

September 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Unionville-Chadds Ford (Delaware, PA)

September 2026

Unionville-Chadds Ford (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**11** **120.0%**from Aug 2026:
5 **-31.3%**from Sep 2025:
16

YTD	2026	2025	+/-
	78	92	-15.2%

5-year Sep average: **10****New Pendings****8** **33.3%**from Aug 2026:
6 **166.7%**from Sep 2025:
3

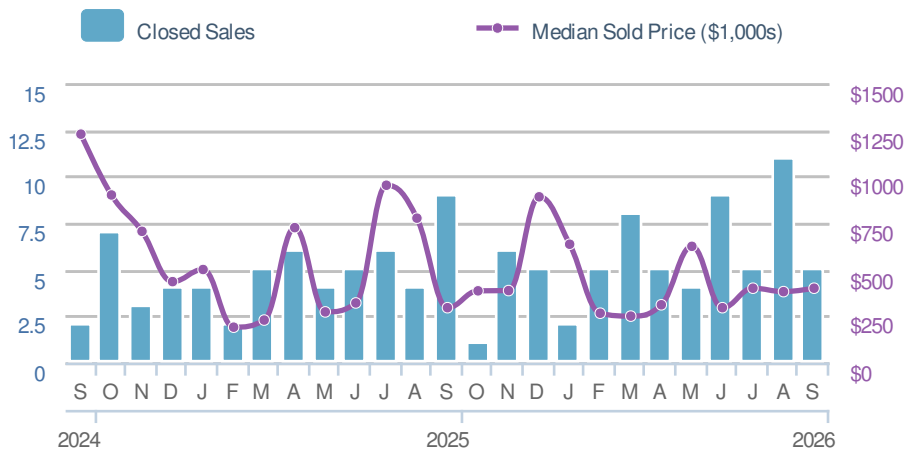
YTD	2026	2025	+/-
	64	47	36.2%

5-year Sep average: **4****Closed Sales****5** **-54.5%**from Aug 2026:
11 **-44.4%**from Sep 2025:
9

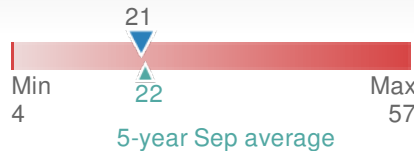
YTD	2026	2025	+/-
	54	47	14.9%

5-year Sep average: **5****Median Sold Price****\$399,500** **5.1%**from Aug 2026:
\$380,000 **35.4%**from Sep 2025:
\$295,000

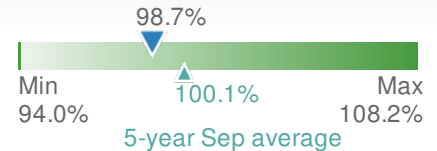
YTD	2026	2025	+/-
	\$368,500	\$325,000	13.4%

5-year Sep average: **\$723,800****Active Listings****14**

Aug 2026	Sep 2025
14	20

Avg DOM**21**

Aug 2026	Sep 2025	YTD
51	23	40

Avg Sold to OLP Ratio**98.7%**

Aug 2026	Sep 2025	YTD
97.2%	97.4%	97.1%

September 2026

Unionville-Chadds Ford (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****3**

↔ 0.0%

from Aug 2026:
3

↓ -75.0%

from Sep 2025:
12

YTD	2026	2025	+/-
	33	55	-40.0%

5-year Sep average: **6****New Pending****4**

↑ 100.0%

from Aug 2026:
2

↑ 300.0%

from Sep 2025:
1

YTD	2026	2025	+/-
	23	20	15.0%

5-year Sep average: **2****Closed Sales****2**

↓ -50.0%

from Aug 2026:
4

↓ -33.3%

from Sep 2025:
3

YTD	2026	2025	+/-
	17	20	-15.0%

5-year Sep average: **3****Median
Sold Price****\$726,000**

↓ -30.4%

from Aug 2026:
\$1,042,625

↓ -3.8%

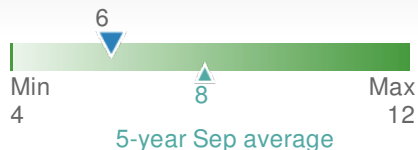
from Sep 2025:
\$755,000

YTD	2026	2025	+/-
	\$987,500	\$850,000	16.2%

5-year Sep average: **\$980,700****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for September was \$726,000, representing a decrease of 30.4% compared to last month and a decrease of 3.8% from Sep 2025. The average days on market for units sold in September was 7 days, 72% below the 5-year September average of 25 days. There was a 100% month over month increase in new contract activity with 4 New Pending; a 22.2% MoM increase in All Pending (new contracts + contracts carried over from August) to 11; and a 40% decrease in supply to 6 active units.

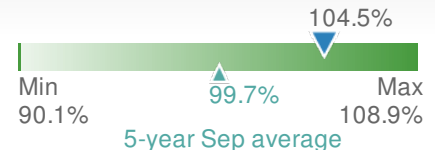
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 0.90 in August and an increase from 0.17 in September 2025. The Contract Ratio is 103% higher than the 5-year September average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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**6**

Aug 2026	Sep 2025
10	12

Avg DOM**7**

Aug 2026	Sep 2025	YTD
33	35	24

**Avg Sold to
OLP Ratio****104.5%**

Aug 2026	Sep 2025	YTD
98.2%	90.1%	99.3%

September 2026

Unionville-Chadds Ford (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**

300.0% **100.0%**
 from Aug 2026: from Sep 2025:
 2 4

YTD	2026	2025	+/-
	45	37	21.6%

5-year Sep average: **3****New Pendings****4**

0.0% **100.0%**
 from Aug 2026: from Sep 2025:
 4 2

YTD	2026	2025	+/-
	41	27	51.9%

5-year Sep average: **2****Closed Sales****3**

-57.1% **-50.0%**
 from Aug 2026: from Sep 2025:
 7 6

YTD	2026	2025	+/-
	37	27	37.0%

5-year Sep average: **2****Median Sold Price****\$389,000**

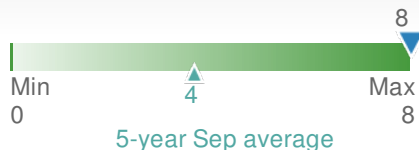
17.9% **58.8%**
 from Aug 2026: from Sep 2025:
\$330,000 **\$245,000**

YTD	2026	2025	+/-
	\$269,900	\$230,000	17.3%

5-year Sep average: **\$223,300****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for September was \$389,000, representing an increase of 17.9% compared to last month and an increase of 58.8% from Sep 2025. The average days on market for units sold in September was 26 days, 110% above the 5-year September average of 12 days. There was no month over month change in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 6; and a 100% increase in supply to 8 active units.

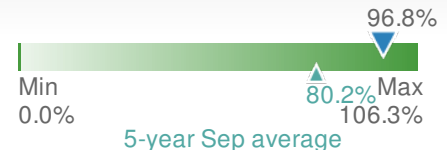
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 1.50 in August and an increase from 0.25 in September 2025. The Contract Ratio is 275% higher than the 5-year September average of 0.20. A higher Contract Ratio signifies a relative increase in contract activity 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**8**

Aug 2026	Sep 2025
4	8

Avg DOM**26**

Aug 2026	Sep 2025	YTD
61	17	47

Avg Sold to OLP Ratio**96.8%**

Aug 2026	Sep 2025	YTD
96.6%	101.0%	96.2%

September 2026

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

100% by Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**7**

↔ 0.0%

from Aug 2026:

0

↔ 0.0%

from Sep 2025:

0

YTD	2026	2025	+/-
	24	14	71.4%

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

↑ 100.0%

from Aug 2026:

1

↑ 100.0%

from Sep 2025:

1

YTD	2026	2025	+/-
	19	12	58.3%

5-year Sep average: **1****Closed Sales****2**

↓ -33.3%

from Aug 2026:

3

↑ 100.0%

from Sep 2025:

1

YTD	2026	2025	+/-
	17	11	54.5%

5-year Sep average: **1****Median Sold Price****\$362,000**

↑ 9.7%

from Aug 2026:

\$330,000

↓ -9.5%

from Sep 2025:

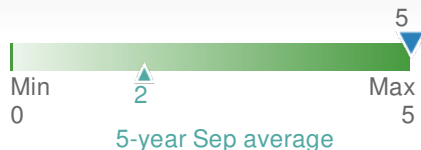
\$400,000

YTD	2026	2025	+/-
	\$335,000	\$300,000	11.7%

5-year Sep average: **\$268,000****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for September was \$362,000, representing an increase of 9.7% compared to last month and a decrease of 9.5% from Sep 2025. The average days on market for units sold in September was 38 days, 103% above the 5-year September average of 19 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 2; and a 0% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, up from 0.00 in August and a decrease from 2.00 in September 2025. The Contract Ratio is 33% lower than the 5-year September average of 0.60. 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**5**

Aug 2026	Sep 2025
0	1

Avg DOM**38**

Aug 2026	Sep 2025	YTD
16	8	34

Avg Sold to OLP Ratio**93.9%**

Aug 2026	Sep 2025	YTD
98.5%	106.7%	96.2%