

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Chichester (Delaware, PA)

September 2026

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**34** **17.2%**
from Aug 2026:
29 **13.3%**
from Sep 2025:
30

YTD	2026	2025	+/-
	283	243	16.5%

5-year Sep average: **29****New Pendings****23** **15.0%**
from Aug 2026:
20 **0.0%**
from Sep 2025:
23

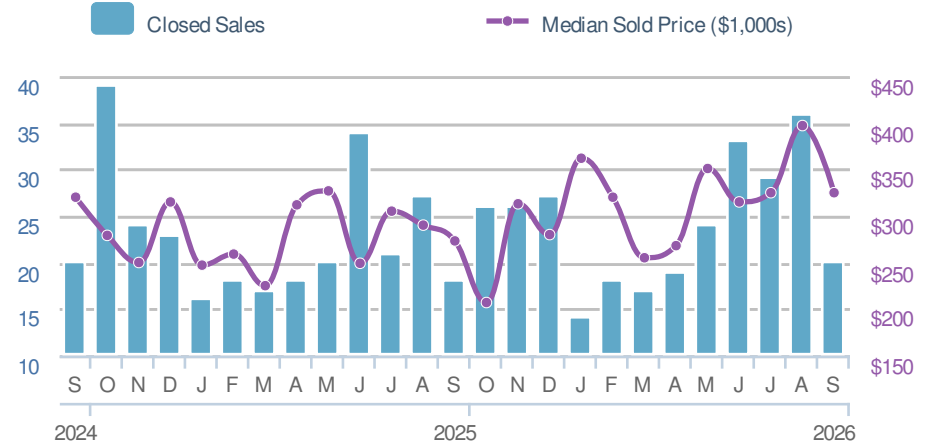
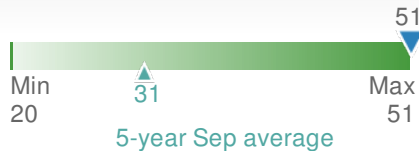
YTD	2026	2025	+/-
	223	205	8.8%

5-year Sep average: **26****Closed Sales****20** **-44.4%**
from Aug 2026:
36 **11.1%**
from Sep 2025:
18

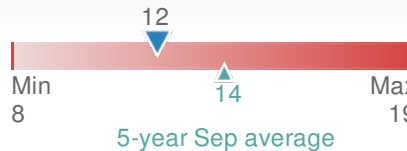
YTD	2026	2025	+/-
	215	196	9.7%

5-year Sep average: **22****Median Sold Price****\$325,000** **-18.2%**
from Aug 2026:
\$397,500 **18.7%**
from Sep 2025:
\$273,750

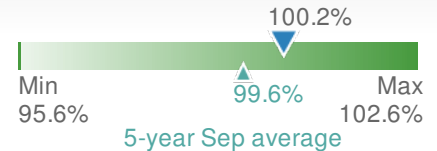
YTD	2026	2025	+/-
	\$320,000	\$288,500	10.9%

5-year Sep average: **\$292,550****Active Listings****51**

Aug 2026	Sep 2025
48	34

Avg DOM**12**

Aug 2026	Sep 2025	YTD
17	19	26

Avg Sold to OLP Ratio**100.2%**

Aug 2026	Sep 2025	YTD
99.5%	95.6%	98.7%

September 2026

Chichester (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16** **-5.9%**from Aug 2026:
17 **0.0%**from Sep 2025:
16

YTD	2026	2025	+/-
	170	121	40.5%

5-year Sep average: **16****New Pendings****14** **16.7%**from Aug 2026:
12 **27.3%**from Sep 2025:
11

YTD	2026	2025	+/-
	136	104	30.8%

5-year Sep average: **15****Closed Sales****13** **-53.6%**from Aug 2026:
28 **62.5%**from Sep 2025:
8

YTD	2026	2025	+/-
	131	98	33.7%

5-year Sep average: **14****Median Sold Price****\$390,000** **-10.9%**from Aug 2026:
\$437,500 **9.9%**from Sep 2025:
\$355,000

YTD	2026	2025	+/-
	\$380,000	\$351,500	8.1%

5-year Sep average: **\$344,990****Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for September was \$390,000, representing a decrease of 10.9% compared to last month and an increase of 9.9% from Sep 2025. The average days on market for units sold in September was 13 days, 22% below the 5-year September average of 17 days. There was a 16.7% month over month increase in new contract activity with 14 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 14; and a 3.6% increase in supply to 29 active units.

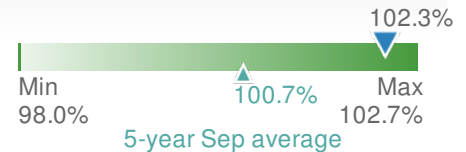
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.54 in August and a decrease from 0.94 in September 2025. The Contract Ratio is 63% lower than the 5-year September average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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**29**

Aug 2026	Sep 2025
28	16

Avg DOM**13**

Aug 2026	Sep 2025	YTD
17	30	24

Avg Sold to OLP Ratio**102.3%**

Aug 2026	Sep 2025	YTD
100.3%	99.5%	98.9%

September 2026

Chichester (Delaware, PA) - Attached

Tri-County Suburban REALTORS

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New Listings**18**
 **50.0%**
from Aug 2026:
12
 **28.6%**
from Sep 2025:
14

YTD	2026	2025	+/-
	113	122	-7.4%

5-year Sep average: **13****New Pendings****9**
 **12.5%**
from Aug 2026:
8
 **-25.0%**
from Sep 2025:
12

YTD	2026	2025	+/-
	87	101	-13.9%

5-year Sep average: **11****Closed Sales****7**
 **-12.5%**
from Aug 2026:
8
 **-30.0%**
from Sep 2025:
10

YTD	2026	2025	+/-
	84	98	-14.3%

5-year Sep average: **8****Median
Sold Price****\$209,000**
 **-7.5%**
from Aug 2026:
\$226,000
 **24.8%**
from Sep 2025:
\$167,450

YTD	2026	2025	+/-
	\$225,000	\$189,999	18.4%

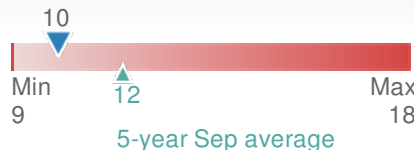
5-year Sep average: **\$189,890****Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for September was \$209,000, representing a decrease of 7.5% compared to last month and an increase of 24.8% from Sep 2025. The average days on market for units sold in September was 10 days, 14% below the 5-year September average of 12 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from August) to 11; and a 10% increase in supply to 22 active units.

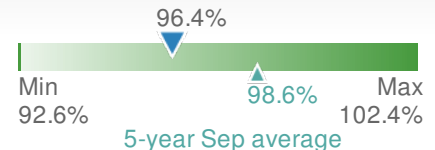
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, no change from August and a decrease from 0.72 in September 2025. The Contract Ratio is 60% lower than the 5-year September average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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**22**

Aug 2026	Sep 2025
20	18

Avg DOM**10**

Aug 2026	Sep 2025	YTD
16	11	30

**Avg Sold to
OLP Ratio****96.4%**

Aug 2026	Sep 2025	YTD
96.6%	92.6%	98.3%

September 2026

Chichester (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18**
50.0%
from Aug 2026:
12

 38.5%
from Sep 2025:
13

YTD	2026	2025	+/-
	107	116	-7.8%

5-year Sep average: **13****New Pendings****9**
12.5%
from Aug 2026:
8

 -10.0%
from Sep 2025:
10

YTD	2026	2025	+/-
	80	95	-15.8%

5-year Sep average: **10****Closed Sales****7**
-12.5%
from Aug 2026:
8

 -30.0%
from Sep 2025:
10

YTD	2026	2025	+/-
	77	94	-18.1%

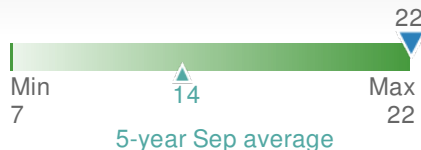
5-year Sep average: **8****Median Sold Price****\$209,000**
-7.5%
from Aug 2026:
\$226,000
24.8%
from Sep 2025:
\$167,450

YTD	2026	2025	+/-
	\$217,000	\$185,000	17.3%

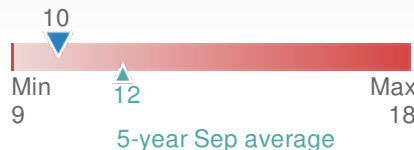
5-year Sep average: **\$189,380****Summary**

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$209,000, representing a decrease of 7.5% compared to last month and an increase of 24.8% from Sep 2025. The average days on market for units sold in September was 10 days, 14% below the 5-year September average of 12 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from August) to 11; and a 10% increase in supply to 22 active units.

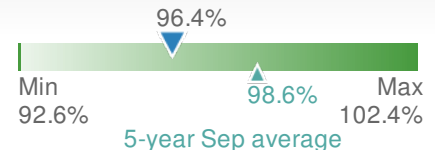
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, no change from August and a decrease from 0.61 in September 2025. The Contract Ratio is 59% lower than the 5-year September average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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**22**

Aug 2026	Sep 2025
20	18

Avg DOM**10**

Aug 2026	Sep 2025	YTD
16	11	29

Avg Sold to OLP Ratio**96.4%**

Aug 2026	Sep 2025	YTD
96.6%	92.6%	98.1%