

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

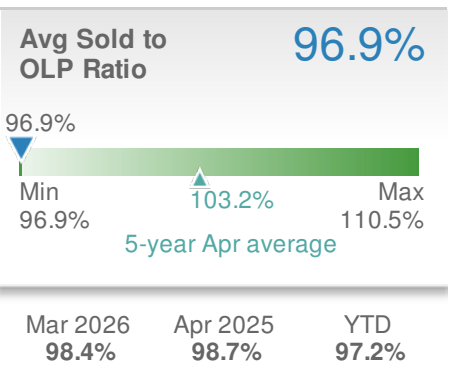
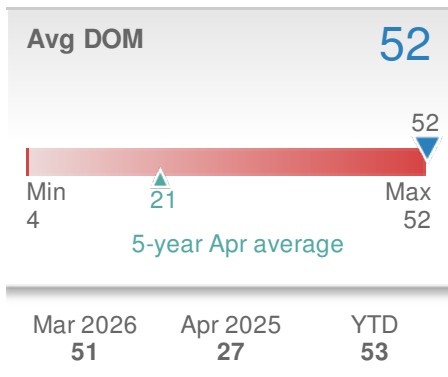
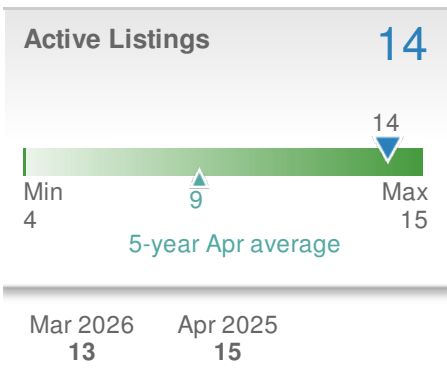
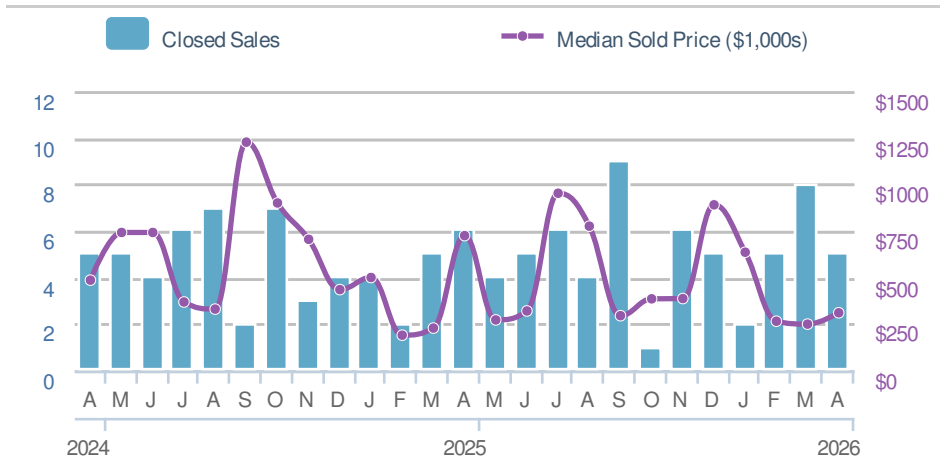
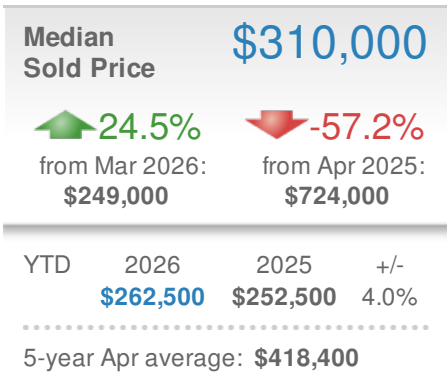
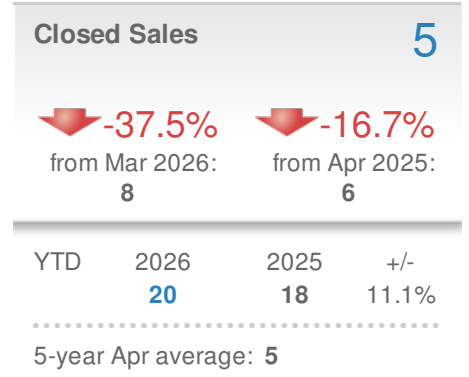
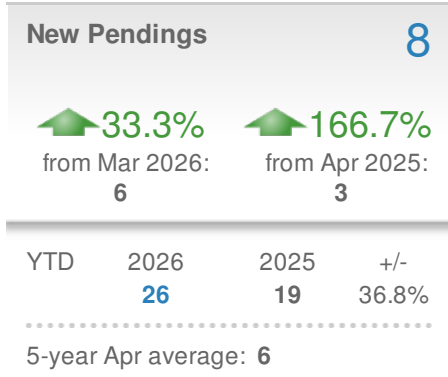
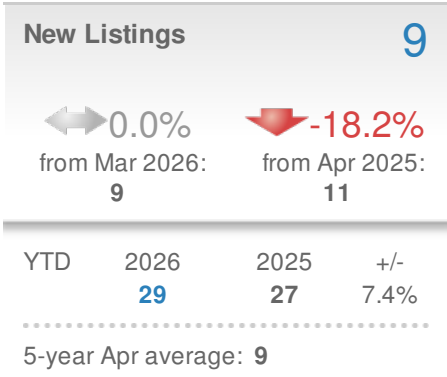
## Local Market Insight

### Unionville-Chadds Ford (Delaware, PA)

**April 2026**

Unionville-Chadds Ford (Delaware, PA)

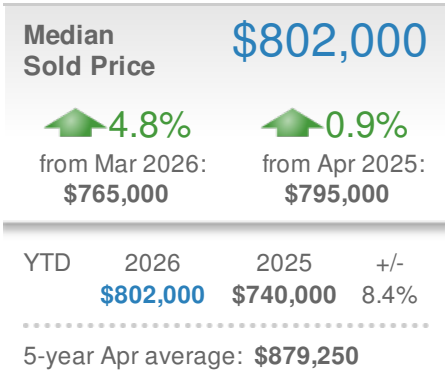
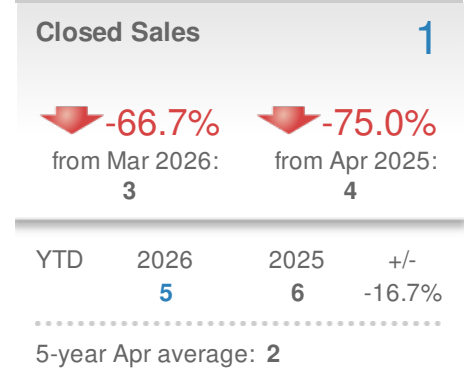
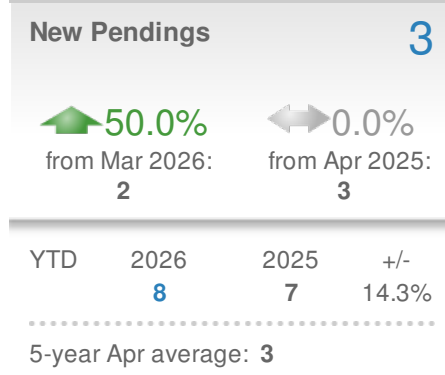
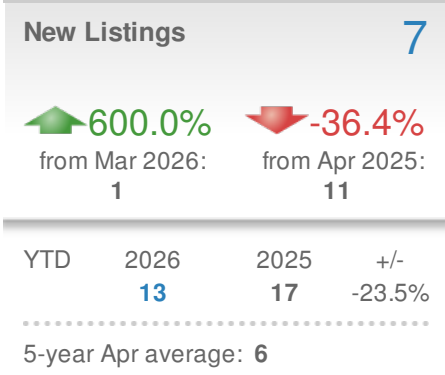
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**April 2026**

Unionville-Chadds Ford (Delaware, PA) - Detached

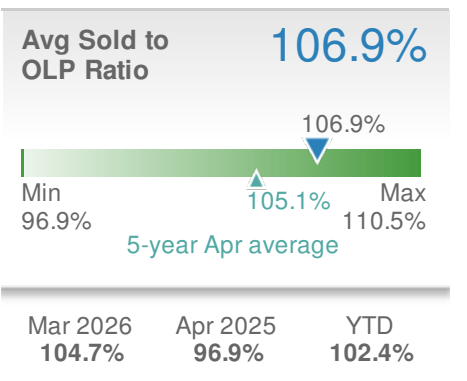
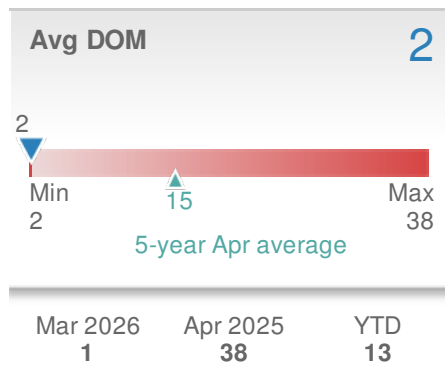
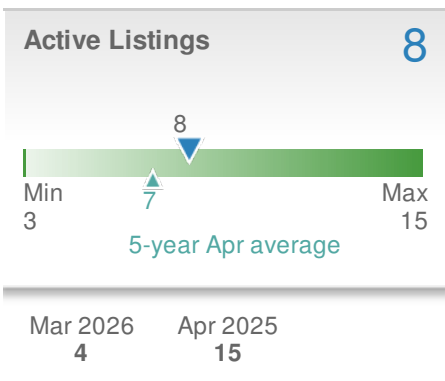
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**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for April was \$802,000, representing an increase of 4.8% compared to last month and an increase of 0.9% from Apr 2025. The average days on market for units sold in April was 2 days, 87% below the 5-year April average of 15 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 8; and a 100% increase in supply to 8 active units.

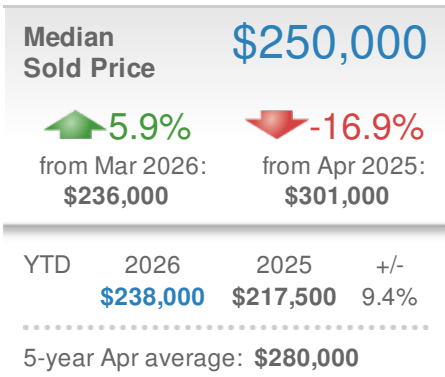
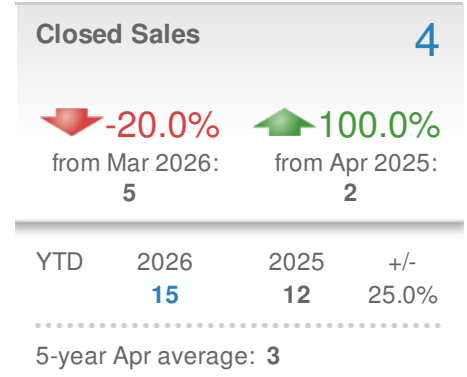
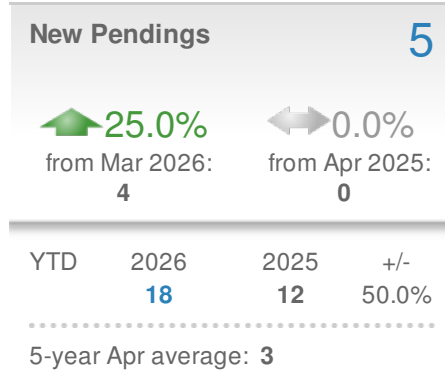
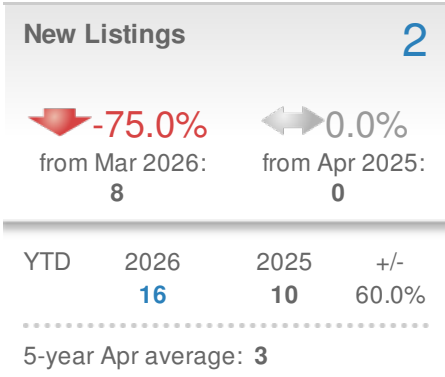
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.50 in March and an increase from 0.20 in April 2025. The Contract Ratio is 37% higher than the 5-year April average of 0.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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 (Delaware, PA) - Attached

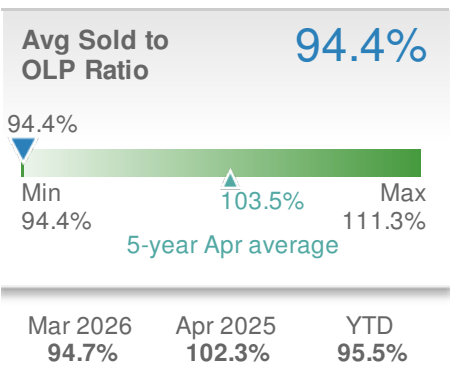
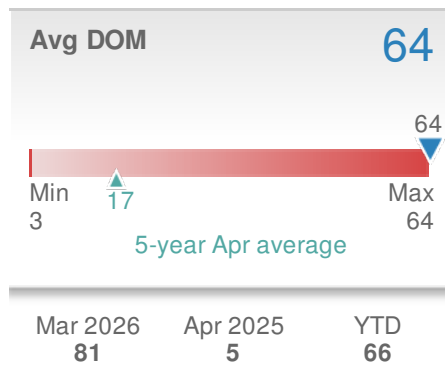
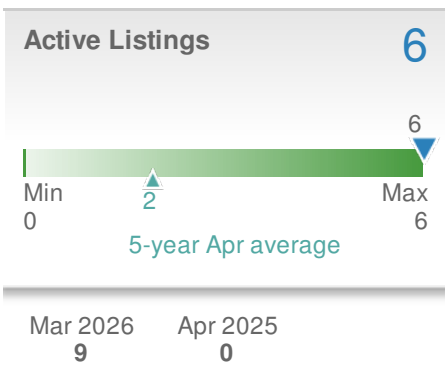
Tri-County Suburban REALTORS  
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**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for April was \$250,000, representing an increase of 5.9% compared to last month and a decrease of 16.9% from Apr 2025. The average days on market for units sold in April was 64 days, 277% above the 5-year April average of 17 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from March) to 5; and a 33.3% decrease in supply to 6 active units.

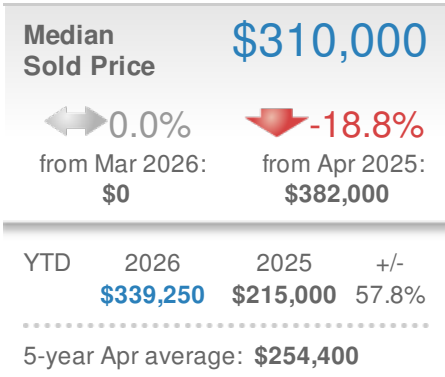
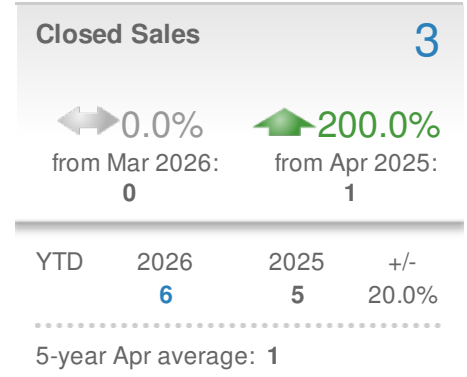
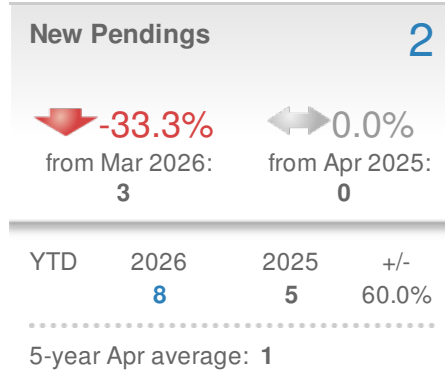
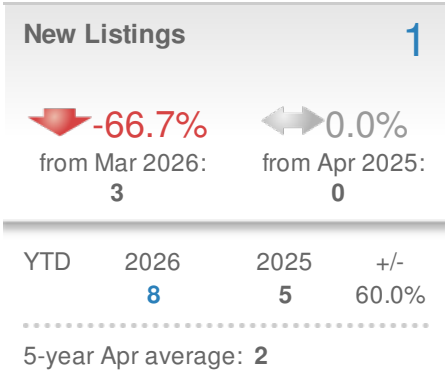
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.44 in March and an increase from 0.00 in April 2025. The Contract Ratio is 53% lower than the 5-year April average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 (Delaware, PA) - Attached/Townhouse

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**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$310,000, representing an increase of 0% compared to last month and a decrease of 18.8% from Apr 2025. The average days on market for units sold in April was 83 days, 295% above the 5-year April average of 21 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 2; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.50 in March and an increase from 0.00 in April 2025. The Contract Ratio is 67% higher than the 5-year April average of 1.20. 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.

