June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market **Insight**

Unionville-Chadds Ford (Chester, PA)

MarketStats
by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

June 2026

Unionville-Chadds Ford (Chester, PA)

New Listings 25

-39.0% from May 2026: **41**

56.3% from Jun 2025: **16**

YTD	2026	2025	+/-
	167	**148**	12.8%

5-year Jun average: **28**

New Pendings 33

-2.9% from May 2026: **34**

26.9% from Jun 2025: **26**

YTD	2026	2025	+/-
	140	**127**	10.2%

5-year Jun average: **26**

Closed Sales 37

105.6% from May 2026: **18**

5.7% from Jun 2025: **35**

YTD	2026	2025	+/-
	110	**109**	0.9%

5-year Jun average: **34**

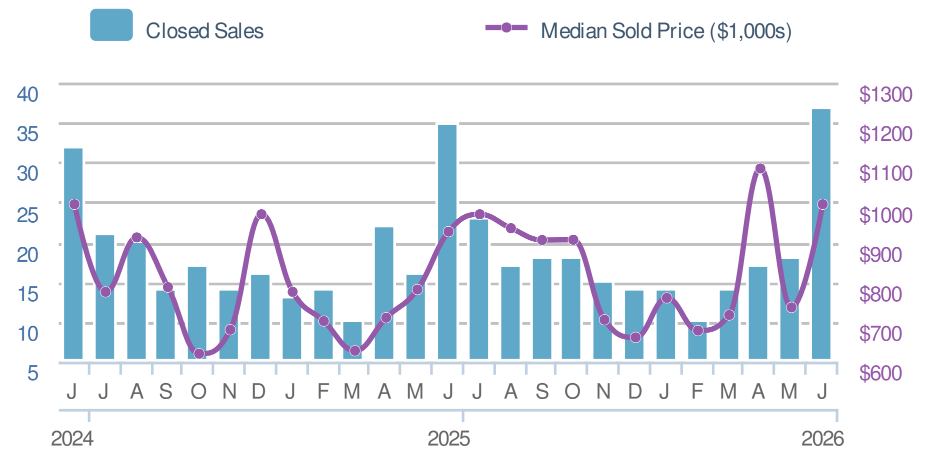
Median Sold Price $995,000

35.2% from May 2026: **$736,000**

7.5% from Jun 2025: **$926,000**

YTD	2026	2025	+/-
	$841,797	**$775,000**	8.6%

5-year Jun average: **$896,950**



Active Listings 35

35

Min 31

35

Max 43

5-year Jun average

May 2026	Jun 2025
47	**31**

Avg DOM 14

14

Min 8

20

Max 47

5-year Jun average

May 2026	Jun 2025	YTD
16	**8**	**33**

Avg Sold to OLP Ratio 102.2%

102.2%

Min 99.7%

101.5%

Max 104.0%

5-year Jun average

May 2026	Jun 2025	YTD
103.0%	**101.1%**	**100.2%**

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

MarketStats by ShowingTime

Local Market Insight

Presented by
Lauren Davis

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

June 2026

Unionville-Chadds Ford (Chester, PA) - Detached

New Listings 22

▼ -37.1% from May 2026: **35**

▲ 37.5% from Jun 2025: **16**

YTD	2026	2025	+/-
	147	**136**	8.1%

5-year Jun average: **25**

New Pendings 27

▼ -18.2% from May 2026: **33**

▲ 8.0% from Jun 2025: **25**

YTD	2026	2025	+/-
	124	**111**	11.7%

5-year Jun average: **23**

Closed Sales 36

▲ 157.1% from May 2026: **14**

▲ 12.5% from Jun 2025: **32**

YTD	2026	2025	+/-
	100	**92**	8.7%

5-year Jun average: **31**

Median Sold Price $997,500

▲ 24.6% from May 2026: **$800,550**

▼ -0.7% from Jun 2025: **$1,005,000**

YTD	2026	2025	+/-
	$871,000	**$852,500**	2.2%

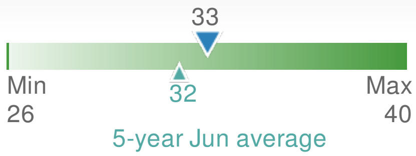
5-year Jun average: **$935,550**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for June was $997,500, representing an increase of 24.6% compared to last month and a decrease of 0.7% from Jun 2025. The average days on market for units sold in June was 14 days, 33% below the 5-year June average of 21 days. There was an 18.2% month over month decrease in new contract activity with 27 New Pendings; an 18% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 41; and a 17.5% decrease in supply to 33 active units.

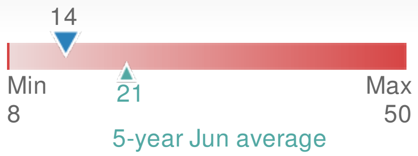
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 1.25 in May and an increase from 1.13 in June 2025. The Contract Ratio is 9% higher than the 5-year June average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 33



May 2026	Jun 2025
40	**31**

Avg DOM 14



May 2026	Jun 2025	YTD
19	**8**	**33**

Avg Sold to OLP Ratio 102.3%

May 2026	Jun 2025	YTD
102.5%	**101.1%**	**100.2%**

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

Local Market **Insight**

Presented by
Lauren Davis

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

June 2026

Unionville-Chadds Ford (Chester, PA) - Attached

New Listings 3

▼ -50.0% from May 2026: **6**

↔ 0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	20	**12**	66.7%

5-year Jun average: **3**

New Pendings 6

▲ 500.0% from May 2026: **1**

▲ 500.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	16	**16**	0.0%

5-year Jun average: **3**

Closed Sales 1

▼ -75.0% from May 2026: **4**

▼ -66.7% from Jun 2025: **3**

YTD	2026	2025	+/-
	10	**17**	-41.2%

5-year Jun average: **3**

Median Sold Price $630,000

▼ -3.9% from May 2026: **$655,750**

▲ 3.3% from Jun 2025: **$610,000**

YTD	2026	2025	+/-
	$641,750	**$581,500**	10.4%

5-year Jun average: **$577,000**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for June was $630,000, representing a decrease of 3.9% compared to last month and an increase of 3.3% from Jun 2025. The average days on market for units sold in June was 12 days, 25% above the 5-year June average of 10 days. There was a 500% month over month increase in new contract activity with 6 New Pendings; a 500% MoM increase in All Pendings (new contracts + contracts carried over from May) to 6; and a 71.4% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.14 in May and an increase from 0.00 in June 2025. The Contract Ratio is 144% higher than the 5-year June average of 1.23. 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 2

May 2026	Jun 2025
7	**0**

Avg DOM 12

May 2026	Jun 2025	YTD
3	**6**	**35**

Avg Sold to OLP Ratio 97.0%

May 2026	Jun 2025	YTD
104.7%	**101.3%**	**99.4%**

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

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2026

Unionville-Chadds Ford (Chester, PA) - Attached/Townhouse

New Listings 3

▼ -50.0% from May 2026: **6**

↔ 0.0% from Jun 2025: **0**

YTD	2026	2025	+/-
	20	**12**	66.7%

5-year Jun average: **3**

New Pendings 6

▲ 500.0% from May 2026: **1**

▲ 500.0% from Jun 2025: **1**

YTD	2026	2025	+/-
	15	**16**	-6.3%

5-year Jun average: **3**

Closed Sales 1

▼ -75.0% from May 2026: **4**

▼ -66.7% from Jun 2025: **3**

YTD	2026	2025	+/-
	9	**17**	-47.1%

5-year Jun average: **3**

Median Sold Price $630,000

▼ -3.9% from May 2026: **$655,750**

▲ 3.3% from Jun 2025: **$610,000**

YTD	2026	2025	+/-
	$653,500	**$581,500**	12.4%

5-year Jun average: **$577,000**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached/Townhouse properties for June was $630,000, representing a decrease of 3.9% compared to last month and an increase of 3.3% from Jun 2025. The average days on market for units sold in June was 12 days, 25% above the 5-year June average of 10 days. There was a 500% month over month increase in new contract activity with 6 New Pendings; a 500% MoM increase in All Pendings (new contracts + contracts carried over from May) to 6; and a 71.4% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.14 in May and an increase from 0.00 in June 2025. The Contract Ratio is 144% higher than the 5-year June average of 1.23. 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 2

May 2026	Jun 2025
7	**0**

Avg DOM 12

May 2026	Jun 2025	YTD
3	**6**	**20**

Avg Sold to OLP Ratio 97.0%

May 2026	Jun 2025	YTD
104.7%	**101.3%**	**101.1%**

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