

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

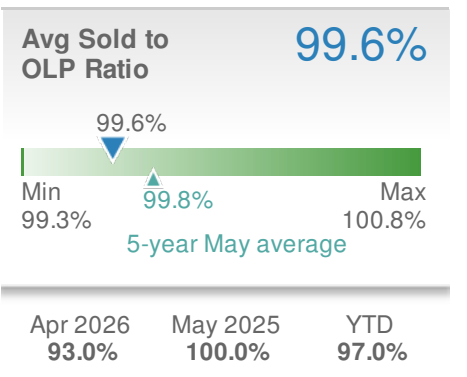
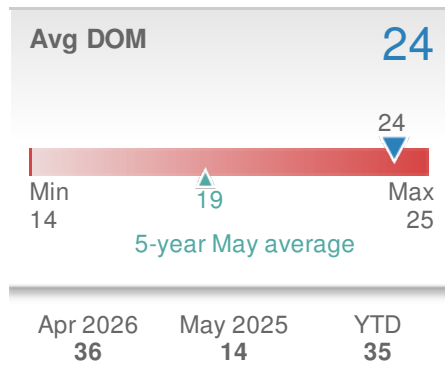
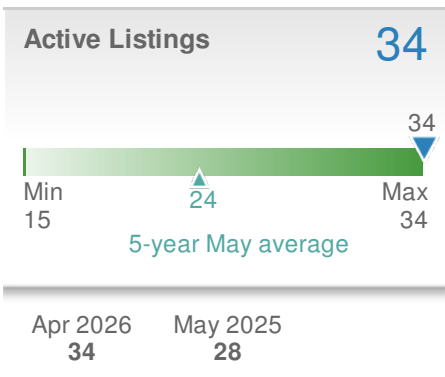
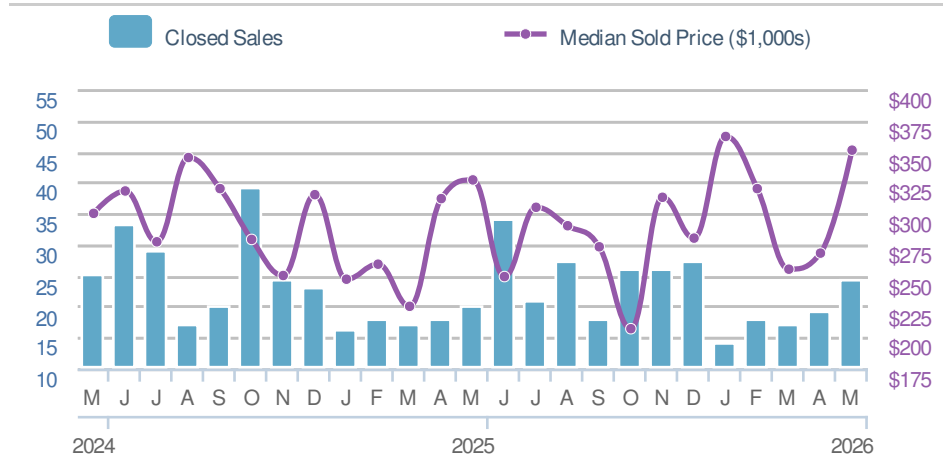
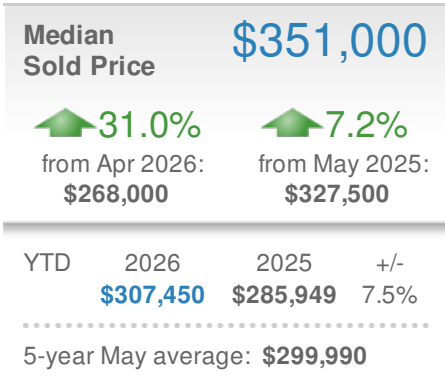
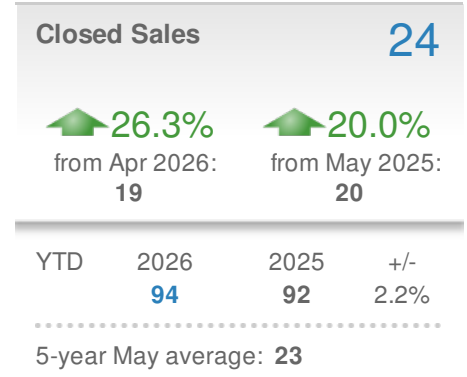
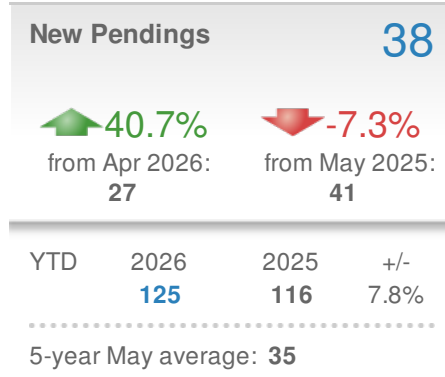
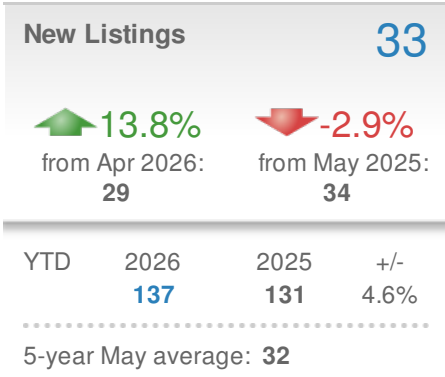
## Local Market Insight

### Chichester (Delaware, PA)

## May 2026

Chichester (Delaware, PA)

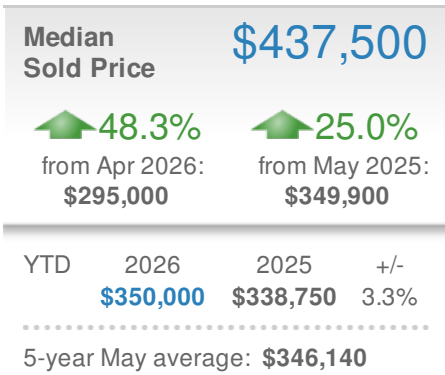
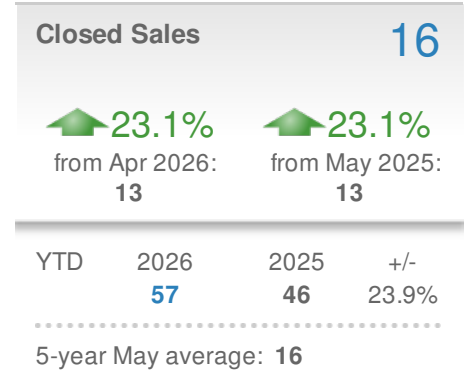
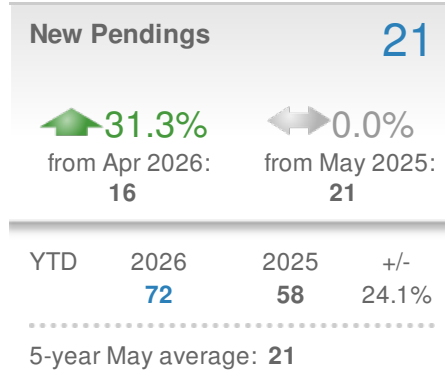
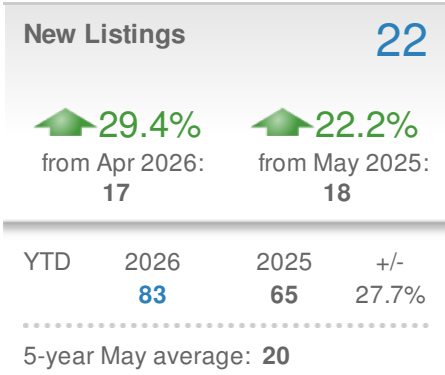
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**May 2026**

Chichester (Delaware, PA) - Detached

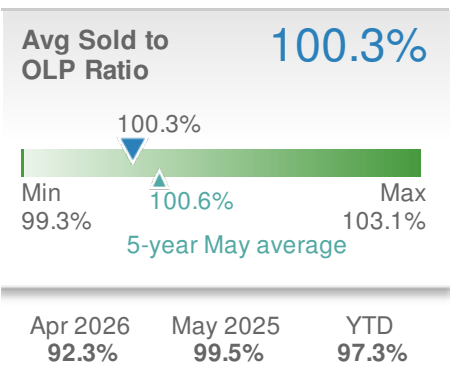
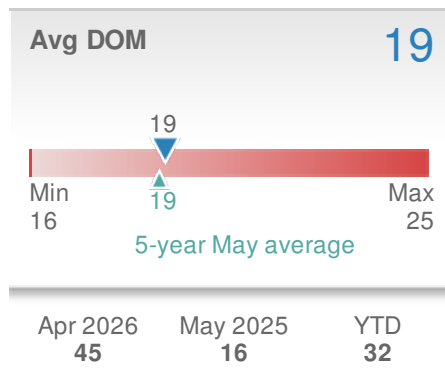
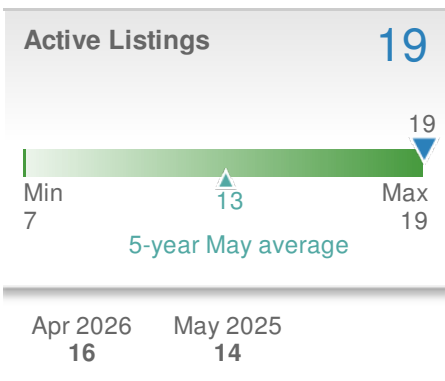
Tri-County Suburban REALTORS  
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**Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for May was \$437,500, representing an increase of 48.3% compared to last month and an increase of 25% from May 2025. The average days on market for units sold in May was 19 days, the same as the 5-year May average of 19 days. There was a 31.3% month over month increase in new contract activity with 21 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 24; and an 18.8% increase in supply to 19 active units.

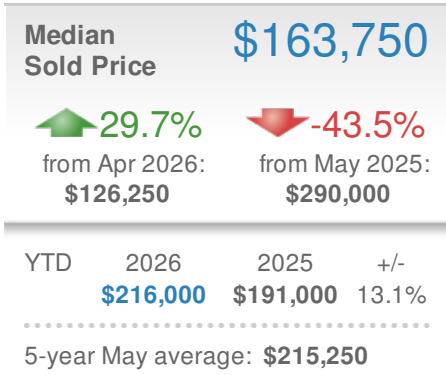
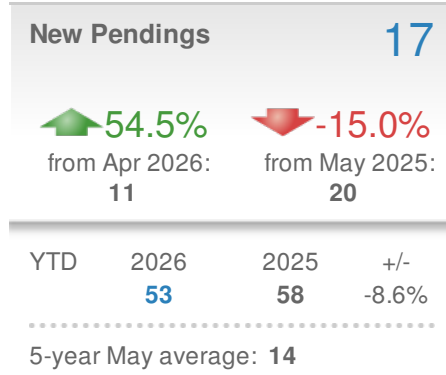
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, down from 1.31 in April and a decrease from 1.50 in May 2025. The Contract Ratio is 41% lower than the 5-year May average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Chichester (Delaware, PA) - Attached

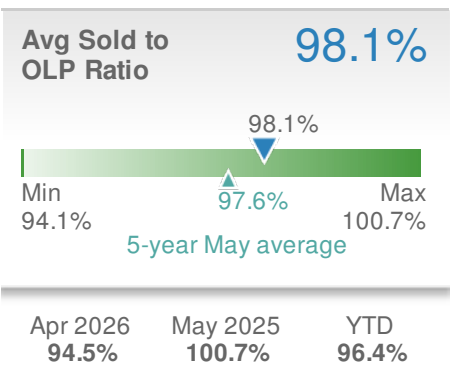
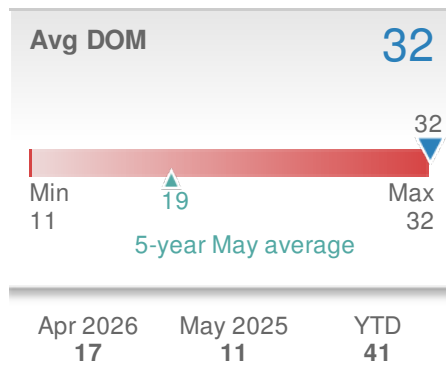
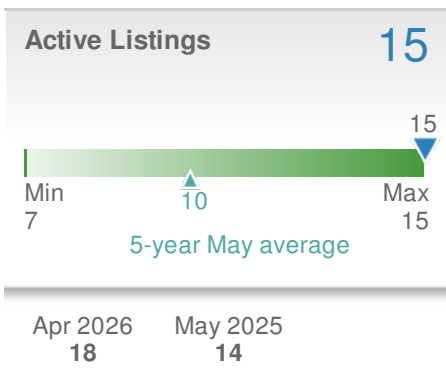
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**Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for May was \$163,750, representing an increase of 29.7% compared to last month and a decrease of 43.5% from May 2025. The average days on market for units sold in May was 32 days, 70% above the 5-year May average of 19 days. There was a 54.5% month over month increase in new contract activity with 17 New Pendings; a 71.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 24; and a 16.7% decrease in supply to 15 active units.

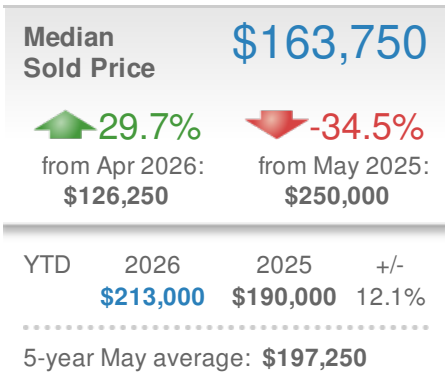
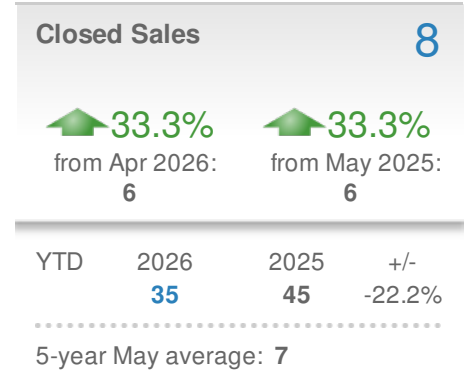
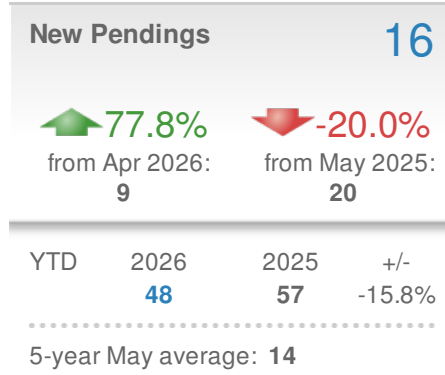
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 0.78 in April and an increase from 1.57 in May 2025. The Contract Ratio is 16% lower than the 5-year May average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Chichester (Delaware, PA) - Attached/Townhouse

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**Summary**

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$163,750, representing an increase of 29.7% compared to last month and a decrease of 34.5% from May 2025. The average days on market for units sold in May was 32 days, 57% above the 5-year May average of 20 days. There was a 77.8% month over month increase in new contract activity with 16 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from April) to 21; and a 17.6% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.71 in April and a decrease from 1.57 in May 2025. The Contract Ratio is 16% lower than the 5-year May average of 1.79. 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.

