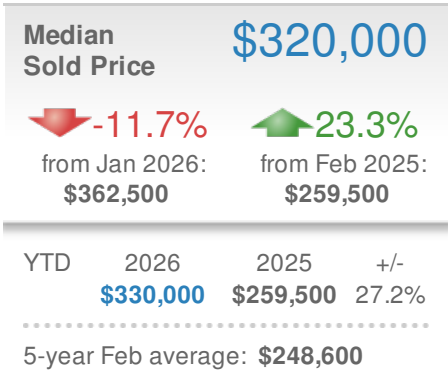
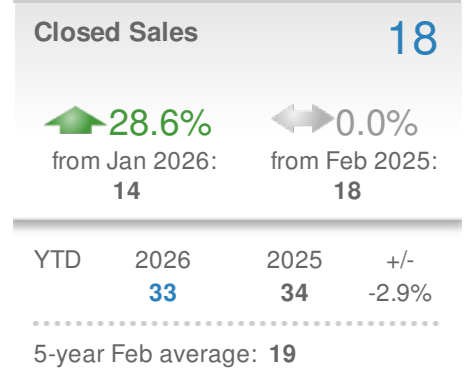
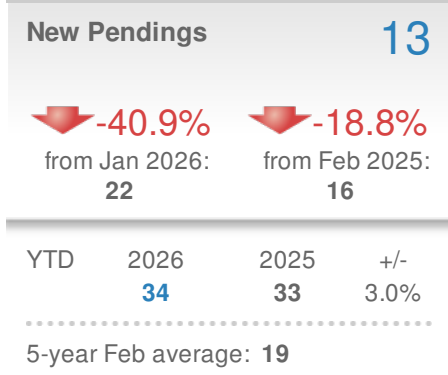
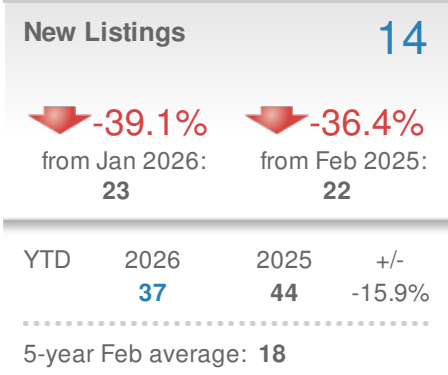
## Local Market Insight

### Chichester (Delaware, PA)

## February 2026

Chichester (Delaware, PA)

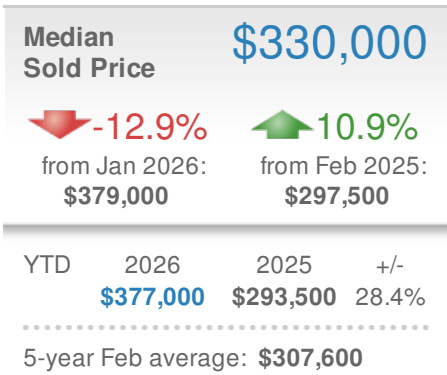
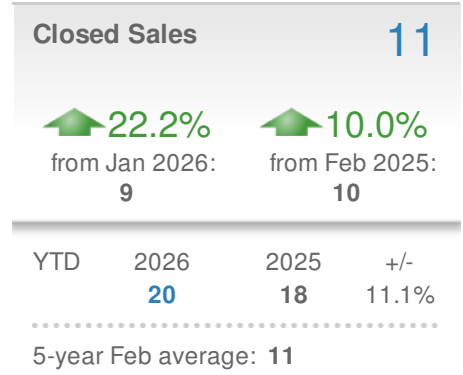
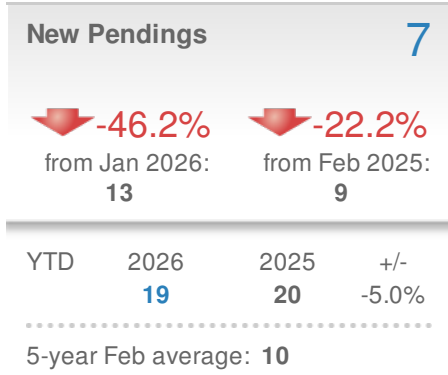
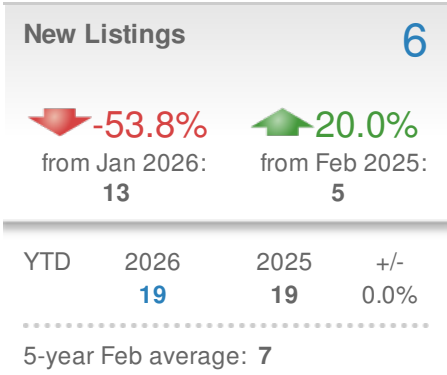
Email: ldavis@tcsr.realtor



**February 2026**

Chichester (Delaware, PA) - Detached

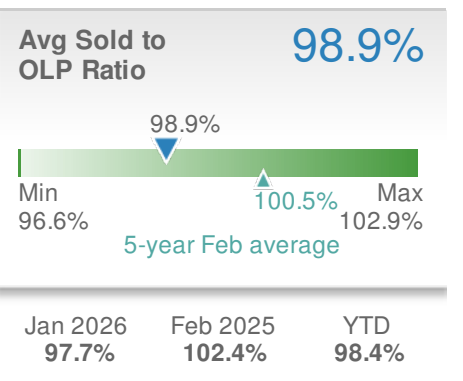
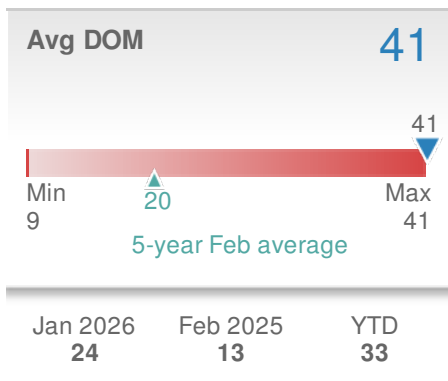
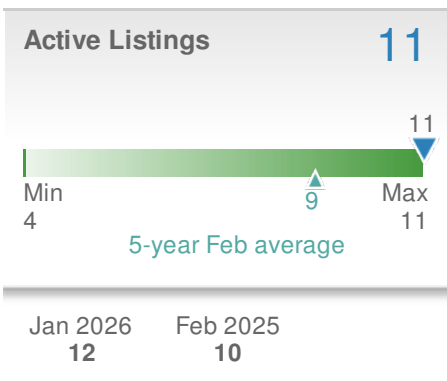
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for February was \$330,000, representing a decrease of 12.9% compared to last month and an increase of 10.9% from Feb 2025. The average days on market for units sold in February was 41 days, 109% above the 5-year February average of 20 days. There was a 46.2% month over month decrease in new contract activity with 7 New Pendings; a 38.5% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 8; and an 8.3% decrease in supply to 11 active units.

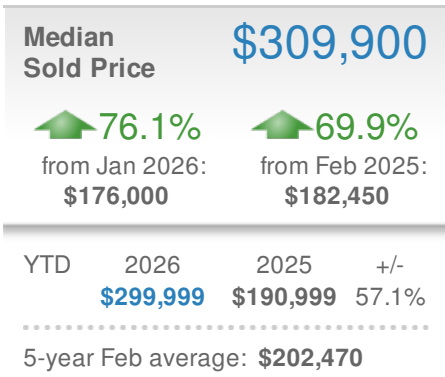
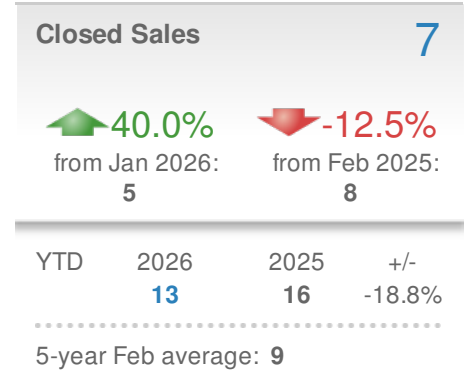
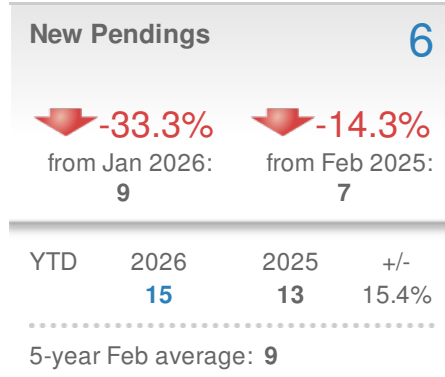
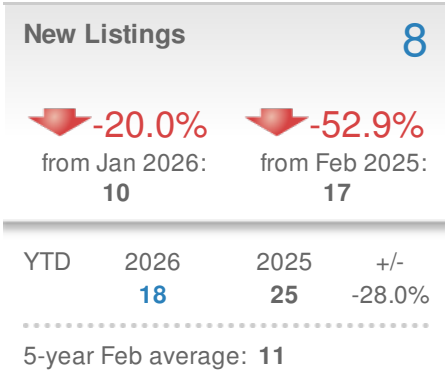
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 1.08 in January and a decrease from 1.20 in February 2025. The Contract Ratio is 68% lower than the 5-year February average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Chichester (Delaware, PA) - Attached

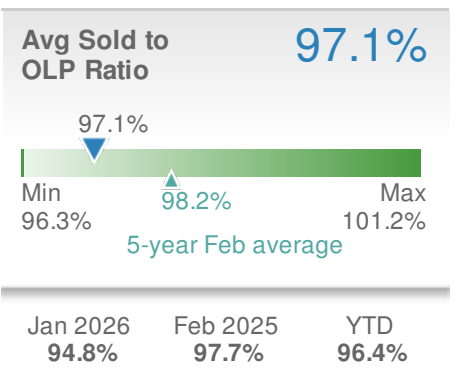
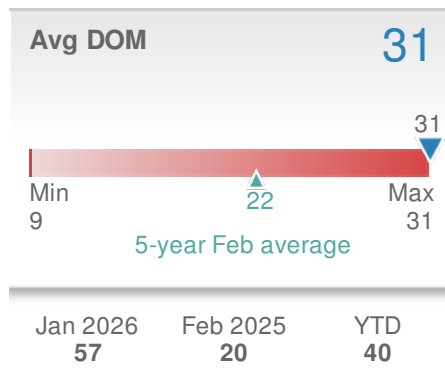
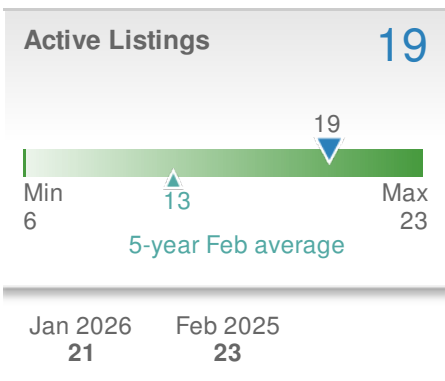
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Email: ldavis@tcsr.realtor



**Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for February was \$309,900, representing an increase of 76.1% compared to last month and an increase of 69.9% from Feb 2025. The average days on market for units sold in February was 31 days, 42% above the 5-year February average of 22 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 11; and a 9.5% decrease in supply to 19 active units.

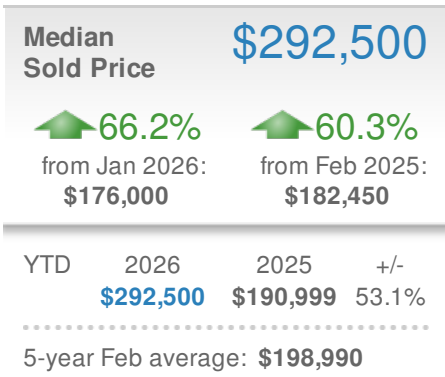
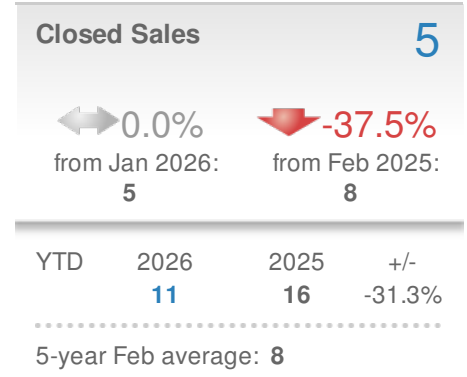
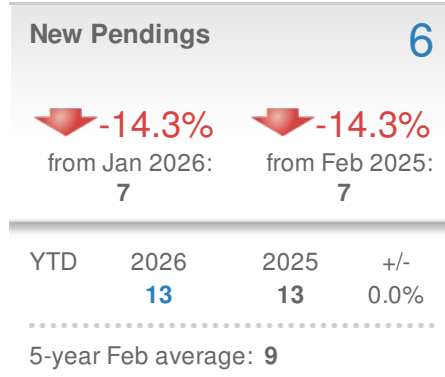
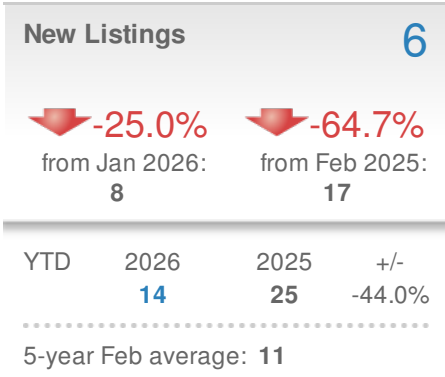
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.62 in January and an increase from 0.30 in February 2025. The Contract Ratio is 62% lower than the 5-year February average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**February 2026**

Chichester (Delaware, PA) - Attached/Townhouse

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Email: ldavis@tcsr.realtor



**Summary**

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$292,500, representing an increase of 66.2% compared to last month and an increase of 60.3% from Feb 2025. The average days on market for units sold in February was 39 days, 67% above the 5-year February average of 23 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 11; and a 20% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.55 in January and an increase from 0.30 in February 2025. The Contract Ratio is 53% lower than the 5-year February average of 1.45. 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.

