August 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Unionville-Chadds Ford (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 5

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

YTD	2026	2025	+/-
	67	**73**	-8.2%

5-year Aug average: **6**

New Pendings — 6

-25.0% from Jul 2026: **8**
-25.0% from Aug 2025: **8**

YTD	2026	2025	+/-
	57	**45**	26.7%

5-year Aug average: **6**

Closed Sales — 11

120.0% from Jul 2026: **5**
175.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	49	**38**	28.9%

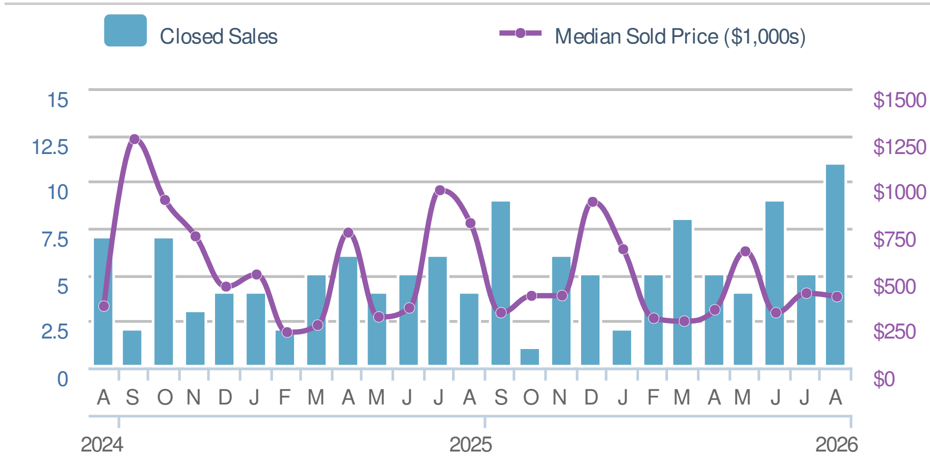
5-year Aug average: **8**

Median Sold Price — $380,000

-4.8% from Jul 2026: **$399,000**
-51.0% from Aug 2025: **$775,000**

YTD	2026	2025	+/-
	$344,900	**$337,000**	2.3%

5-year Aug average: **$472,000**



Active Listings — 14

14
Min 3 — 9 — Max 17
5-year Aug average

Jul 2026	Aug 2025
18	**17**

Avg DOM — 51

51
Min 6 — 20 — Max 51
5-year Aug average

Jul 2026	Aug 2025	YTD
22	**15**	**41**

Avg Sold to OLP Ratio — 97.2%

97.2%
Min 96.2% — 99.3% — Max 103.8%
5-year Aug average

Jul 2026	Aug 2025	YTD
96.4%	**96.2%**	**97.0%**

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

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New Listings 3

50.0% from Jul 2026: **2**

-50.0% from Aug 2025: **6**

YTD	2026	2025	+/-
	30	**40**	-25.0%

5-year Aug average: **4**

New Pendings 2

-33.3% from Jul 2026: **3**

-50.0% from Aug 2025: **4**

YTD	2026	2025	+/-
	19	**20**	-5.0%

5-year Aug average: **3**

Closed Sales 4

300.0% from Jul 2026: **1**

33.3% from Aug 2025: **3**

YTD	2026	2025	+/-
	15	**17**	-11.8%

5-year Aug average: **3**

Median Sold Price $1,042,625

34.5% from Jul 2026: **$775,000**

10.9% from Aug 2025: **$940,000**

YTD	2026	2025	+/-
	$1,000,000	**$850,000**	17.6%

5-year Aug average: **$868,485**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for August was $1,042,625, representing an increase of 34.5% compared to last month and an increase of 10.9% from Aug 2025. The average days on market for units sold in August was 33 days, 53% above the 5-year August average of 22 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 9; and a 16.7% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 0.92 in July and an increase from 0.56 in August 2025. The Contract Ratio is 44% lower than the 5-year August average of 1.59. 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 10

10

Min 2 | 6 | Max 10

5-year Aug average

Jul 2026	Aug 2025
12	**9**

Avg DOM 33

33

Min 6 | 22 | Max 35

5-year Aug average

Jul 2026	Aug 2025	YTD
86	**19**	**25**

Avg Sold to OLP Ratio 98.2%

98.2%

Min 92.1% | 98.8% | Max 107.0%

5-year Aug average

Jul 2026	Aug 2025	YTD
88.6%	**96.3%**	**99.0%**

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

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August 2026

Unionville-Chadds Ford (Delaware, PA) - Attached

New Listings — 2

	-60.0%	-33.3%
	from Jul 2026: **5**	from Aug 2025: **3**

YTD	2026	2025	+/-
	37	**33**	12.1%

5-year Aug average: **2**

New Pendings — 4

	-20.0%	0.0%
	from Jul 2026: **5**	from Aug 2025: **4**

YTD	2026	2025	+/-
	38	**25**	52.0%

5-year Aug average: **3**

Closed Sales — 7

	75.0%	600.0%
	from Jul 2026: **4**	from Aug 2025: **1**

YTD	2026	2025	+/-
	34	**21**	61.9%

5-year Aug average: **5**

Median Sold Price — $330,000

	-10.1%	43.5%
	from Jul 2026: **$367,000**	from Aug 2025: **$230,000**

YTD	2026	2025	+/-
	$262,500	**$228,000**	15.1%

5-year Aug average: **$259,800**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for August was $330,000, representing a decrease of 10.1% compared to last month and an increase of 43.5% from Aug 2025. The average days on market for units sold in August was 61 days, 243% above the 5-year August average of 18 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 6; and a 33.3% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, no change from July and an increase from 0.75 in August 2025. The Contract Ratio is 20% higher than the 5-year August average of 1.25. 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 — 4

Current: 4 — Min 1 — Max 8 — 5-year Aug average: 3

Jul 2026	Aug 2025
6	**8**

Avg DOM — 61

Current: 61 — Min 5 — Max 61 — 5-year Aug average: 18

Jul 2026	Aug 2025	YTD
7	**6**	**48**

Avg Sold to OLP Ratio — 96.6%

Current: 96.6% — Min 95.8% — Max 104.1% — 5-year Aug average: 99.7%

Jul 2026	Aug 2025	YTD
98.3%	**95.8%**	**96.1%**

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

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New Listings 0

-100.0% from Jul 2026: 1
-100.0% from Aug 2025: 1

YTD	2026	2025	+/-
	17	14	21.4%

5-year Aug average: **1**

New Pendings 1

-66.7% from Jul 2026: 3
0.0% from Aug 2025: 0

YTD	2026	2025	+/-
	17	11	54.5%

5-year Aug average: **1**

Closed Sales 3

50.0% from Jul 2026: 2
200.0% from Aug 2025: 1

YTD	2026	2025	+/-
	15	10	50.0%

5-year Aug average: **2**

Median Sold Price $330,000

-10.1% from Jul 2026: $367,000
43.5% from Aug 2025: $230,000

YTD	2026	2025	+/-
	$335,000	$265,000	26.4%

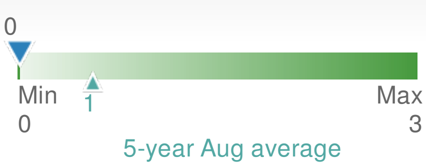
5-year Aug average: **$289,800**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for August was $330,000, representing a decrease of 10.1% compared to last month and an increase of 43.5% from Aug 2025. The average days on market for units sold in August was 16 days, 111% above the 5-year August average of 8 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 2; and a 100% decrease in supply to 0 active units.

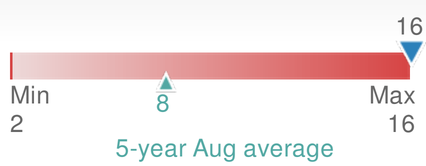
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 4.00 in July and a decrease from 0.67 in August 2025. The Contract Ratio is 100% lower than the 5-year August average of 0.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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 0



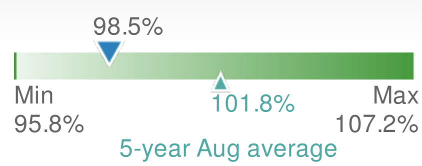
Jul 2026	Aug 2025
1	3

Avg DOM 16



Jul 2026	Aug 2025	YTD
9	6	34

Avg Sold to OLP Ratio 98.5%



Jul 2026	Aug 2025	YTD
96.7%	95.8%	96.5%

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