

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

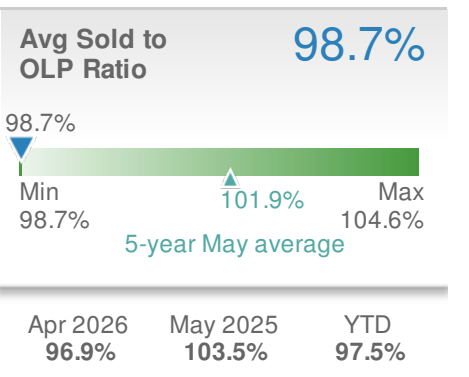
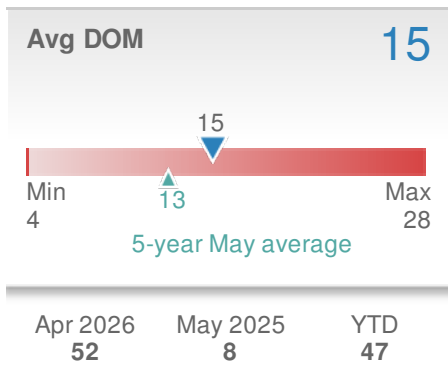
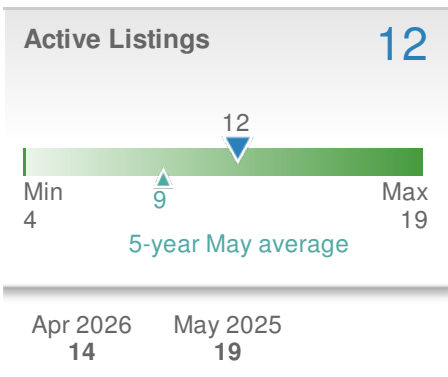
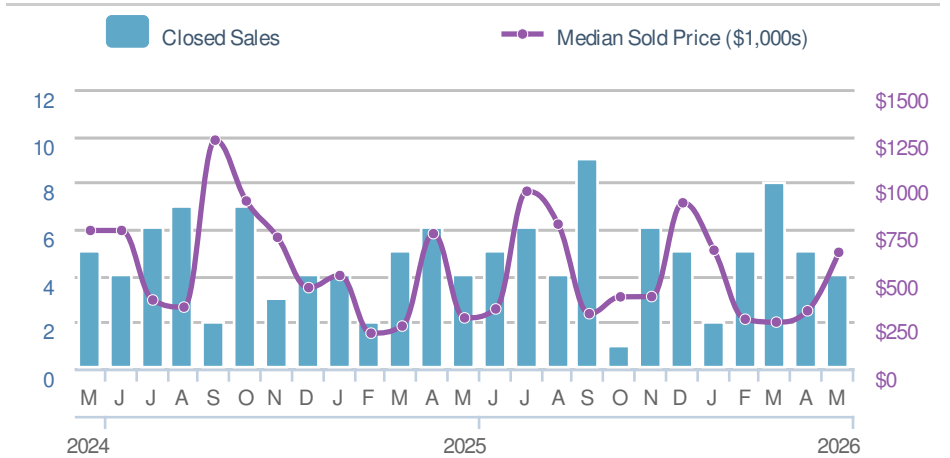
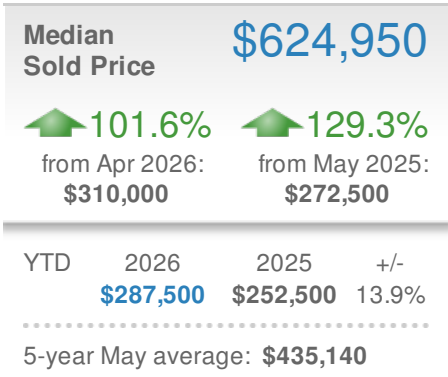
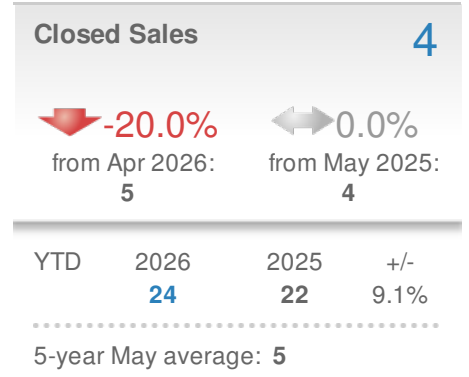
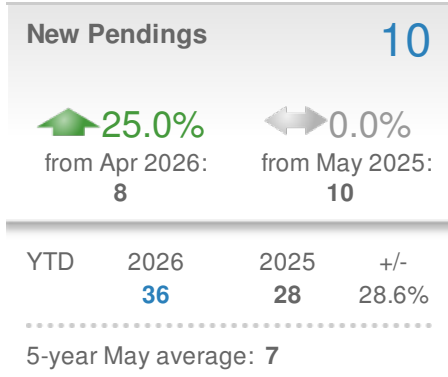
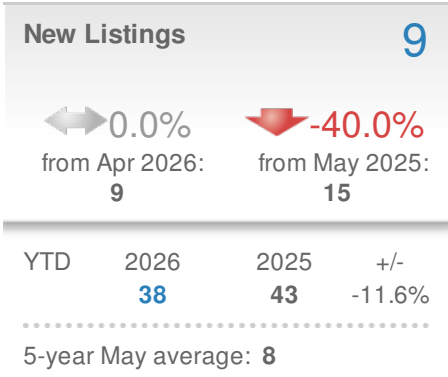
## Local Market Insight

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

**May 2026**

Unionville-Chadds Ford (Delaware, PA)

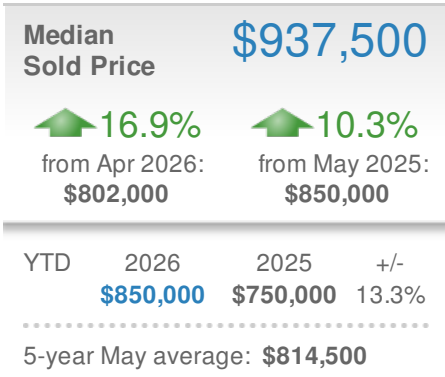
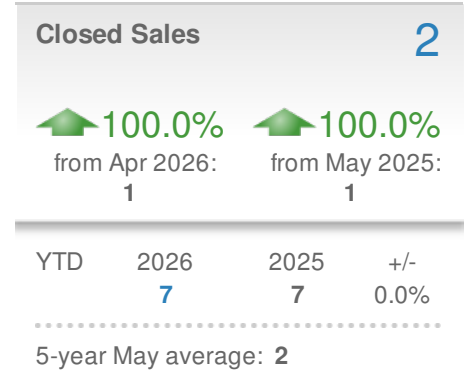
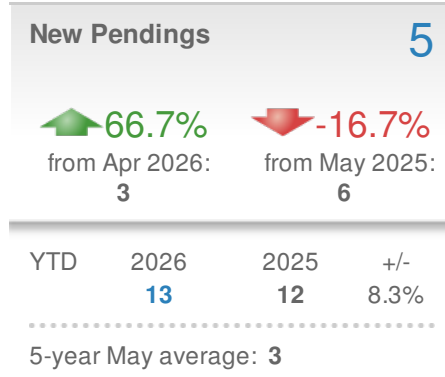
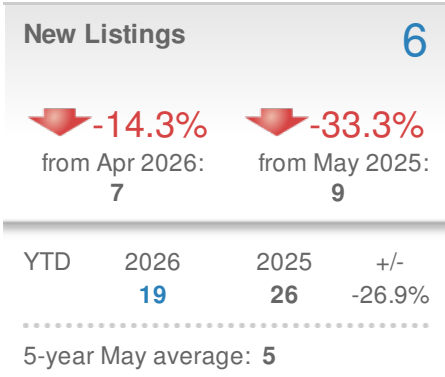
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**May 2026**

Unionville-Chadds Ford (Delaware, PA) - Detached

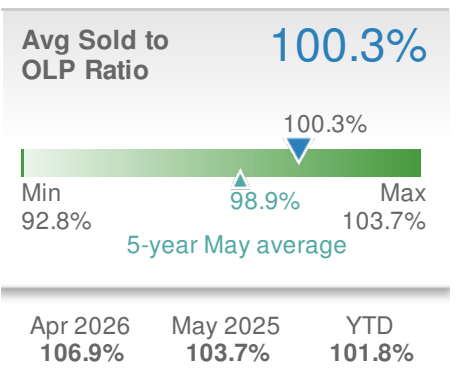
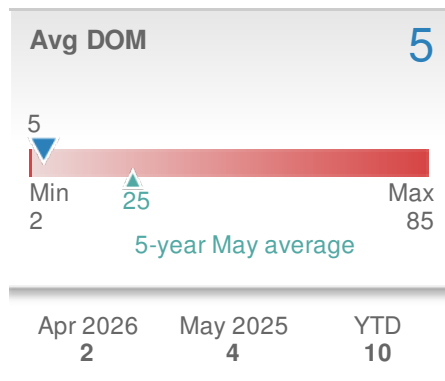
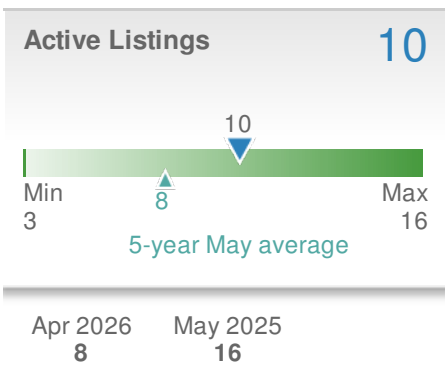
Tri-County Suburban REALTORS  
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**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for May was \$937,500, representing an increase of 16.9% compared to last month and an increase of 10.3% from May 2025. The average days on market for units sold in May was 5 days, 80% below the 5-year May average of 25 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 11; and a 25% increase in supply to 10 active units.

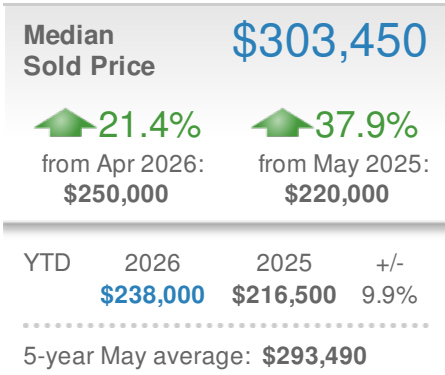
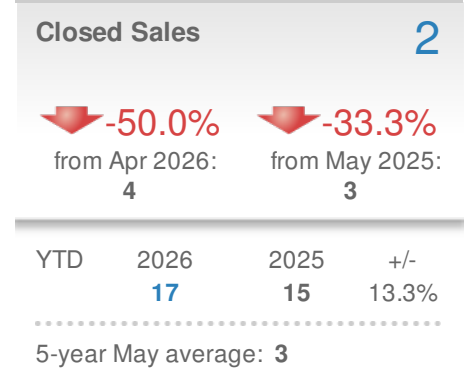
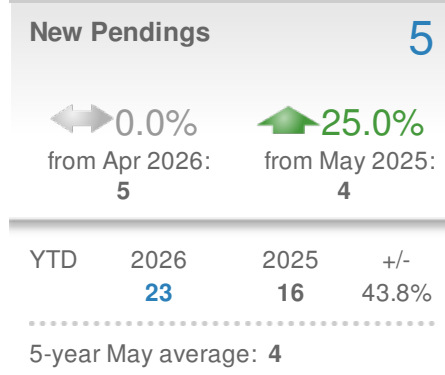
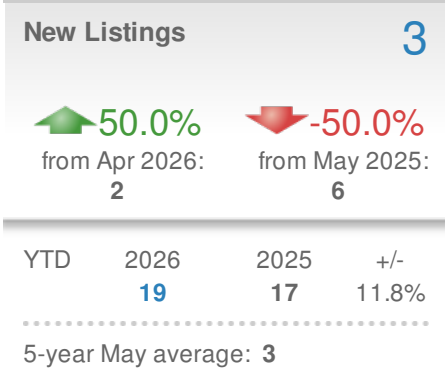
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 1.00 in April and an increase from 0.44 in May 2025. The Contract Ratio is 28% higher than the 5-year May average of 0.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 (Delaware, PA) - Attached

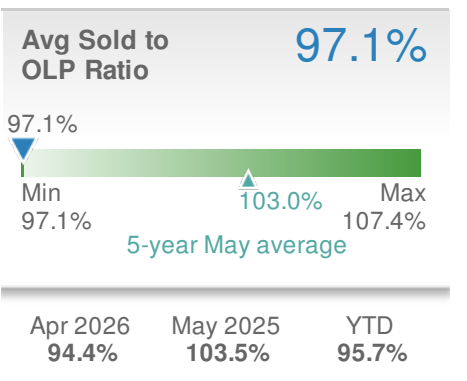
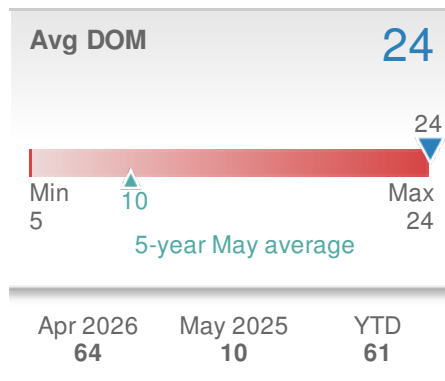
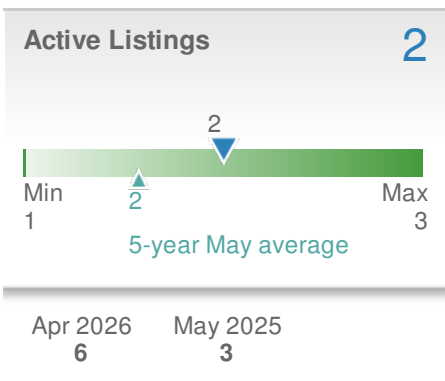
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**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for May was \$303,450, representing an increase of 21.4% compared to last month and an increase of 37.9% from May 2025. The average days on market for units sold in May was 24 days, 140% above the 5-year May average of 10 days. There was no month over month change in new contract activity with 5 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from April) to 8; and a 66.7% decrease in supply to 2 active units.

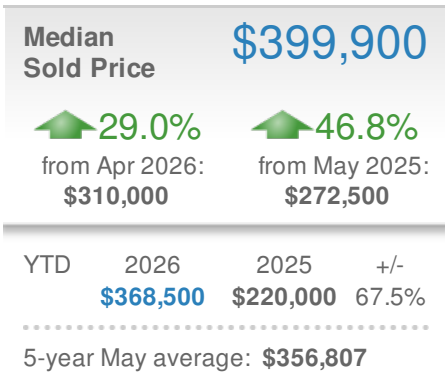
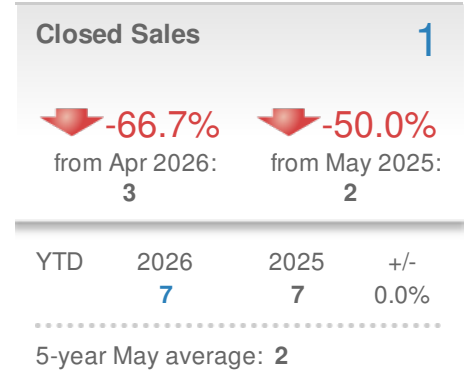
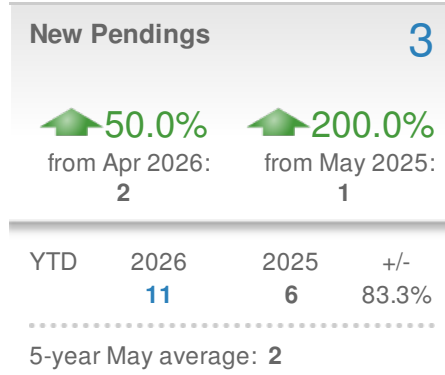
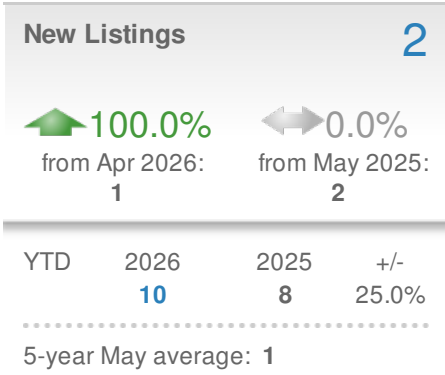
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 0.83 in April and an increase from 1.00 in May 2025. The Contract Ratio is 43% higher than the 5-year May average of 2.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 (Delaware, PA) - Attached/Townhouse

100% by Suburban REALTORS  
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**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$399,900, representing an increase of 29% compared to last month and an increase of 46.8% from May 2025. The average days on market for units sold in May was 29 days, 142% above the 5-year May average of 12 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from April) to 4; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in April and no change from May 2025. The Contract Ratio is 100% lower than the 5-year May average of 0.60. 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.

