

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

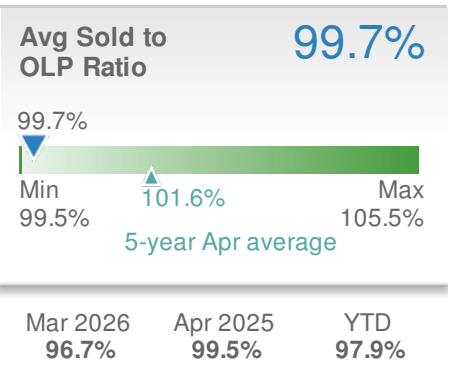
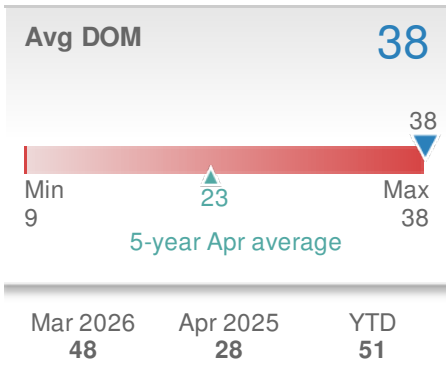
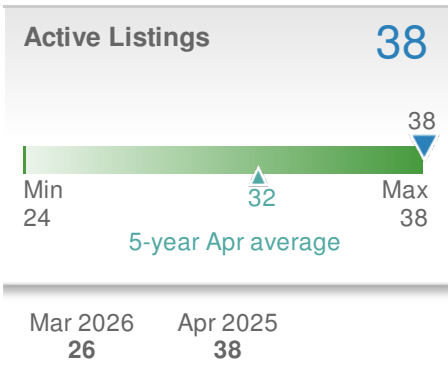
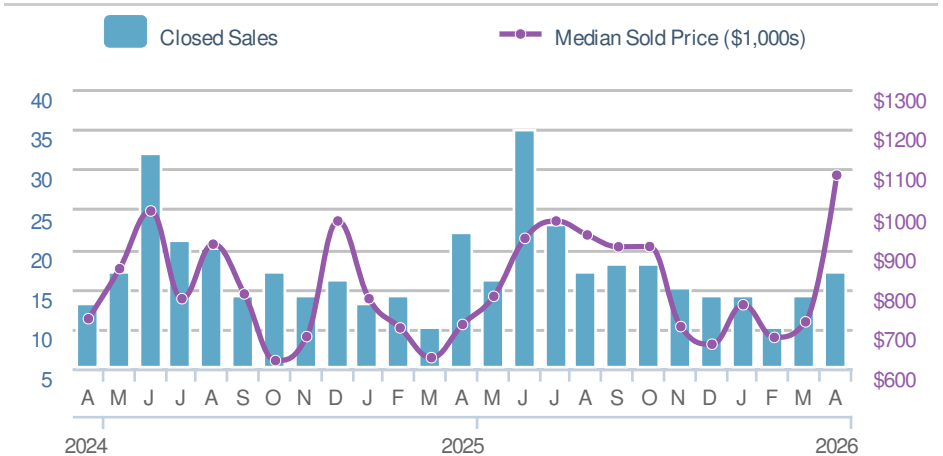
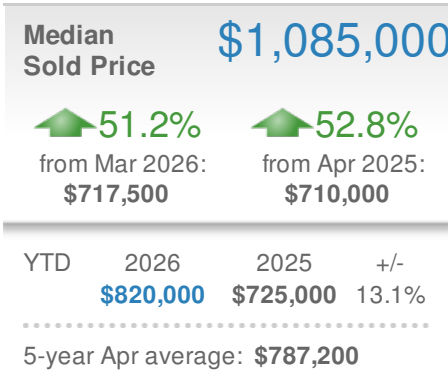
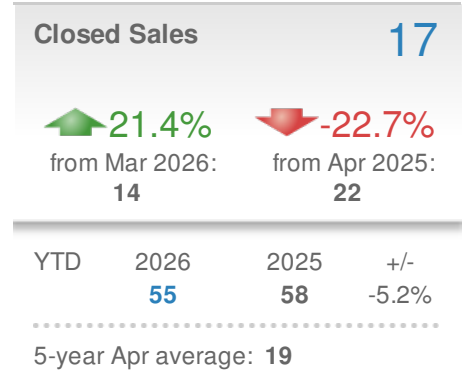
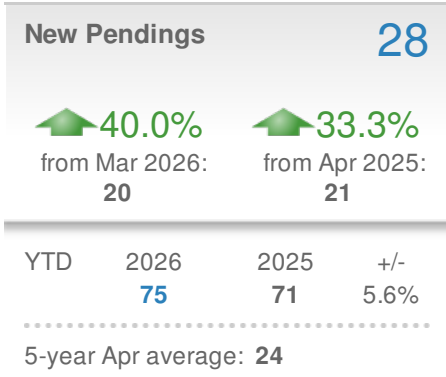
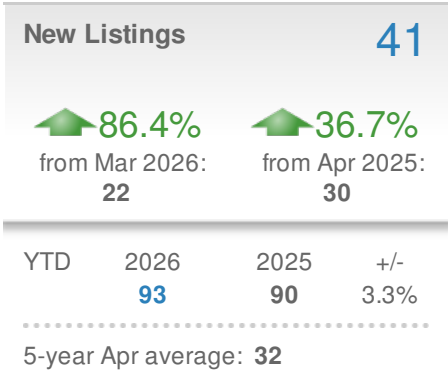
Local Market Insight

Unionville-Chadds Ford (Chester, PA)

April 2026

Unionville-Chadds Ford (Chester, PA)

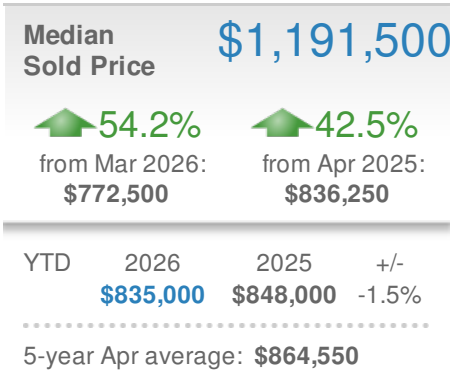
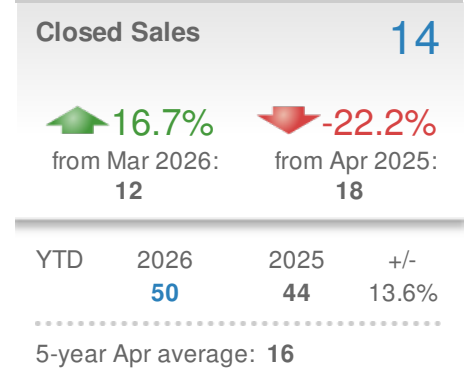
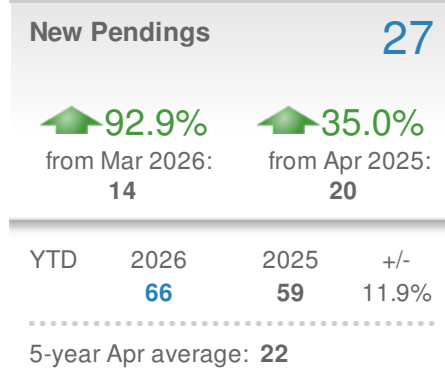
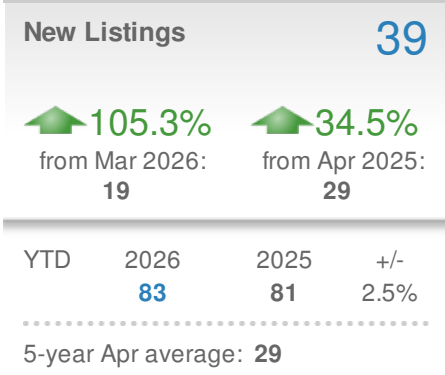
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April 2026

Unionville-Chadds Ford (Chester, PA) - Detached

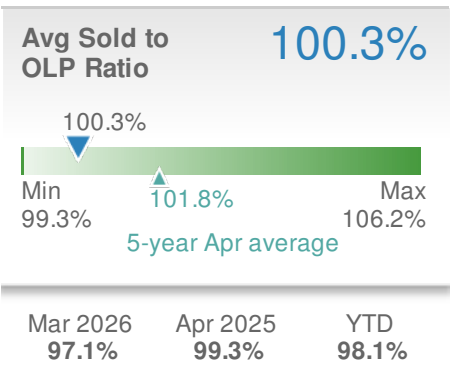
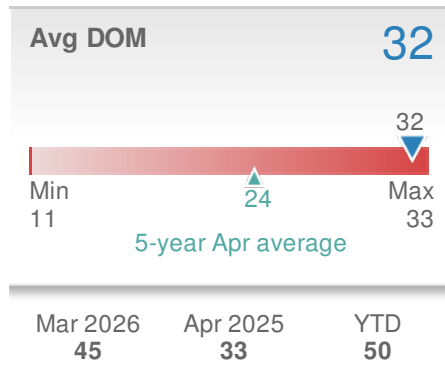
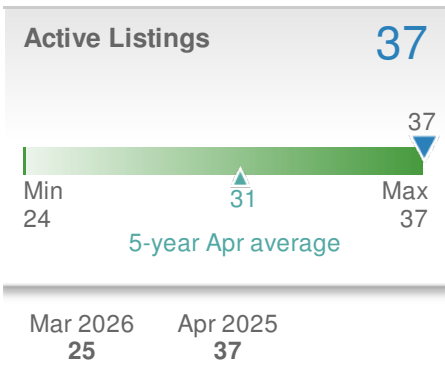
Tri-County Suburban REALTORS
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for April was \$1,191,500, representing an increase of 54.2% compared to last month and an increase of 42.5% from Apr 2025. The average days on market for units sold in April was 32 days, 36% above the 5-year April average of 24 days. There was a 92.9% month over month increase in new contract activity with 27 New Pendings; a 73.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 33; and a 48% increase in supply to 37 active units.

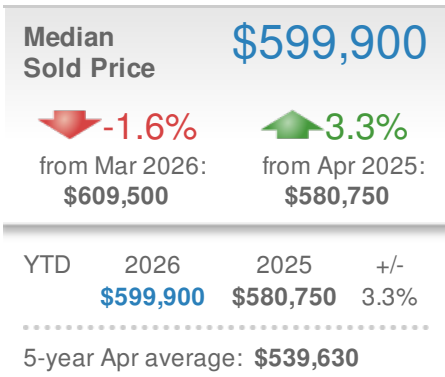
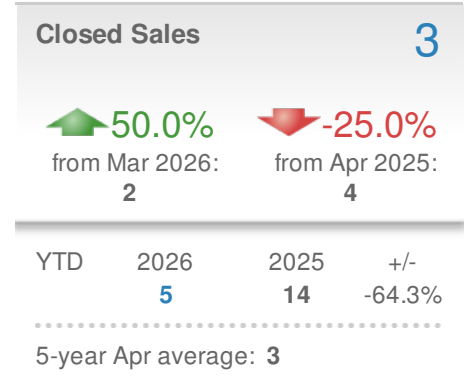
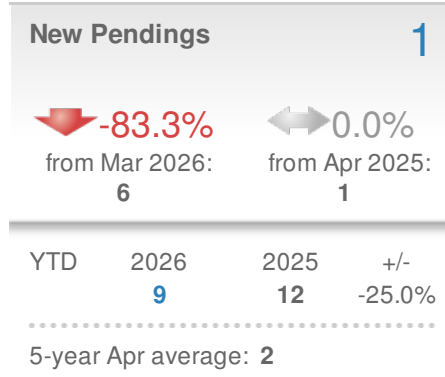
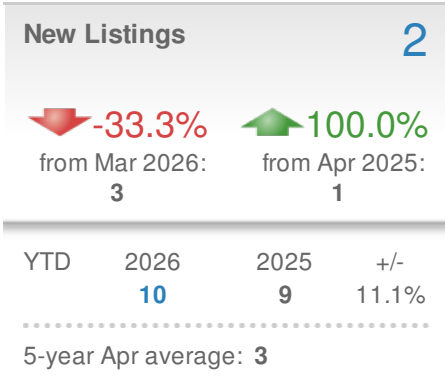
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.76 in March and an increase from 0.84 in April 2025. The Contract Ratio is 16% lower than the 5-year April average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Unionville-Chadds Ford (Chester, PA) - Attached

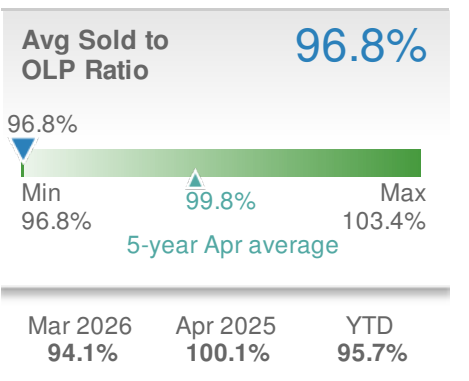
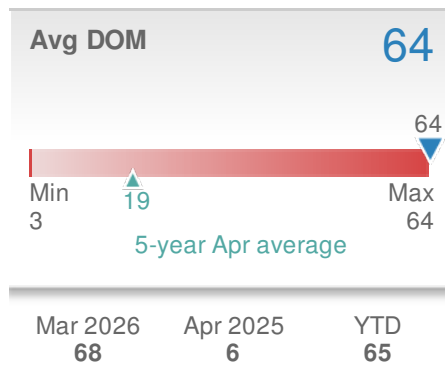
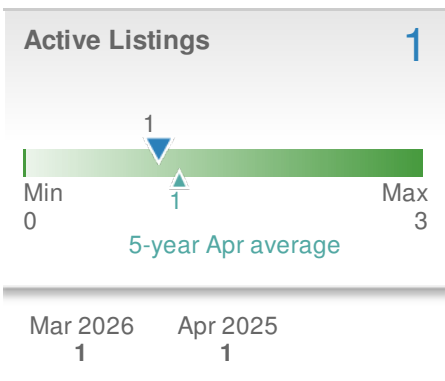
Tri-County Suburban REALTORS
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for April was \$599,900, representing a decrease of 1.6% compared to last month and an increase of 3.3% from Apr 2025. The average days on market for units sold in April was 64 days, 230% above the 5-year April average of 19 days. There was an 83.3% month over month decrease in new contract activity with 1 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 4; and no change in supply with 1 active units.

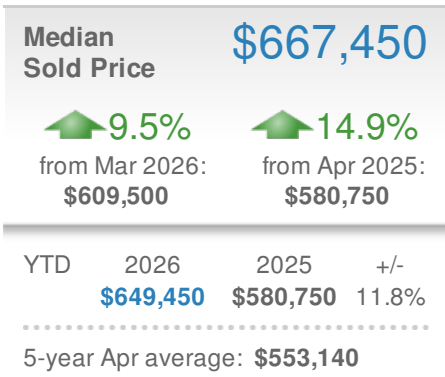
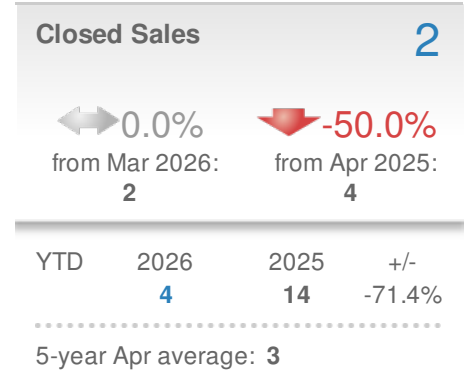
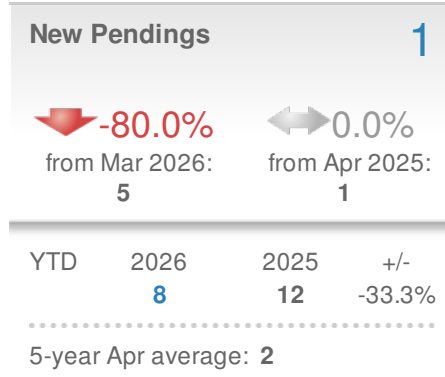
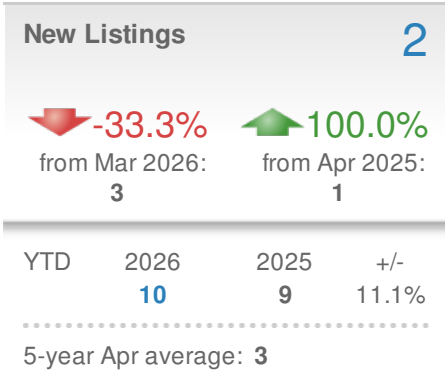
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, down from 6.00 in March and an increase from 1.00 in April 2025. The Contract Ratio is 100% higher than the 5-year April average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Unionville-Chadds Ford (Chester, PA) - Attached/Townhouse

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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$667,450, representing an increase of 9.5% compared to last month and an increase of 14.9% from Apr 2025. The average days on market for units sold in April was 11 days, 25% above the 5-year April average of 9 days. There was an 80% month over month decrease in new contract activity with 1 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 4; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 4.00 pendings per active listing, down from 5.00 in March and an increase from 1.00 in April 2025. The Contract Ratio is 100% higher than the 5-year April average of 2.00. 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.

