July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Chichester (Delaware, PA)

MarketStats by ShowingTime

Presented by
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July 2026
Chichester (Delaware, PA)

New Listings — 40

37.9% from Jun 2026: **29**	73.9% from Jul 2025: **23**

YTD	2026	2025	+/-
	214	**184**	16.3%

5-year Jul average: **28**

New Pendings — 29

0.0% from Jun 2026: **29**	31.8% from Jul 2025: **22**

YTD	2026	2025	+/-
	182	**163**	11.7%

5-year Jul average: **26**

Closed Sales — 29

-12.1% from Jun 2026: **33**	38.1% from Jul 2025: **21**

YTD	2026	2025	+/-
	159	**150**	6.0%

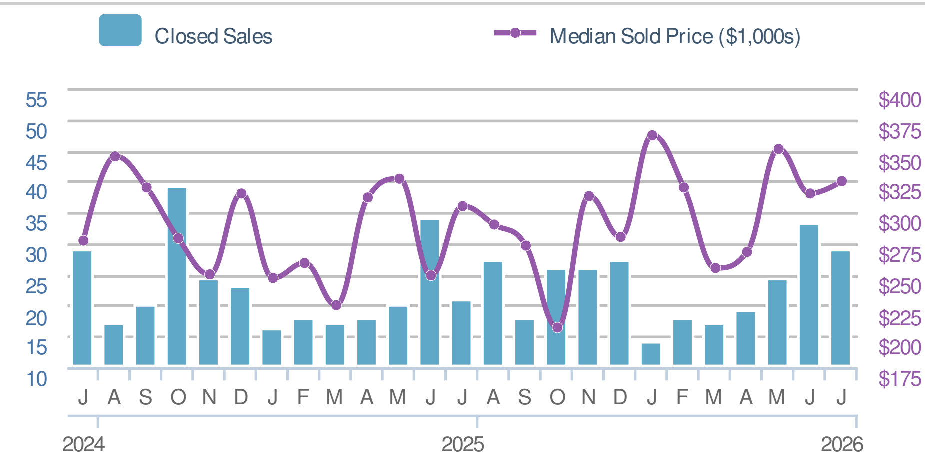
5-year Jul average: **27**

Median Sold Price — $325,000

3.2% from Jun 2026: **$315,000**	6.6% from Jul 2025: **$305,000**

YTD	2026	2025	+/-
	$315,000	**$286,799**	9.8%

5-year Jul average: **$283,500**



Active Listings — 44

Min	5-year Jul average	Max
16	25	44

Jun 2026	Jul 2025
33	**23**

Avg DOM — 17

Min	5-year Jul average	Max
11	20	39

Jun 2026	Jul 2025	YTD
27	**17**	**30**

Avg Sold to OLP Ratio — 100.4%

Min	5-year Jul average	Max
98.3%	100.8%	104.1%

Jun 2026	Jul 2025	YTD
100.4%	**98.3%**	**98.3%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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Chichester (Delaware, PA) - Detached

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New Listings 25

19.0% from Jun 2026: **21**
108.3% from Jul 2025: **12**

YTD	2026	2025	+/-
	133	**97**	37.1%

5-year Jul average: **18**

New Pendings 20

-4.8% from Jun 2026: **21**
66.7% from Jul 2025: **12**

YTD	2026	2025	+/-
	111	**86**	29.1%

5-year Jul average: **18**

Closed Sales 17

13.3% from Jun 2026: **15**
54.5% from Jul 2025: **11**

YTD	2026	2025	+/-
	90	**75**	20.0%

5-year Jul average: **15**

Median Sold Price $365,000

-15.1% from Jun 2026: **$430,000**
0.0% from Jul 2025: **$365,000**

YTD	2026	2025	+/-
	$367,000	**$350,000**	4.9%

5-year Jul average: **$339,400**

Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for July was $365,000, representing a decrease of 15.1% compared to last month and no change from Jul 2025. The average days on market for units sold in July was 13 days, 45% below the 5-year July average of 24 days. There was a 4.8% month over month decrease in new contract activity with 20 New Pendings; a 3.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 30; and a 23.8% increase in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.38 in June and a decrease from 1.67 in July 2025. The Contract Ratio is 50% lower than the 5-year July average of 2.29. 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 26

26
Min 7 | 14 | Max 26
5-year Jul average

Jun 2026	Jul 2025
21	**12**

Avg DOM 13

13
Min 13 | 24 | Max 52
5-year Jul average

Jun 2026	Jul 2025	YTD
26	**21**	**27**

Avg Sold to OLP Ratio 100.6%

100.6%
Min 98.8% | 101.6% | Max 106.0%
5-year Jul average

Jun 2026	Jul 2025	YTD
99.3%	**98.8%**	**98.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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New Listings 15

87.5% from Jun 2026: **8**
36.4% from Jul 2025: **11**

YTD	2026	2025	+/-
	81	**87**	-6.9%

5-year Jul average: **10**

New Pendings 9

12.5% from Jun 2026: **8**
-10.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	71	**77**	-7.8%

5-year Jul average: **8**

Closed Sales 12

-33.3% from Jun 2026: **18**
20.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	69	**75**	-8.0%

5-year Jul average: **12**

Median Sold Price $242,520

5.3% from Jun 2026: **$230,250**
14.4% from Jul 2025: **$212,000**

YTD	2026	2025	+/-
	$225,000	**$192,000**	17.2%

5-year Jul average: **$202,474**

Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for July was $242,520, representing an increase of 5.3% compared to last month and an increase of 14.4% from Jul 2025. The average days on market for units sold in July was 22 days, 53% above the 5-year July average of 14 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 10; and a 50% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 1.17 in June and a decrease from 1.09 in July 2025. The Contract Ratio is 50% lower than the 5-year July average of 1.12. 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 18

18

Min 6 | 11 5-year Jul average | Max 18

Jun 2026	Jul 2025
12	**11**

Avg DOM 22

22

Min 8 | 14 5-year Jul average | Max 22

Jun 2026	Jul 2025	YTD
28	**12**	**34**

Avg Sold to OLP Ratio 100.1%

100.1%

Min 97.7% | 99.7% 5-year Jul average | Max 101.5%

Jun 2026	Jul 2025	YTD
101.4%	**97.7%**	**98.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2026.

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Chichester (Delaware, PA) - Attached/Townhouse

New Listings 15

114.3% from Jun 2026: **7**

50.0% from Jul 2025: **10**

YTD	2026	2025	+/-
	75	**83**	-9.6%

5-year Jul average: **10**

New Pendings 9

28.6% from Jun 2026: **7**

12.5% from Jul 2025: **8**

YTD	2026	2025	+/-
	64	**73**	-12.3%

5-year Jul average: **7**

Closed Sales 10

-33.3% from Jun 2026: **15**

11.1% from Jul 2025: **9**

YTD	2026	2025	+/-
	62	**73**	-15.1%

5-year Jul average: **11**

Median Sold Price $184,770

-17.9% from Jun 2026: **$225,000**

-9.4% from Jul 2025: **$204,000**

YTD	2026	2025	+/-
	$218,500	**$190,000**	15.0%

5-year Jul average: **$187,924**

Summary

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $184,770, representing a decrease of 17.9% compared to last month and a decrease of 9.4% from Jul 2025. The average days on market for units sold in July was 15 days, 14% above the 5-year July average of 13 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 10; and a 50% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 1.00 in June and a decrease from 0.91 in July 2025. The Contract Ratio is 45% lower than the 5-year July average of 1.02. 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 18

18

Min 6 — 11 (5-year Jul average) — Max 18

Jun 2026	Jul 2025
12	**11**

Avg DOM 15

15

Min 8 — 13 (5-year Jul average) — Max 18

Jun 2026	Jul 2025	YTD
24	**13**	**33**

Avg Sold to OLP Ratio 100.4%

100.4%

Min 98.0% — 99.6% (5-year Jul average) — Max 101.5%

Jun 2026	Jul 2025	YTD
101.2%	**98.0%**	**98.5%**

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