

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Unionville-Chadds Ford (Chester, PA)

September 2026

Unionville-Chadds Ford (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**28** **75.0%**
from Aug 2026:
16 **12.0%**
from Sep 2025:
25

YTD	2026	2025	+/-
	239	221	8.1%

5-year Sep average: **21****New Pendings****17** **21.4%**
from Aug 2026:
14 **-15.0%**
from Sep 2025:
20

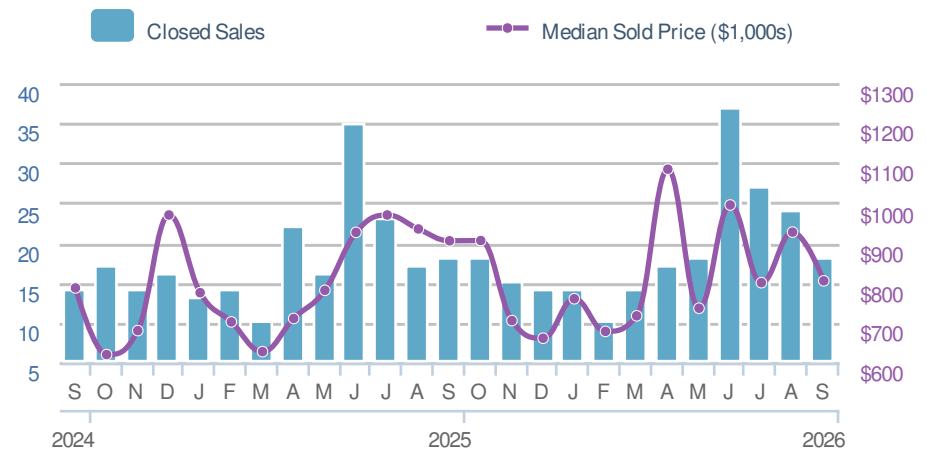
YTD	2026	2025	+/-
	187	183	2.2%

5-year Sep average: **16****Closed Sales****18** **-25.0%**
from Aug 2026:
24 **0.0%**
from Sep 2025:
18

YTD	2026	2025	+/-
	179	170	5.3%

5-year Sep average: **18****Median Sold Price****\$805,750** **-13.1%**
from Aug 2026:
\$927,500 **-11.0%**
from Sep 2025:
\$905,000

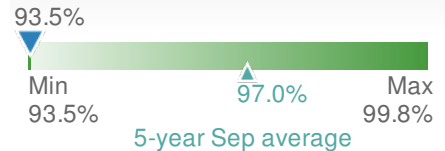
YTD	2026	2025	+/-
	\$840,000	\$852,500	-1.5%

5-year Sep average: **\$786,650****Active Listings****48**

Aug 2026	Sep 2025
33	40

Avg DOM**29**

Aug 2026	Sep 2025	YTD
25	55	30

Avg Sold to OLP Ratio**93.5%**

Aug 2026	Sep 2025	YTD
96.9%	97.6%	98.6%

September 2026

Unionville-Chadds Ford (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****26** **116.7%**from Aug 2026:
12 **23.8%**from Sep 2025:
21

YTD	2026	2025	+/-
	210	201	4.5%

5-year Sep average: **18****New Pendings****15** **66.7%**from Aug 2026:
9 **-11.8%**from Sep 2025:
17

YTD	2026	2025	+/-
	163	162	0.6%

5-year Sep average: **13****Closed Sales****15** **-31.8%**from Aug 2026:
22 **-11.8%**from Sep 2025:
17

YTD	2026	2025	+/-
	159	150	6.0%

5-year Sep average: **15****Median Sold Price****\$850,000** **-11.4%**from Aug 2026:
\$959,000 **-6.6%**from Sep 2025:
\$910,000

YTD	2026	2025	+/-
	\$875,000	\$897,500	-2.5%

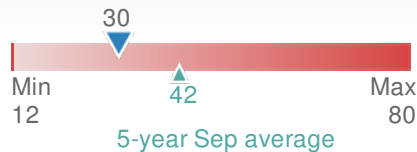
5-year Sep average: **\$864,400****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for September was \$850,000, representing a decrease of 11.4% compared to last month and a decrease of 6.6% from Sep 2025. The average days on market for units sold in September was 30 days, 28% below the 5-year September average of 42 days. There was a 66.7% month over month increase in new contract activity with 15 New Pendings; a 4.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 21; and a 51.6% increase in supply to 47 active units.

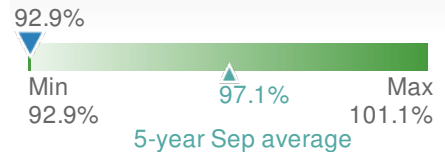
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.71 in August and a decrease from 0.74 in September 2025. The Contract Ratio is 31% lower than the 5-year September average of 0.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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**47**

Aug 2026	Sep 2025
31	38

Avg DOM**30**

Aug 2026	Sep 2025	YTD
27	58	30

Avg Sold to OLP Ratio**92.9%**

Aug 2026	Sep 2025	YTD
96.8%	97.2%	98.6%

September 2026

Unionville-Chadds Ford (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2**

 **-50.0%**
 from Aug 2026: **4**

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

YTD	2026	2025	+/-
	29	20	45.0%

5-year Sep average: **3****New Pendings****2**

 **-60.0%**
 from Aug 2026: **5**

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

YTD	2026	2025	+/-
	24	21	14.3%

5-year Sep average: **3****Closed Sales****3**

 **50.0%**
 from Aug 2026: **2**

 **200.0%**
 from Sep 2025: **1**

YTD	2026	2025	+/-
	20	20	0.0%

5-year Sep average: **3****Median Sold Price****\$715,000**

 **50.5%**
 from Aug 2026: **\$475,000**

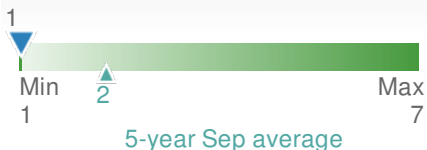
 **45.2%**
 from Sep 2025: **\$492,500**

YTD	2026	2025	+/-
	\$627,500	\$580,750	8.0%

5-year Sep average: **\$469,500****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for September was \$715,000, representing an increase of 50.5% compared to last month and an increase of 45.2% from Sep 2025. The average days on market for units sold in September was 22 days, 69% above the 5-year September average of 13 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 4; and a 50% decrease in supply to 1 active units.

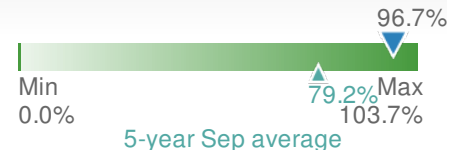
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.50 in August and an increase from 2.00 in September 2025. The Contract Ratio is 61% higher than the 5-year September average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
2	2

Avg DOM**22**

Aug 2026	Sep 2025	YTD
6	0	26

Avg Sold to OLP Ratio**96.7%**

Aug 2026	Sep 2025	YTD
97.3%	103.7%	98.7%

September 2026

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

Delaware County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**2**

 **-50.0%**
 from Aug 2026: **4**
 **-50.0%**
 from Sep 2025: **4**

YTD	2026	2025	+/-
	29	20	45.0%

5-year Sep average: **3****New Pendings****2**

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

YTD	2026	2025	+/-
	23	21	9.5%

5-year Sep average: **3****Closed Sales****3**

 **50.0%**
 from Aug 2026: **2**
 **200.0%**
 from Sep 2025: **1**

YTD	2026	2025	+/-
	19	20	-5.0%

5-year Sep average: **3****Median Sold Price****\$715,000**

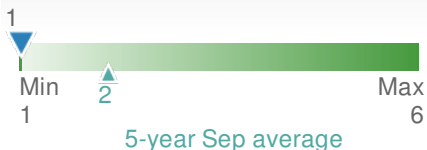
 **50.5%**
 from Aug 2026: **\$475,000**
 **45.2%**
 from Sep 2025: **\$492,500**

YTD	2026	2025	+/-
	\$630,000	\$580,750	8.5%

5-year Sep average: **\$469,500****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached/Townhouse properties for September was \$715,000, representing an increase of 50.5% compared to last month and an increase of 45.2% from Sep 2025. The average days on market for units sold in September was 22 days, 69% above the 5-year September average of 13 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 4; and a 50% decrease in supply to 1 active units.

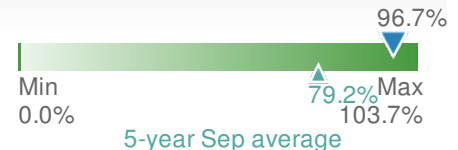
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.50 in August and an increase from 2.00 in September 2025. The Contract Ratio is 60% higher than the 5-year September average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2026	Sep 2025
2	2

Avg DOM**22**

Aug 2026	Sep 2025	YTD
6	0	18

Avg Sold to OLP Ratio**96.7%**

Aug 2026	Sep 2025	YTD
97.3%	103.7%	99.5%