

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

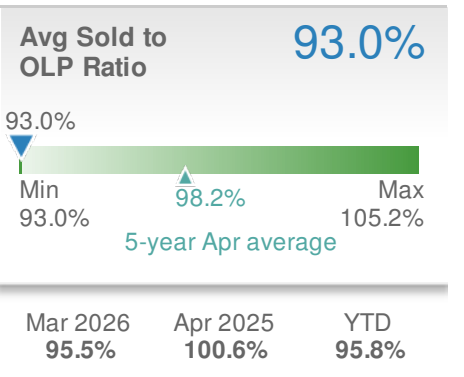
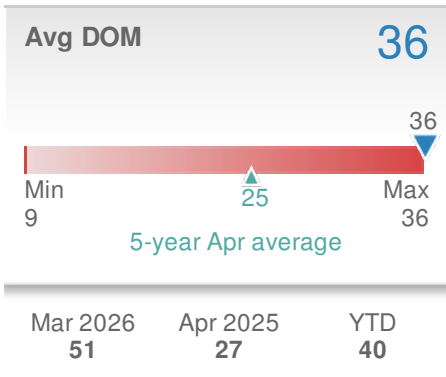
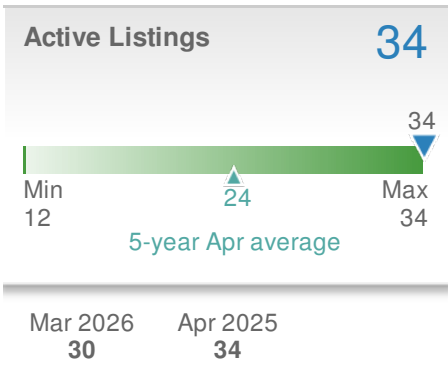
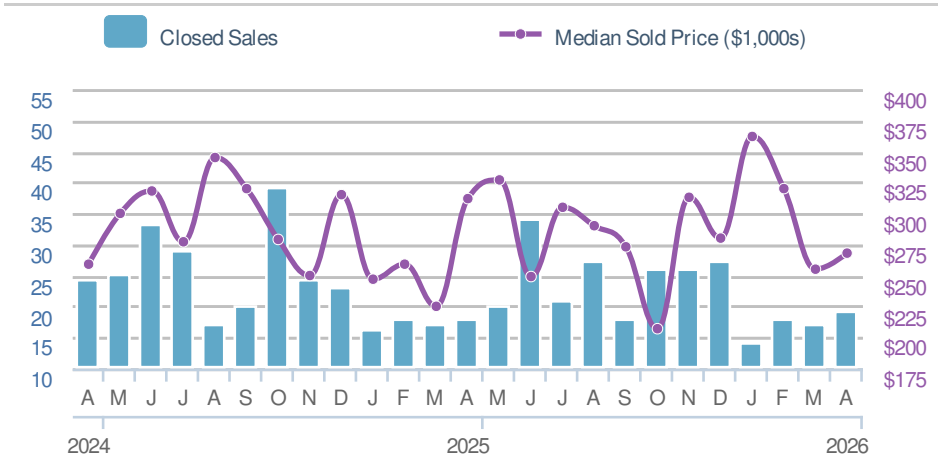
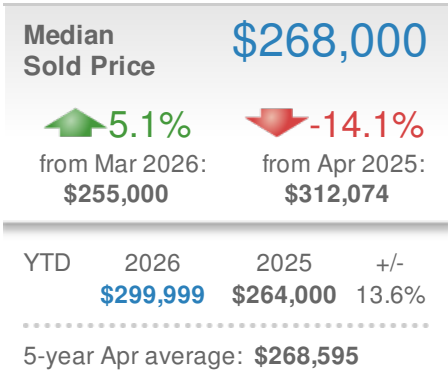
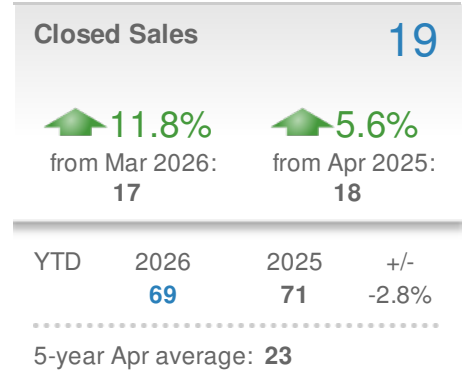
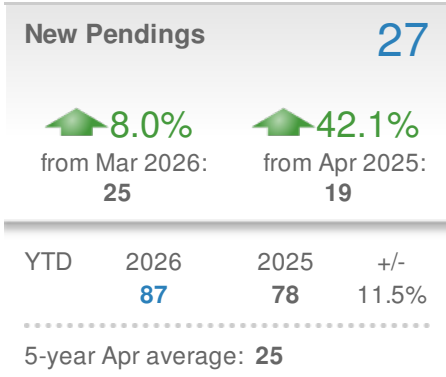
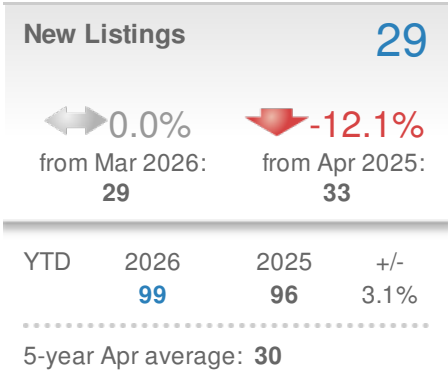
Local Market Insight

Chichester (Delaware, PA)

April 2026

Chichester (Delaware, PA)

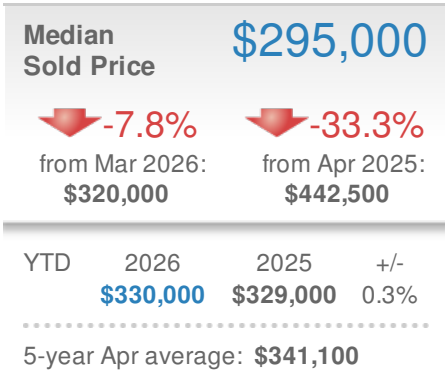
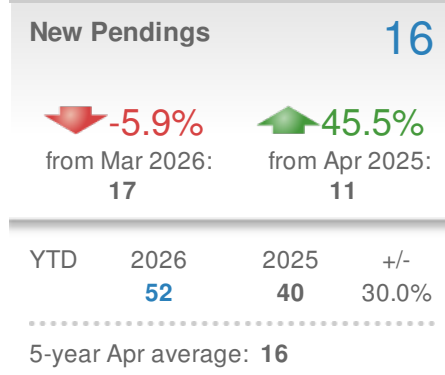
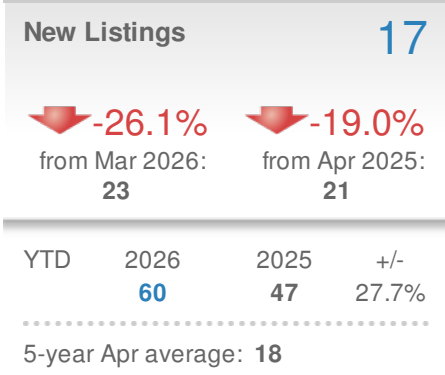
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April 2026

Chichester (Delaware, PA) - Detached

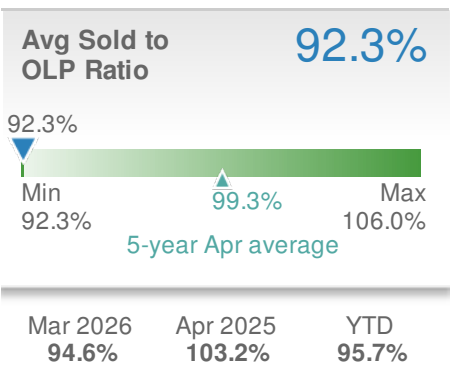
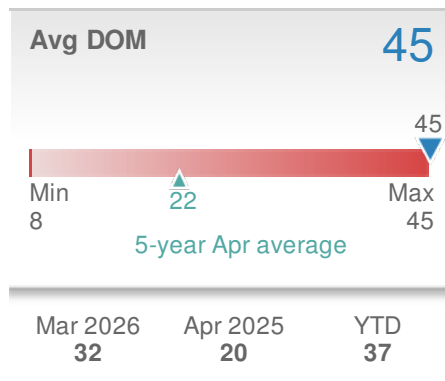
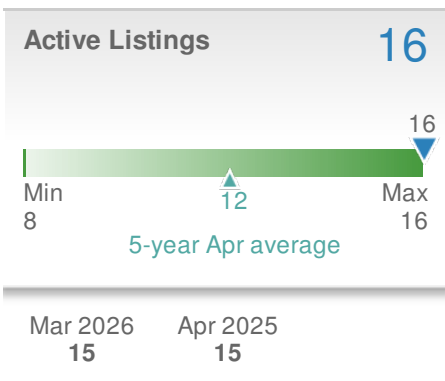
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Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for April was \$295,000, representing a decrease of 7.8% compared to last month and a decrease of 33.3% from Apr 2025. The average days on market for units sold in April was 45 days, 101% above the 5-year April average of 22 days. There was a 5.9% month over month decrease in new contract activity with 16 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 21; and a 6.7% increase in supply to 16 active units.

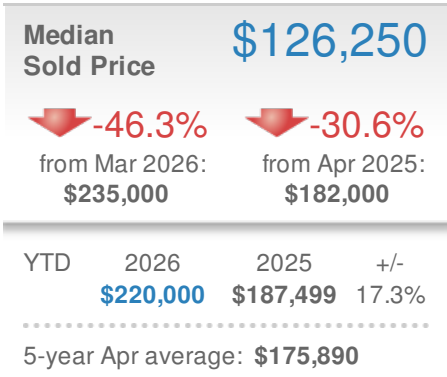
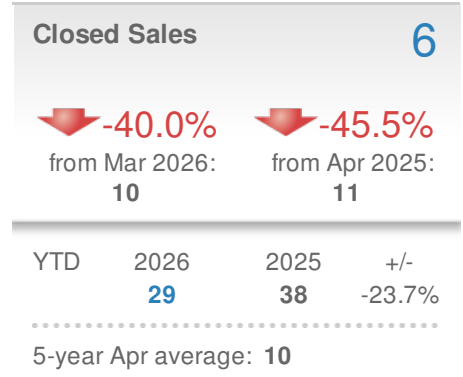
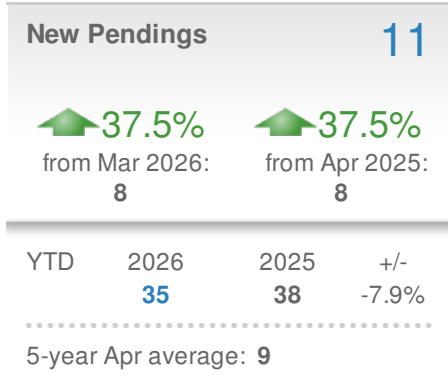
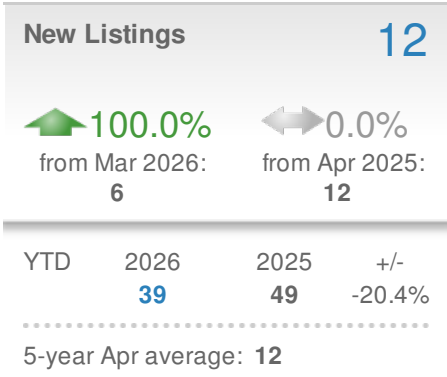
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 1.20 in March and an increase from 1.07 in April 2025. The Contract Ratio is 33% lower than the 5-year April average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Chichester (Delaware, PA) - Attached

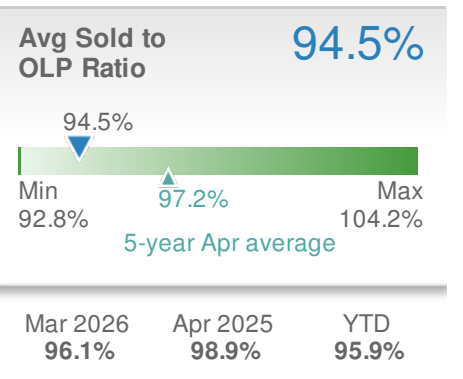
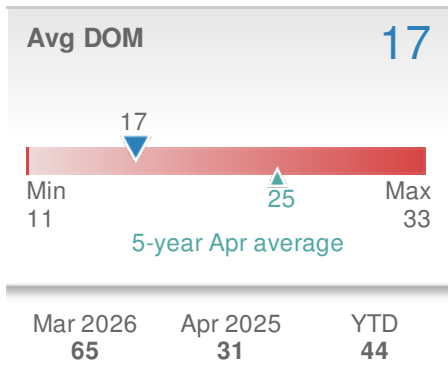
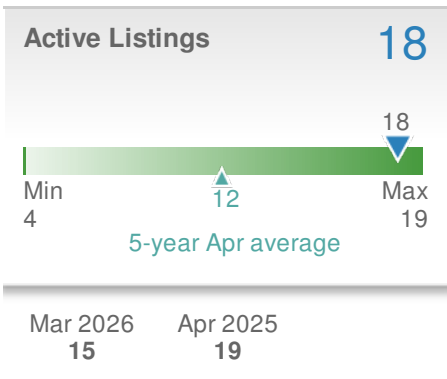
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Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for April was \$126,250, representing a decrease of 46.3% compared to last month and a decrease of 30.6% from Apr 2025. The average days on market for units sold in April was 17 days, 32% below the 5-year April average of 25 days. There was a 37.5% month over month increase in new contract activity with 11 New Pendings; a 55.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 14; and a 20% increase in supply to 18 active units.

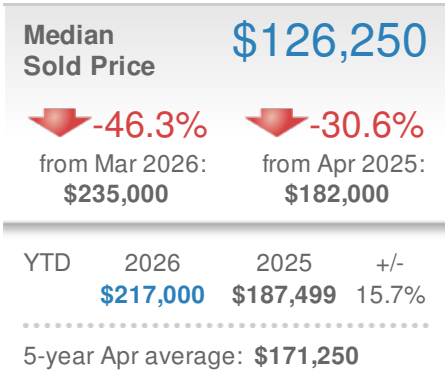
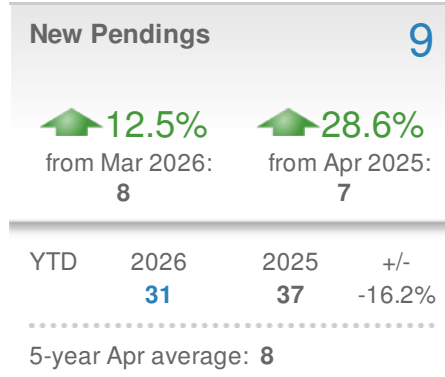
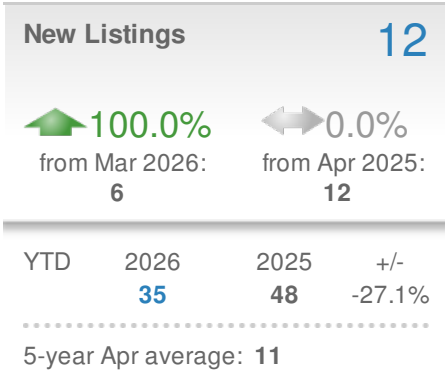
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.60 in March and an increase from 0.53 in April 2025. The Contract Ratio is 50% lower than the 5-year April average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to 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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Chichester (Delaware, PA) - Attached/Townhouse

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Summary

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$126,250, representing a decrease of 46.3% compared to last month and a decrease of 30.6% from Apr 2025. The average days on market for units sold in April was 17 days, 35% below the 5-year April average of 26 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 12; and a 41.7% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.75 in March and an increase from 0.47 in April 2025. The Contract Ratio is 50% lower than the 5-year April average of 1.41. 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.

