July 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Unionville-Chadds Ford (Delaware, PA)

MarketStats by ShowingTime

Presented by
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Email: ldavis@tcsr.realtor

New Listings — 7

-56.3% from Jun 2026: 16	-30.0% from Jul 2025: 10

YTD	2026	2025	+/-
	62	63	-1.6%

5-year Jul average: **7**

New Pendings — 8

0.0% from Jun 2026: 8	14.3% from Jul 2025: 7

YTD	2026	2025	+/-
	51	38	34.2%

5-year Jul average: **7**

Closed Sales — 5

-44.4% from Jun 2026: 9	-16.7% from Jul 2025: 6

YTD	2026	2025	+/-
	38	33	15.2%

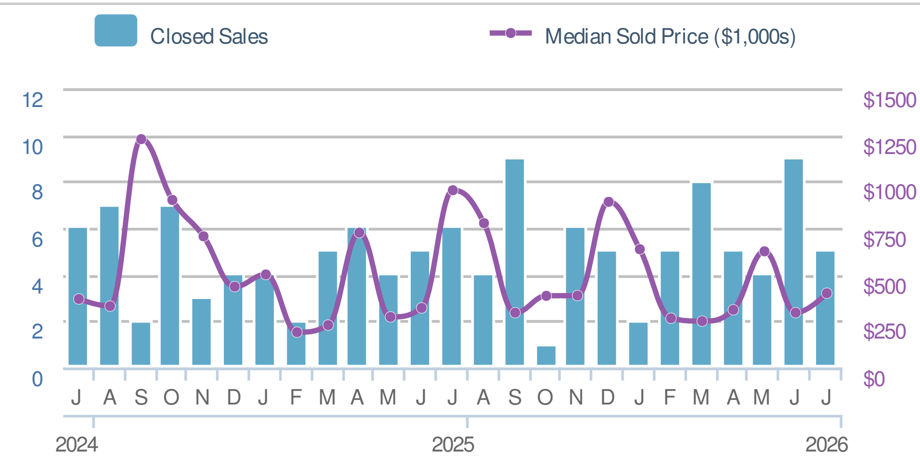
5-year Jul average: **5**

Median Sold Price — $399,000

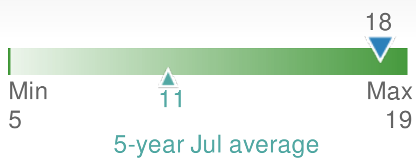
35.3% from Jun 2026: $295,000	-58.1% from Jul 2025: $952,500

YTD	2026	2025	+/-
	$322,500	$320,000	0.8%

5-year Jul average: **$449,390**

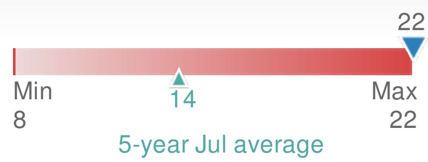


Active Listings — 18



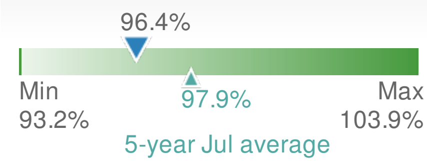
Jun 2026	Jul 2025
21	19

Avg DOM — 22



Jun 2026	Jul 2025	YTD
27	21	39

Avg Sold to OLP Ratio — 96.4%



Jun 2026	Jul 2025	YTD
95.7%	93.2%	96.9%

Local Market **Insight**

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Unionville-Chadds Ford (Delaware, PA) - Detached

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New Listings 2

-71.4% from Jun 2026: **7**

-33.3% from Jul 2025: **3**

YTD	2026	2025	+/-
	27	**34**	-20.6%

5-year Jul average: **3**

New Pendings 3

50.0% from Jun 2026: **2**

50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	17	**16**	6.3%

5-year Jul average: **3**

Closed Sales 1

-66.7% from Jun 2026: **3**

-80.0% from Jul 2025: **5**

YTD	2026	2025	+/-
	11	**14**	-21.4%

5-year Jul average: **2**

Median Sold Price $775,000

-25.6% from Jun 2026: **$1,041,000**

-20.5% from Jul 2025: **$975,000**

YTD	2026	2025	+/-
	$975,000	**$850,000**	14.7%

5-year Jul average: **$555,600**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for July was $775,000, representing a decrease of 25.6% compared to last month and a decrease of 20.5% from Jul 2025. The average days on market for units sold in July was 86 days, 236% above the 5-year July average of 26 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from June) to 11; and a 14.3% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.64 in June and an increase from 0.33 in July 2025. The Contract Ratio is 12% lower than the 5-year July average of 1.04. 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

12

Min 4 — 8 (5-year Jul average) — Max 12

Jun 2026	Jul 2025
14	**12**

Avg DOM 86

86

Min 0 — 26 (5-year Jul average) — Max 86

Jun 2026	Jul 2025	YTD
30	**24**	**23**

Avg Sold to OLP Ratio 88.6%

88.6%

Min 0.0% — 74.3% (5-year Jul average) — Max 99.0%

Jun 2026	Jul 2025	YTD
96.9%	**92.3%**	**99.3%**

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

Local Market **Insight**

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July 2026

Unionville-Chadds Ford (Delaware, PA) - Attached

New Listings — 5

-44.4%	-28.6%
from Jun 2026: **9**	from Jul 2025: **7**

YTD	2026	2025	+/-
	35	**29**	20.7%

5-year Jul average: **4**

New Pendings — 5

-16.7%	0.0%
from Jun 2026: **6**	from Jul 2025: **5**

YTD	2026	2025	+/-
	34	**22**	54.5%

5-year Jul average: **4**

Closed Sales — 4

-33.3%	300.0%
from Jun 2026: **6**	from Jul 2025: **1**

YTD	2026	2025	+/-
	27	**19**	42.1%

5-year Jul average: **3**

Median Sold Price — $367,000

50.1%	5.2%
from Jun 2026: **$244,450**	from Jul 2025: **$349,000**

YTD	2026	2025	+/-
	$246,000	**$225,000**	9.3%

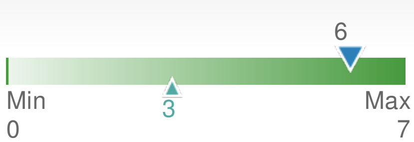
5-year Jul average: **$313,690**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for July was $367,000, representing an increase of 50.1% compared to last month and an increase of 5.2% from Jul 2025. The average days on market for units sold in July was 7 days, 17% below the 5-year July average of 8 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 9; and a 14.3% decrease in supply to 6 active units.

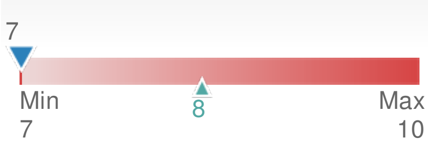
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.14 in June and an increase from 0.71 in July 2025. The Contract Ratio is 39% lower than the 5-year July average of 2.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 — 6



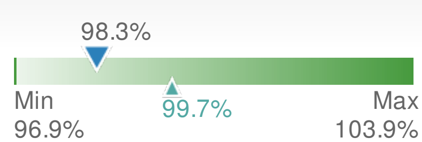
Jun 2026	Jul 2025
7	**7**

Avg DOM — 7



Jun 2026	Jul 2025	YTD
25	**8**	**45**

Avg Sold to OLP Ratio — 98.3%



Jun 2026	Jul 2025	YTD
95.1%	**97.8%**	**96.0%**

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

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July 2026

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

New Listings — 1

-75.0% from Jun 2026: **4**
-50.0% from Jul 2025: **2**

YTD	2026	2025	+/-
	17	**13**	30.8%

5-year Jul average: **1**

New Pendings — 3

50.0% from Jun 2026: **2**
-25.0% from Jul 2025: **4**

YTD	2026	2025	+/-
	16	**11**	45.5%

5-year Jul average: **2**

Closed Sales — 2

-33.3% from Jun 2026: **3**
100.0% from Jul 2025: **1**

YTD	2026	2025	+/-
	12	**8**	50.0%

5-year Jul average: **2**

Median Sold Price — $367,000

36.0% from Jun 2026: **$269,900**
5.2% from Jul 2025: **$349,000**

YTD	2026	2025	+/-
	$351,750	**$260,000**	35.3%

5-year Jul average: **$261,900**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for July was $367,000, representing an increase of 36% compared to last month and an increase of 5.2% from Jul 2025. The average days on market for units sold in July was 9 days, 22% above the 5-year July average of 7 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 4; and a 75% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 0.75 in June and an increase from 2.00 in July 2025. The Contract Ratio is 233% higher than the 5-year July average of 1.20. 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 — 1

1
Min 0 — 1 — Max 2
5-year Jul average

Jun 2026	Jul 2025
4	**2**

Avg DOM — 9

9
Min 0 — 7 — Max 12
5-year Jul average

Jun 2026	Jul 2025	YTD
30	**8**	**38**

Avg Sold to OLP Ratio — 96.7%

96.7%
Min 0.0% — 78.9% — Max 103.2%
5-year Jul average

Jun 2026	Jul 2025	YTD
94.0%	**97.8%**	**96.0%**

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

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