August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Chichester (Delaware, PA)

MarketStats by ShowingTime

Presented by
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August 2026

Chichester (Delaware, PA)

New Listings — 29

-27.5% from Jul 2026: **40**

20.8% from Aug 2025: **24**

YTD	2026	2025	+/-
	246	**209**	17.7%

5-year Aug average: **30**

New Pendings — 20

-31.0% from Jul 2026: **29**

0.0% from Aug 2025: **20**

YTD	2026	2025	+/-
	203	**181**	12.2%

5-year Aug average: **24**

Closed Sales — 36

24.1% from Jul 2026: **29**

33.3% from Aug 2025: **27**

YTD	2026	2025	+/-
	195	**177**	10.2%

5-year Aug average: **29**

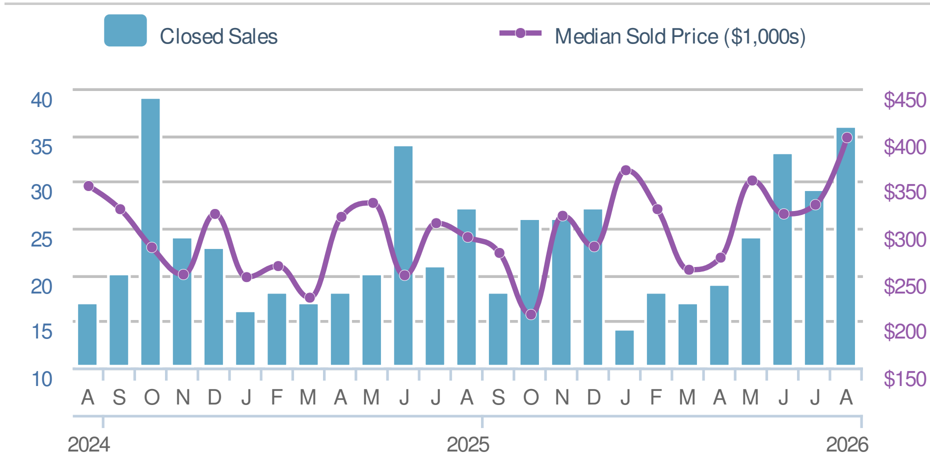
Median Sold Price — $397,500

22.3% from Jul 2026: **$325,000**

37.1% from Aug 2025: **$290,000**

YTD	2026	2025	+/-
	$320,000	**$287,000**	11.5%

5-year Aug average: **$329,680**



Active Listings — 48

48

Min 21 — 30 — Max 48

5-year Aug average

Jul 2026	Aug 2025
44	**28**

Avg DOM — 17

17

Min 12 — 17 — Max 24

5-year Aug average

Jul 2026	Aug 2025	YTD
17	**24**	**28**

Avg Sold to OLP Ratio — 99.5%

99.5%

Min 97.7% — 99.8% — Max 100.6%

5-year Aug average

Jul 2026	Aug 2025	YTD
100.4%	**97.7%**	**98.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

MarketStats by ShowingTime

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August 2026

Chichester (Delaware, PA) - Detached

New Listings — 17

-32.0%	183.3%
from Jul 2026: **25**	from Aug 2025: **6**

YTD	2026	2025	+/-
	151	**104**	45.2%

5-year Aug average: **16**

New Pendings — 12

-40.0%	50.0%
from Jul 2026: **20**	from Aug 2025: **8**

YTD	2026	2025	+/-
	124	**93**	33.3%

5-year Aug average: **14**

Closed Sales — 28

64.7%	115.4%
from Jul 2026: **17**	from Aug 2025: **13**

YTD	2026	2025	+/-
	118	**88**	34.1%

5-year Aug average: **20**

Median Sold Price — $437,500

19.9%	19.9%
from Jul 2026: **$365,000**	from Aug 2025: **$365,000**

YTD	2026	2025	+/-
	$379,950	**$351,500**	8.1%

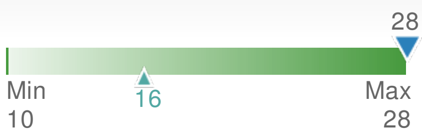
5-year Aug average: **$368,000**

Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for August was $437,500, representing an increase of 19.9% compared to last month and an increase of 19.9% from Aug 2025. The average days on market for units sold in August was 17 days, 13% above the 5-year August average of 15 days. There was a 40% month over month decrease in new contract activity with 12 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 15; and a 7.7% increase in supply to 28 active units.

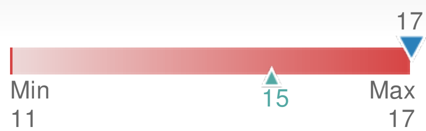
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 1.15 in July and a decrease from 1.40 in August 2025. The Contract Ratio is 61% lower than the 5-year August average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 — 28



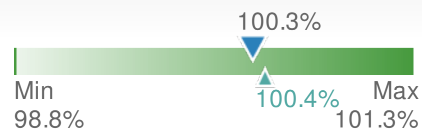
Jul 2026	Aug 2025
26	**10**

Avg DOM — 17



Jul 2026	Aug 2025	YTD
13	**16**	**25**

Avg Sold to OLP Ratio — 100.3%



Jul 2026	Aug 2025	YTD
100.6%	**98.8%**	**98.5%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.

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August 2026

Chichester (Delaware, PA) - Attached

New Listings — 12

-20.0% from Jul 2026: **15**
-33.3% from Aug 2025: **18**

YTD	2026	2025	+/-
	95	**105**	-9.5%

5-year Aug average: **13**

New Pendings — 8

-11.1% from Jul 2026: **9**
-33.3% from Aug 2025: **12**

YTD	2026	2025	+/-
	79	**88**	-10.2%

5-year Aug average: **11**

Closed Sales — 8

-33.3% from Jul 2026: **12**
-42.9% from Aug 2025: **14**

YTD	2026	2025	+/-
	77	**89**	-13.5%

5-year Aug average: **9**

Median Sold Price — $226,000

-6.8% from Jul 2026: **$242,520**
25.2% from Aug 2025: **$180,500**

YTD	2026	2025	+/-
	$225,000	**$191,000**	17.8%

5-year Aug average: **$215,580**

Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for August was $226,000, representing a decrease of 6.8% compared to last month and an increase of 25.2% from Aug 2025. The average days on market for units sold in August was 16 days, 18% below the 5-year August average of 19 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 10; and an 11.1% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.56 in July and no change from August 2025. The Contract Ratio is 47% lower than the 5-year August average of 0.93. 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 — 20

20
Min 9 — 14 (5-year Aug average) — Max 20

Jul 2026	Aug 2025
18	**18**

Avg DOM — 16

16
Min 12 — 19 (5-year Aug average) — Max 32

Jul 2026	Aug 2025	YTD
22	**32**	**32**

Avg Sold to OLP Ratio — 96.6%

96.6%
Min 96.6% — 98.3% (5-year Aug average) — Max 100.5%

Jul 2026	Aug 2025	YTD
100.1%	**96.7%**	**98.5%**

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New Listings — 12

-20.0% from Jul 2026: **15**
-29.4% from Aug 2025: **17**

YTD	2026	2025	+/-
	89	**100**	-11.0%

5-year Aug average: **13**

New Pendings — 8

-11.1% from Jul 2026: **9**
-33.3% from Aug 2025: **12**

YTD	2026	2025	+/-
	72	**84**	-14.3%

5-year Aug average: **10**

Closed Sales — 8

-20.0% from Jul 2026: **10**
-33.3% from Aug 2025: **12**

YTD	2026	2025	+/-
	70	**85**	-17.6%

5-year Aug average: **8**

Median Sold Price — $226,000

22.3% from Jul 2026: **$184,770**
34.9% from Aug 2025: **$167,500**

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

5-year Aug average: **$213,280**

Summary

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $226,000, representing an increase of 22.3% compared to last month and an increase of 34.9% from Aug 2025. The average days on market for units sold in August was 16 days, 22% below the 5-year August average of 20 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 10; and an 11.1% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.56 in July and a decrease from 0.53 in August 2025. The Contract Ratio is 47% lower than the 5-year August average of 0.94. 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 — 20

20
Min 9 — 13 (5-year Aug average) — Max 20

Jul 2026	Aug 2025
18	**17**

Avg DOM — 16

16
Min 12 — 20 (5-year Aug average) — Max 36

Jul 2026	Aug 2025	YTD
15	**36**	**31**

Avg Sold to OLP Ratio — 96.6%

96.6%
Min 96.3% — 98.1% (5-year Aug average) — Max 100.5%

Jul 2026	Aug 2025	YTD
100.4%	**96.3%**	**98.3%**

Data Source: Bright MLS. Statistics calculated September 04, 2026.