

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

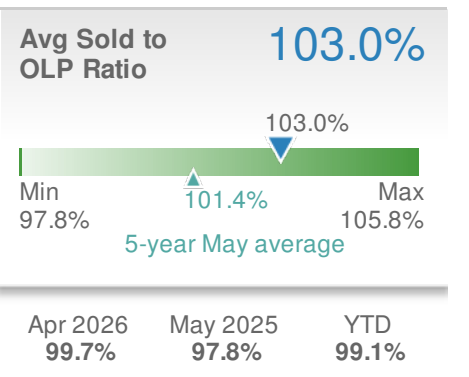
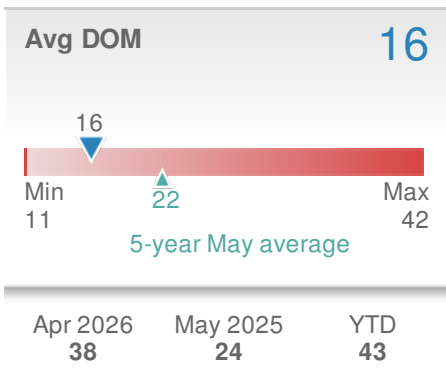
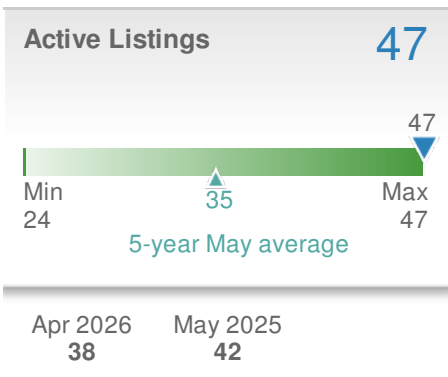
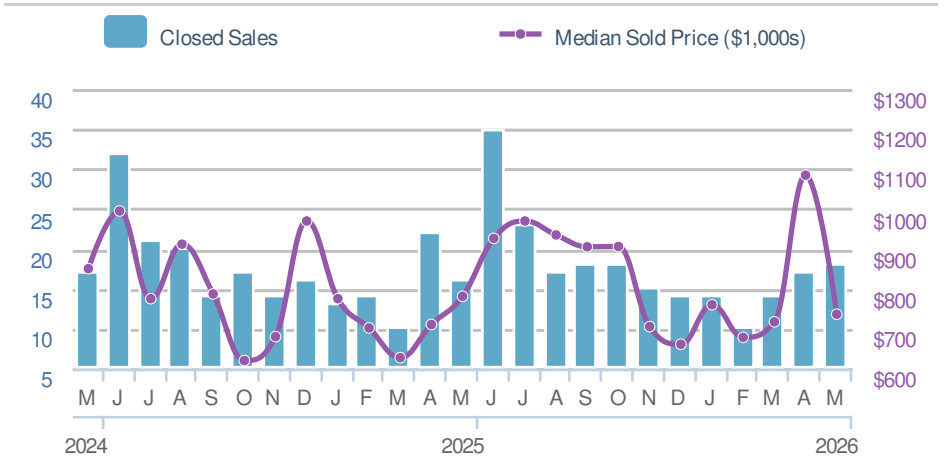
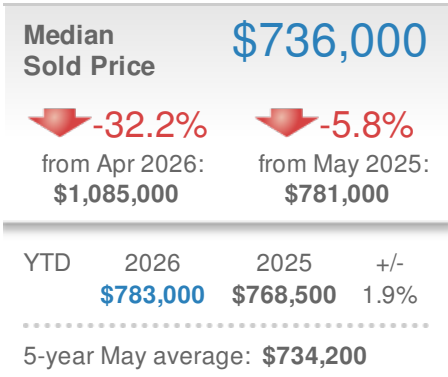
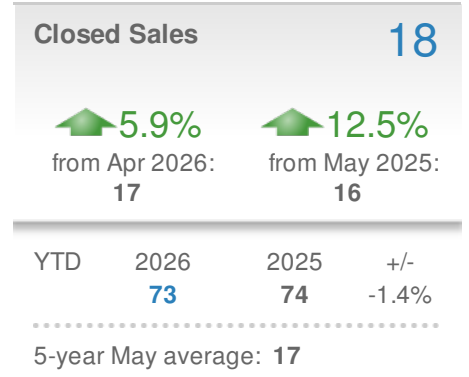
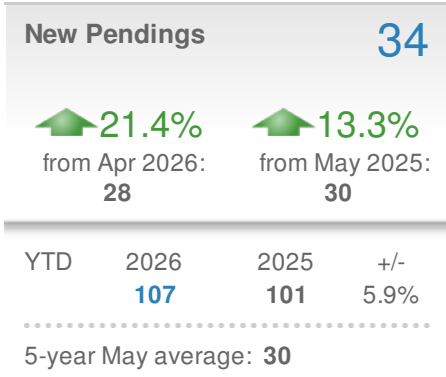
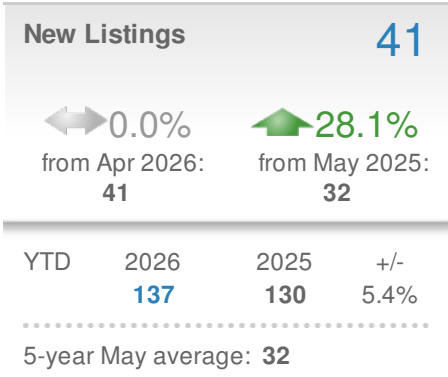
Local Market Insight

Unionville-Chadds Ford (Chester, PA)

May 2026

Unionville-Chadds Ford (Chester, PA)

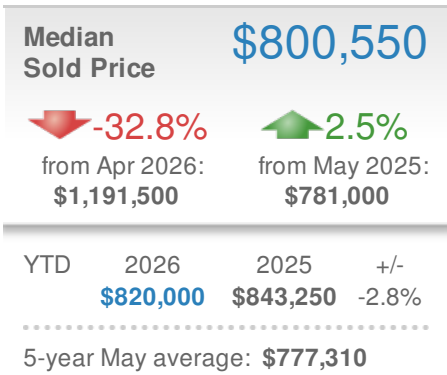
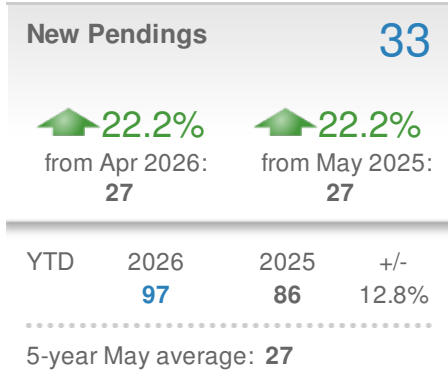
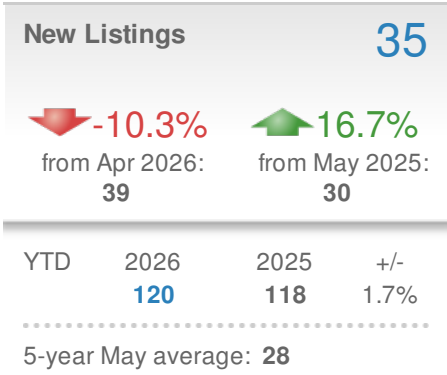
Email: ldavis@tcsr.realtor



May 2026

Unionville-Chadds Ford (Chester, PA) - Detached

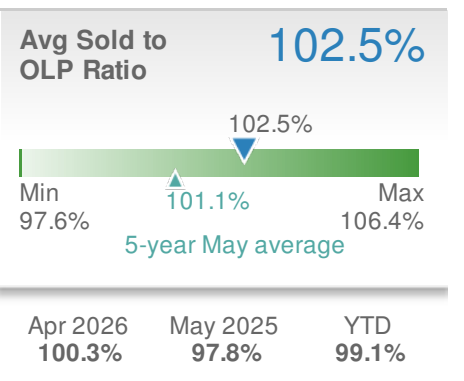
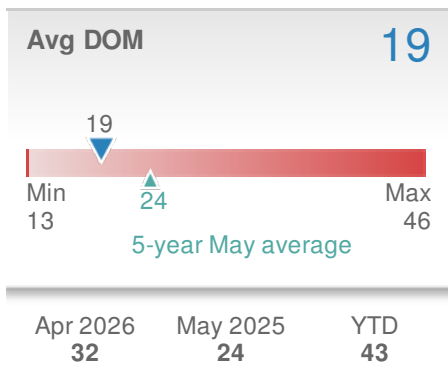
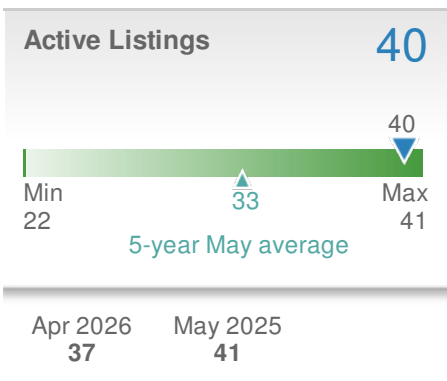
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for May was \$800,550, representing a decrease of 32.8% compared to last month and an increase of 2.5% from May 2025. The average days on market for units sold in May was 19 days, 20% below the 5-year May average of 24 days. There was a 22.2% month over month increase in new contract activity with 33 New Pendings; a 51.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 50; and an 8.1% increase in supply to 40 active units.

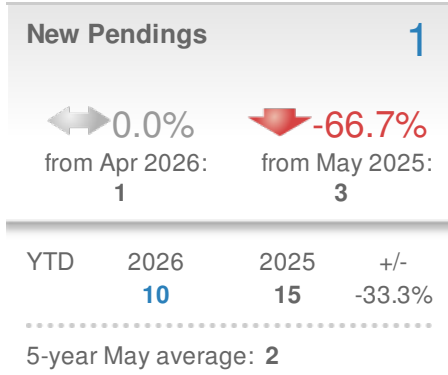
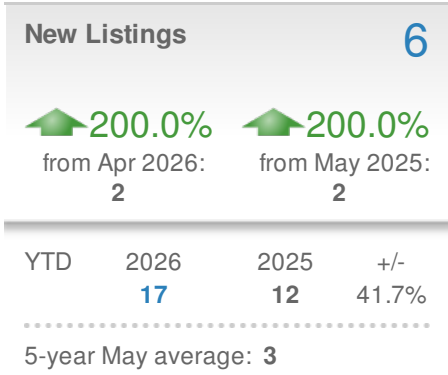
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 0.89 in April and an increase from 1.02 in May 2025. The Contract Ratio is 13% lower than the 5-year May average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Unionville-Chadds Ford (Chester, PA) - Attached

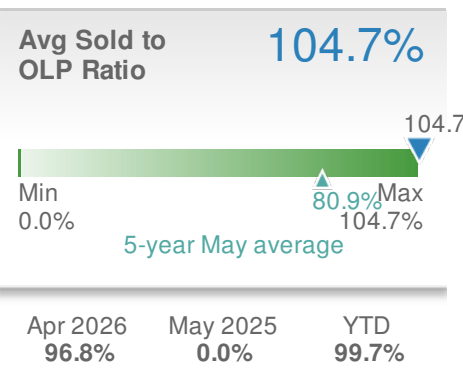
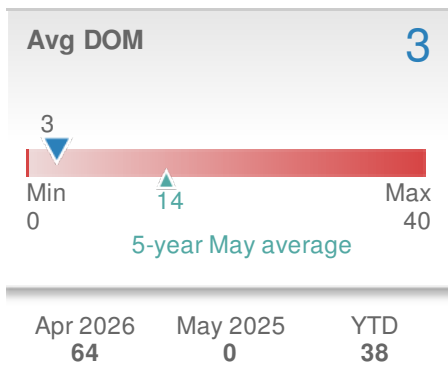
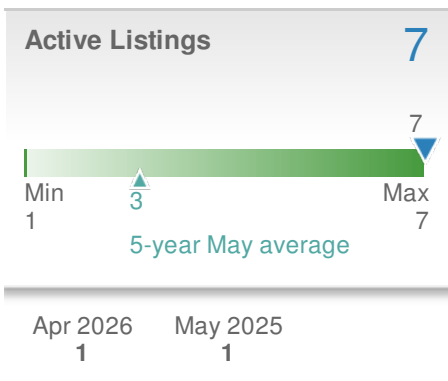
Tri-County Suburban REALTORS
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for May was \$655,750, representing an increase of 9.3% compared to last month and an increase of 0% from May 2025. The average days on market for units sold in May was 3 days, 79% below the 5-year May average of 14 days. There was no month over month change in new contract activity with 1 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 1; and a 600% increase in supply to 7 active units.

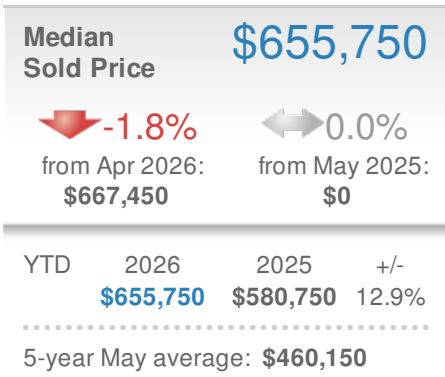
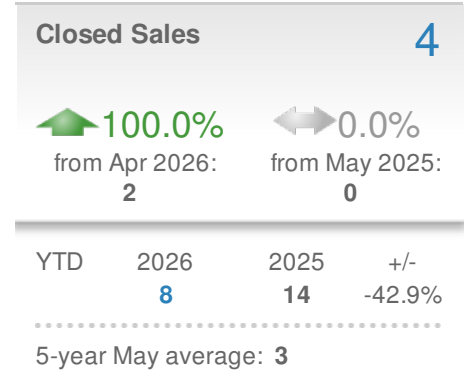
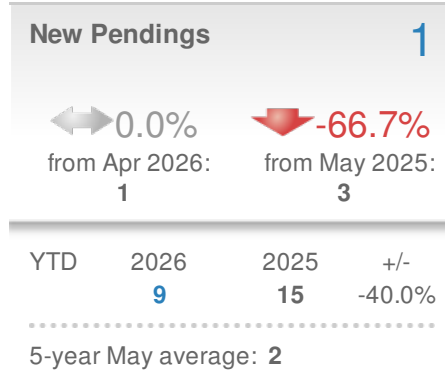
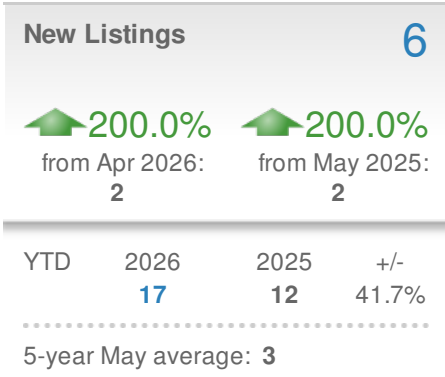
This activity resulted in a Contract Ratio of 0.14 pendings per active listing, down from 4.00 in April and a decrease from 4.00 in May 2025. The Contract Ratio is 94% lower than the 5-year May average of 2.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

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 May was \$655,750, representing a decrease of 1.8% compared to last month and an increase of 0% from May 2025. The average days on market for units sold in May was 3 days, 79% below the 5-year May average of 14 days. There was no month over month change in new contract activity with 1 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 1; and a 600% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.14 pendings per active listing, down from 4.00 in April and a decrease from 4.00 in May 2025. The Contract Ratio is 94% lower than the 5-year May average of 2.36. 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.

