July 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

July 2026

Unionville-Chadds Ford (Chester, PA)

New Listings 21

▼ -16.0%	▼ -8.7%
from Jun 2026: **25**	from Jul 2025: **23**

YTD	2026	2025	+/-
	190	**172**	10.5%

5-year Jul average: **23**

New Pendings 19

▼ -42.4%	▲ 58.3%
from Jun 2026: **33**	from Jul 2025: **12**

YTD	2026	2025	+/-
	157	**138**	13.8%

5-year Jul average: **19**

Closed Sales 27

▼ -27.0%	▲ 17.4%
from Jun 2026: **37**	from Jul 2025: **23**

YTD	2026	2025	+/-
	137	**133**	3.0%

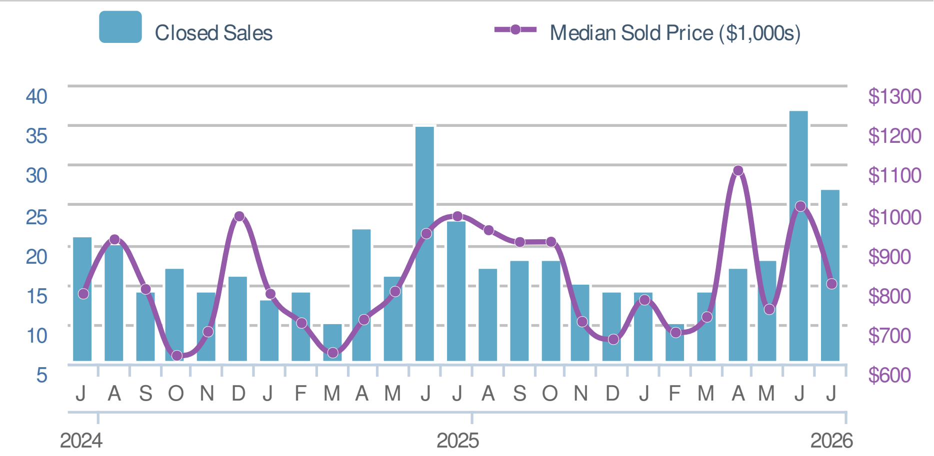
5-year Jul average: **22**

Median Sold Price $800,000

▼ -19.6%	▼ -17.5%
from Jun 2026: **$995,000**	from Jul 2025: **$970,000**

YTD	2026	2025	+/-
	$837,000	**$840,500**	-0.4%

5-year Jul average: **$835,350**



Active Listings 35

35 ▼

Min	36 ▲	Max
26	5-year Jul average	43

Jun 2026	Jul 2025
35	**43**

Avg DOM 21

21 ▼

Min	23 ▲	Max
13	5-year Jul average	33

Jun 2026	Jul 2025	YTD
14	**18**	**31**

Avg Sold to OLP Ratio 97.2%

97.2% ▼

Min	99.0% ▲	Max
96.1%	5-year Jul average	102.3%

Jun 2026	Jul 2025	YTD
102.2%	**97.4%**	**99.6%**

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

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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

July 2026

Unionville-Chadds Ford (Chester, PA) - Detached

New Listings 18

▼ -18.2%	▼ -14.3%
from Jun 2026: 22	from Jul 2025: 21

YTD	2026	2025	+/-
	167	158	5.7%

5-year Jul average: **20**

New Pendings 18

▼ -33.3%	▲ 63.6%
from Jun 2026: 27	from Jul 2025: 11

YTD	2026	2025	+/-
	140	121	15.7%

5-year Jul average: **17**

Closed Sales 22

▼ -38.9%	↔ 0.0%
from Jun 2026: 36	from Jul 2025: 22

YTD	2026	2025	+/-
	122	115	6.1%

5-year Jul average: **19**

Median Sold Price $852,500

▼ -14.5%	▼ -13.0%
from Jun 2026: $997,500	from Jul 2025: $980,000

YTD	2026	2025	+/-
	$866,000	$875,000	-1.0%

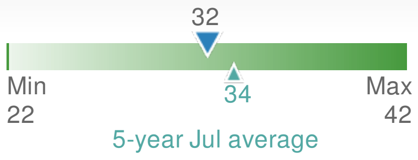
5-year Jul average: **$901,350**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for July was $852,500, representing a decrease of 14.5% compared to last month and a decrease of 13% from Jul 2025. The average days on market for units sold in July was 22 days, 10% below the 5-year July average of 24 days. There was a 33.3% month over month decrease in new contract activity with 18 New Pendings; a 14.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 35; and a 3% decrease in supply to 32 active units.

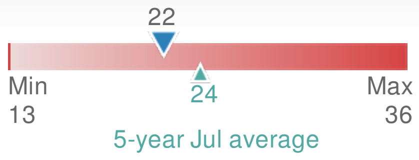
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.24 in June and an increase from 0.52 in July 2025. The Contract Ratio is 8% higher than the 5-year July average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 32



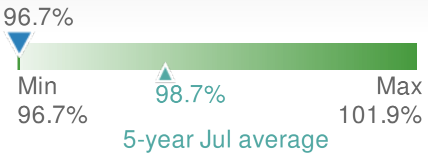
Jun 2026	Jul 2025
33	42

Avg DOM 22



Jun 2026	Jul 2025	YTD
14	18	31

Avg Sold to OLP Ratio 96.7%



Jun 2026	Jul 2025	YTD
102.3%	97.0%	99.6%

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

Local Market **Insight**

Presented by
Lauren Davis

July 2026

Unionville-Chadds Ford (Chester, PA) - Attached

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

New Listings 3

↔ 0.0% from Jun 2026: **3**

▲ 50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	23	**14**	64.3%

5-year Jul average: **2**

New Pendings 1

▼ -83.3% from Jun 2026: **6**

↔ 0.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	17	**17**	0.0%

5-year Jul average: **2**

Closed Sales 5

▲ 400.0% from Jun 2026: **1**

▲ 400.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	15	**18**	-16.7%

5-year Jul average: **3**

Median Sold Price $549,995

▼ -12.7% from Jun 2026: **$630,000**

▼ -12.4% from Jul 2025: **$628,000**

YTD	2026	2025	+/-
	$630,000	**$584,250**	7.8%

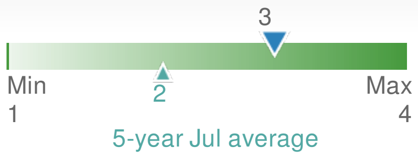
5-year Jul average: **$468,652**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for July was $549,995, representing a decrease of 12.7% compared to last month and a decrease of 12.4% from Jul 2025. The average days on market for units sold in July was 16 days, 31% above the 5-year July average of 12 days. There was an 83.3% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 2; and a 50% increase in supply to 3 active units.

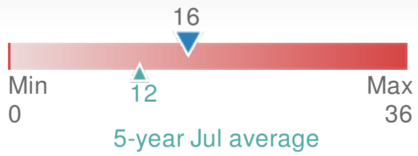
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 3.00 in June and a decrease from 2.00 in July 2025. The Contract Ratio is 70% lower than the 5-year July average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 3



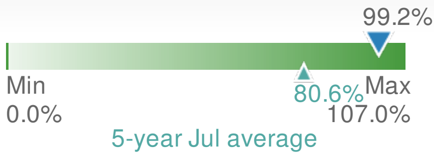
Jun 2026	Jul 2025
2	**1**

Avg DOM 16



Jun 2026	Jul 2025	YTD
12	**2**	**29**

Avg Sold to OLP Ratio 99.2%



Jun 2026	Jul 2025	YTD
97.0%	**104.7%**	**99.4%**

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

Local Market **Insight**

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

July 2026

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

New Listings 3

↔ 0.0%	▲ 50.0%
from Jun 2026: **3**	from Jul 2025: **2**

YTD	2026	2025	+/-
	23	**14**	64.3%

5-year Jul average: **2**

New Pendings 1

▼ -83.3%	↔ 0.0%
from Jun 2026: **6**	from Jul 2025: **1**

YTD	2026	2025	+/-
	16	**17**	-5.9%

5-year Jul average: **2**

Closed Sales 5

▲ 400.0%	▲ 400.0%
from Jun 2026: **1**	from Jul 2025: **1**

YTD	2026	2025	+/-
	14	**18**	-22.2%

5-year Jul average: **3**

Median Sold Price $549,995

▼ -12.7%	▼ -12.4%
from Jun 2026: **$630,000**	from Jul 2025: **$628,000**

YTD	2026	2025	+/-
	$641,750	**$584,250**	9.8%

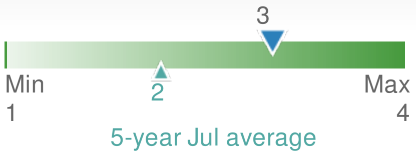
5-year Jul average: **$468,652**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached/Townhouse properties for July was $549,995, representing a decrease of 12.7% compared to last month and a decrease of 12.4% from Jul 2025. The average days on market for units sold in July was 16 days, 31% above the 5-year July average of 12 days. There was an 83.3% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 2; and a 50% increase in supply to 3 active units.

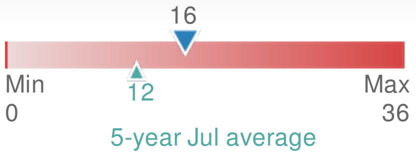
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 3.00 in June and a decrease from 2.00 in July 2025. The Contract Ratio is 70% lower than the 5-year July average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 3



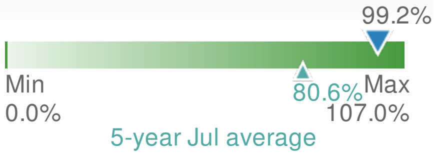
Jun 2026	Jul 2025
2	**1**

Avg DOM 16



Jun 2026	Jul 2025	YTD
12	**2**	**19**

Avg Sold to OLP Ratio 99.2%



Jun 2026	Jul 2025	YTD
97.0%	**104.7%**	**100.4%**

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