August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Unionville-Chadds Ford (Chester, PA)

Presented by
Lauren Davis
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August 2026

Unionville-Chadds Ford (Chester, PA)

New Listings — 16

-23.8% from Jul 2026: **21**

-15.8% from Aug 2025: **19**

YTD	2026	2025	+/-
	207	**192**	7.8%

5-year Aug average: **17**

New Pendings — 14

-26.3% from Jul 2026: **19**

-39.1% from Aug 2025: **23**

YTD	2026	2025	+/-
	171	**161**	6.2%

5-year Aug average: **19**

Closed Sales — 24

-11.1% from Jul 2026: **27**

41.2% from Aug 2025: **17**

YTD	2026	2025	+/-
	161	**151**	6.6%

5-year Aug average: **23**

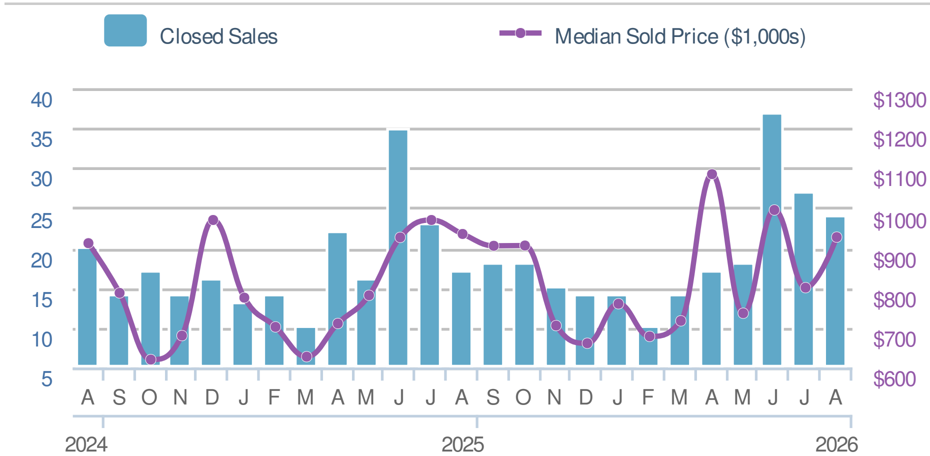
Median Sold Price — $927,500

15.9% from Jul 2026: **$800,000**

-0.8% from Aug 2025: **$935,000**

YTD	2026	2025	+/-
	$841,000	**$846,000**	-0.6%

5-year Aug average: **$847,000**



Active Listings — 33

33

Min 24 — 32 — Max 37

5-year Aug average

Jul 2026	Aug 2025
35	**37**

Avg DOM — 25

25

Min 16 — 21 — Max 25

5-year Aug average

Jul 2026	Aug 2025	YTD
21	**16**	**30**

Avg Sold to OLP Ratio — 96.9%

96.9%

Min 96.9% — 98.8% — Max 101.4%

5-year Aug average

Jul 2026	Aug 2025	YTD
97.2%	**97.6%**	**99.2%**

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

MarketStats by ShowingTime

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Unionville-Chadds Ford (Chester, PA) - Detached

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New Listings 12

-33.3% from Jul 2026: **18**

-29.4% from Aug 2025: **17**

YTD	2026	2025	+/-
	180	**176**	2.3%

5-year Aug average: **15**

New Pendings 9

-50.0% from Jul 2026: **18**

-60.9% from Aug 2025: **23**

YTD	2026	2025	+/-
	149	**144**	3.5%

5-year Aug average: **17**

Closed Sales 22

0.0% from Jul 2026: **22**

37.5% from Aug 2025: **16**

YTD	2026	2025	+/-
	144	**132**	9.1%

5-year Aug average: **21**

Median Sold Price $959,000

12.5% from Jul 2026: **$852,500**

1.8% from Aug 2025: **$942,500**

YTD	2026	2025	+/-
	$875,000	**$885,000**	-1.1%

5-year Aug average: **$902,820**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for August was $959,000, representing an increase of 12.5% compared to last month and an increase of 1.8% from Aug 2025. The average days on market for units sold in August was 27 days, 30% above the 5-year August average of 21 days. There was a 50% month over month decrease in new contract activity with 9 New Pendings; a 37.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 22; and a 3.1% decrease in supply to 31 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.09 in July and a decrease from 0.82 in August 2025. The Contract Ratio is 18% lower than the 5-year August average of 0.87. 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 31

31

Min 23 | 30 | Max 34

5-year Aug average

Jul 2026	Aug 2025
32	**34**

Avg DOM 27

27

Min 11 | 21 | Max 27

5-year Aug average

Jul 2026	Aug 2025	YTD
22	**11**	**30**

Avg Sold to OLP Ratio 96.8%

96.8%

Min 96.8% | 98.7% | Max 101.4%

5-year Aug average

Jul 2026	Aug 2025	YTD
96.7%	**98.3%**	**99.2%**

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

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Unionville-Chadds Ford (Chester, PA) - Attached

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New Listings — 4

33.3% from Jul 2026: **3**
100.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	27	**16**	68.8%

5-year Aug average: **2**

New Pendings — 5

400.0% from Jul 2026: **1**
0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	22	**17**	29.4%

5-year Aug average: **2**

Closed Sales — 2

-60.0% from Jul 2026: **5**
100.0% from Aug 2025: **1**

YTD	2026	2025	+/-
	17	**19**	-10.5%

5-year Aug average: **3**

Median Sold Price — $475,000

-13.6% from Jul 2026: **$549,995**
0.0% from Aug 2025: **$475,000**

YTD	2026	2025	+/-
	$625,000	**$581,500**	7.5%

5-year Aug average: **$527,500**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for August was $475,000, representing a decrease of 13.6% compared to last month and no change from Aug 2025. The average days on market for units sold in August was 6 days, 82% below the 5-year August average of 34 days. There was a 400% month over month increase in new contract activity with 5 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from July) to 5; and a 33.3% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 0.67 in July and an increase from 0.33 in August 2025. The Contract Ratio is 21% higher than the 5-year August average of 2.07. 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

2
Min 1 — 2 — Max 3
5-year Aug average

Jul 2026	Aug 2025
3	**3**

Avg DOM — 6

6
Min 5 — 34 — Max 101
5-year Aug average

Jul 2026	Aug 2025	YTD
16	**101**	**26**

Avg Sold to OLP Ratio — 97.3%

97.3%
Min 86.4% — 97.5% — Max 103.0%
5-year Aug average

Jul 2026	Aug 2025	YTD
99.2%	**86.4%**	**99.1%**

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100.0% from Aug 2025: **2**

YTD	2026	2025	+/-
	27	**16**	68.8%

5-year Aug average: **2**

New Pendings — 5

400.0% from Jul 2026: **1**
0.0% from Aug 2025: **0**

YTD	2026	2025	+/-
	21	**17**	23.5%

5-year Aug average: **2**

Closed Sales — 2

-60.0% from Jul 2026: **5**
100.0% from Aug 2025: **1**

YTD	2026	2025	+/-
	16	**19**	-15.8%

5-year Aug average: **3**

Median Sold Price — $475,000

-13.6% from Jul 2026: **$549,995**
0.0% from Aug 2025: **$475,000**

YTD	2026	2025	+/-
	$627,500	**$581,500**	7.9%

5-year Aug average: **$527,500**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached/Townhouse properties for August was $475,000, representing a decrease of 13.6% compared to last month and no change from Aug 2025. The average days on market for units sold in August was 6 days, 82% below the 5-year August average of 34 days. There was a 400% month over month increase in new contract activity with 5 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from July) to 5; and a 33.3% decrease in supply to 2 active units.

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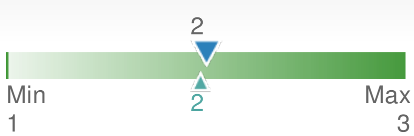
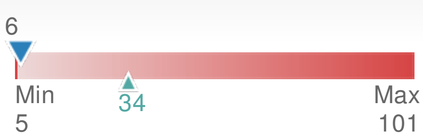
Active Listings — 2



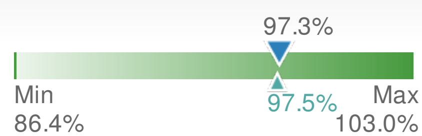
Jul 2026	Aug 2025
3	**3**

Avg DOM — 6



Jul 2026	Aug 2025	YTD
16	**101**	**17**

Avg Sold to OLP Ratio — 97.3%



Jul 2026	Aug 2025	YTD
99.2%	**86.4%**	**100.0%**

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