June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Chichester (Delaware, PA)

MarketStats
by ShowingTime

Presented by
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June 2026

Chichester (Delaware, PA)

New Listings 29

▼-12.1% from May 2026: **33**

▲26.1% from Jun 2025: **23**

YTD	2026	2025	+/-
	169	**158**	7.0%

5-year Jun average: **32**

New Pendings 29

▼-23.7% from May 2026: **38**

▲16.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	154	**140**	10.0%

5-year Jun average: **30**

Closed Sales 33

▲37.5% from May 2026: **24**

▼-2.9% from Jun 2025: **34**

YTD	2026	2025	+/-
	128	**127**	0.8%

5-year Jun average: **32**

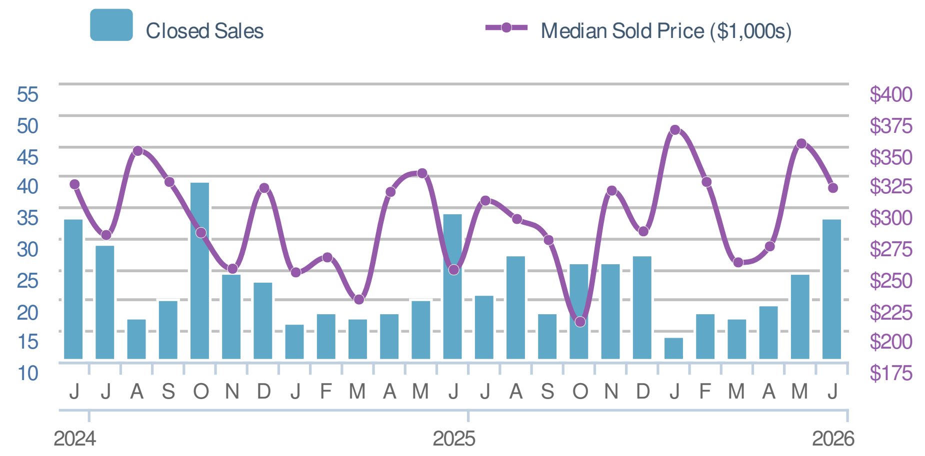
Median Sold Price $315,000

▼-10.3% from May 2026: **$351,000**

▲26.4% from Jun 2025: **$249,200**

YTD	2026	2025	+/-
	$315,000	**$280,000**	12.5%

5-year Jun average: **$293,410**



Active Listings 33

33

Min 14 | 25 | Max 33

5-year Jun average

May 2026	Jun 2025
34	**24**

Avg DOM 27

27

Min 11 | 15 | Max 27

5-year Jun average

May 2026	Jun 2025	YTD
24	**15**	**33**

Avg Sold to OLP Ratio 100.4%

100.4%

Min 96.7% | 100.2% | Max 101.9%

5-year Jun average

May 2026	Jun 2025	YTD
99.6%	**96.7%**	**97.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Chichester (Delaware, PA) - Detached

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New Listings 21

▼ -4.5% from May 2026: **22**

▲ 40.0% from Jun 2025: **15**

YTD	2026	2025	+/-
	106	**83**	27.7%

5-year Jun average: **20**

New Pendings 21

↔ 0.0% from May 2026: **21**

▲ 31.3% from Jun 2025: **16**

YTD	2026	2025	+/-
	93	**73**	27.4%

5-year Jun average: **19**

Closed Sales 15

▼ -6.3% from May 2026: **16**

▼ -6.3% from Jun 2025: **16**

YTD	2026	2025	+/-
	73	**62**	17.7%

5-year Jun average: **18**

Median Sold Price $430,000

▼ -1.7% from May 2026: **$437,500**

▲ 20.4% from Jun 2025: **$357,000**

YTD	2026	2025	+/-
	$369,900	**$349,950**	5.7%

5-year Jun average: **$356,380**

Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for June was $430,000, representing a decrease of 1.7% compared to last month and an increase of 20.4% from Jun 2025. The average days on market for units sold in June was 26 days, 97% above the 5-year June average of 13 days. There was no month over month change in new contract activity with 21 New Pendings; a 20.8% MoM increase in All Pendings (new contracts + contracts carried over from May) to 29; and a 10.5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.26 in May and a decrease from 1.67 in June 2025. The Contract Ratio is 21% lower than the 5-year June average of 1.76. 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.

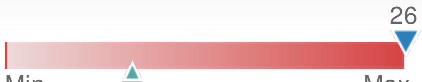
Active Listings 21

Min 9 | 15 | Max 21

5-year Jun average

May 2026	Jun 2025
19	**12**

Avg DOM 26



Min 7 | 13 | Max 26

5-year Jun average

May 2026	Jun 2025	YTD
19	**7**	**31**

Avg Sold to OLP Ratio 99.3%

Min 99.3% | 101.4% | Max 104.0%

5-year Jun average

May 2026	Jun 2025	YTD
100.3%	**100.8%**	**97.4%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Chichester (Delaware, PA) - Attached

New Listings 8

▼-27.3% from May 2026: **11**

◄►0.0% from Jun 2025: **8**

YTD	2026	2025	+/-
	63	**75**	-16.0%

5-year Jun average: **13**

New Pendings 8

▼-52.9% from May 2026: **17**

▼-11.1% from Jun 2025: **9**

YTD	2026	2025	+/-
	61	**67**	-9.0%

5-year Jun average: **11**

Closed Sales 18

▲125.0% from May 2026: **8**

◄►0.0% from Jun 2025: **18**

YTD	2026	2025	+/-
	55	**65**	-15.4%

5-year Jun average: **14**

Median Sold Price $230,250

▲40.6% from May 2026: **$163,750**

▲19.6% from Jun 2025: **$192,500**

YTD	2026	2025	+/-
	$225,000	**$190,000**	18.4%

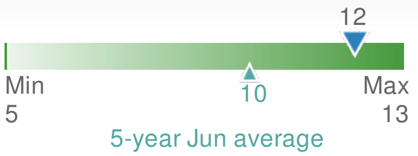
5-year Jun average: **$207,050**

Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for June was $230,250, representing an increase of 40.6% compared to last month and an increase of 19.6% from Jun 2025. The average days on market for units sold in June was 28 days, 54% above the 5-year June average of 18 days. There was a 52.9% month over month decrease in new contract activity with 8 New Pendings; a 41.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 14; and a 20% decrease in supply to 12 active units.

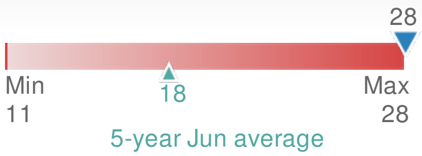
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.60 in May and an increase from 1.00 in June 2025. The Contract Ratio is 31% lower than the 5-year June average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings 12



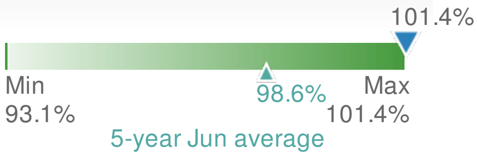
May 2026	Jun 2025
15	**12**

Avg DOM 28



May 2026	Jun 2025	YTD
32	**22**	**37**

Avg Sold to OLP Ratio 101.4%



May 2026	Jun 2025	YTD
98.1%	**93.1%**	**98.0%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

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June 2026

Chichester (Delaware, PA) - Attached/Townhouse

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New Listings 7

-30.0% from May 2026: **10**

16.7% from Jun 2025: **6**

YTD	2026	2025	+/-
	57	**72**	-20.8%

5-year Jun average: **12**

New Pendings 7

-56.3% from May 2026: **16**

-12.5% from Jun 2025: **8**

YTD	2026	2025	+/-
	54	**65**	-16.9%

5-year Jun average: **11**

Closed Sales 15

87.5% from May 2026: **8**

-16.7% from Jun 2025: **18**

YTD	2026	2025	+/-
	50	**64**	-21.9%

5-year Jun average: **13**

Median Sold Price $225,000

37.4% from May 2026: **$163,750**

16.9% from Jun 2025: **$192,500**

YTD	2026	2025	+/-
	$218,500	**$189,999**	15.0%

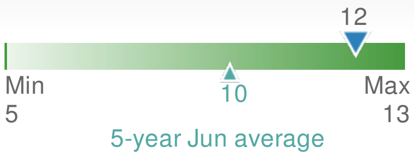
5-year Jun average: **$210,500**

Summary

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $225,000, representing an increase of 37.4% compared to last month and an increase of 16.9% from Jun 2025. The average days on market for units sold in June was 24 days, 35% above the 5-year June average of 18 days. There was a 56.3% month over month decrease in new contract activity with 7 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 12; and a 14.3% decrease in supply to 12 active units.

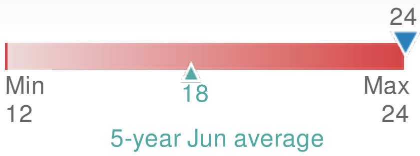
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.50 in May and no change from June 2025. The Contract Ratio is 41% lower than the 5-year June average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.

Active Listings 12



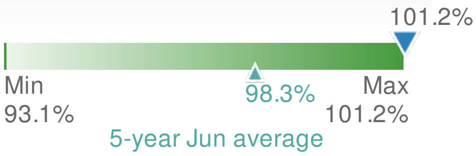
May 2026	Jun 2025
14	**11**

Avg DOM 24



May 2026	Jun 2025	YTD
32	**22**	**37**

Avg Sold to OLP Ratio 101.2%



May 2026	Jun 2025	YTD
98.1%	**93.1%**	**97.7%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.