Chichester - Delaware, PA

Market Trends Report | October 2026 · All Home Types

TRI-COUNTY SUBURBAN REALTORS®

At a glance

SALES ACTIVITY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Closed Sales	18	27	▼ 33.3%	231	219	▲ 5.5%
New Purchase Contracts	19	30	▼ 36.7%	266	250	▲ 6.4%
Showings	392	332	▲ 18.1%	3,553	3,070	▲ 15.7%

PRICE & PACE	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
Median Sale Price	$288,000	$225,000	▲ 28.0%	$320,000	$280,000	▲ 14.3%
Avg. Sale to Orig. List Price Ratio	96.4%	97.0%	▼ 0.6 pp	98.7%	97.9%	▲ 0.7 pp
Median Days on Market	31 days	14 days	▲ 17 days	11 days	8 days	▲ 3 days

INVENTORY	OCT 2026	OCT 2025	CHANGE	2026 YTD	2025 YTD	CHANGE
New Listings	22	37	▼ 40.5%	297	272	▲ 9.2%
Active Listings	54	40	▲ 35.0%	54	40	▲ 35.0%
Months of Supply	2.3	1.8	▲ 0.5 mos	2.3	1.8	▲ 0.5 mos

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Sales Activity

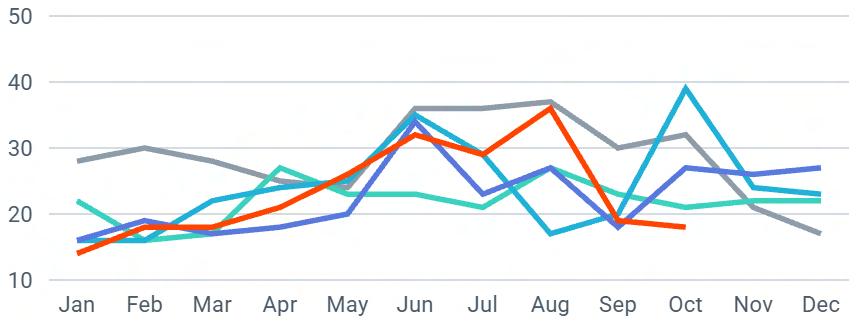
How many homes are being shown, going under contract, and closing.

2026 2025 2024 2023 2022

Closed Sales

18
homes sold

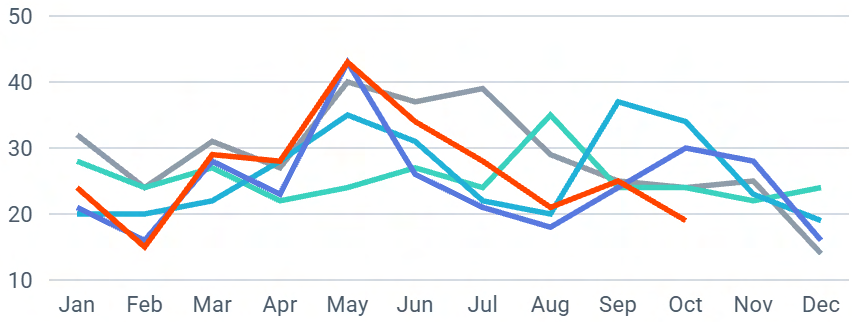
▼ **33.3%** vs. Oct 2025
▼ **5.3%** vs. Sep 2026
▲ **5.5%** 2026 YTD vs. 2025 YTD



New Purchase Contracts

19
homes went under contract

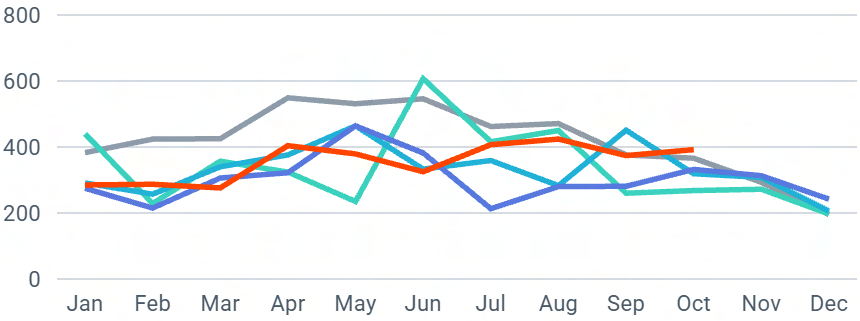
▼ **36.7%** vs. Oct 2025
▼ **24.0%** vs. Sep 2026
▲ **6.4%** 2026 YTD vs. 2025 YTD



Showings

392
home showings

▲ **18.1%** vs. Oct 2025
▲ **4.8%** vs. Sep 2026
▲ **15.7%** 2026 YTD vs. 2025 YTD



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Price and Pace

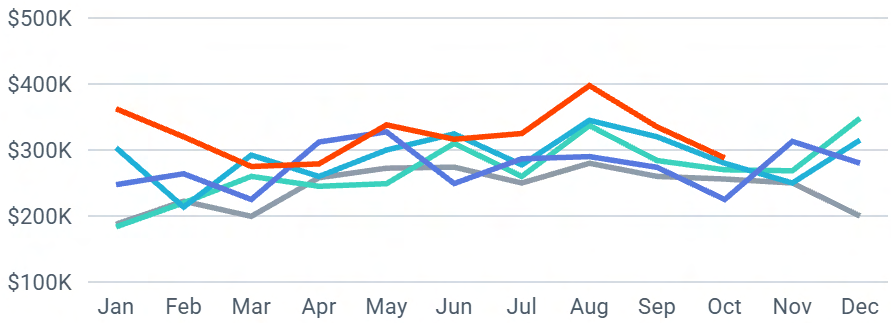
What homes are selling for, and how quickly they sell.

2026 2025 2024 2023 2022

Median Sale Price

$288,000
median sale price

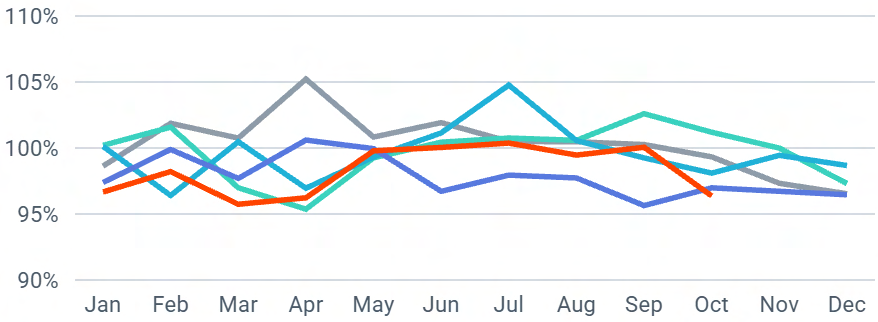
▲ **28.0%** vs. Oct 2025
▼ **14.0%** vs. Sep 2026
▲ **14.3%** 2026 YTD vs. 2025 YTD



Average Sale to Orig. List Price Ratio

96.4%
of original list price, on average

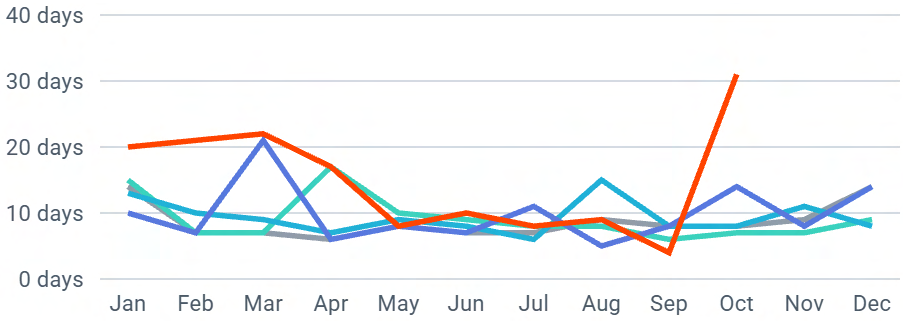
▼ **0.6 pp** vs. Oct 2025
▼ **3.7 pp** vs. Sep 2026
▲ **0.7 pp** 2026 YTD vs. 2025 YTD



Median Days on Market

31 days
median days on market

▲ **17 days** vs. Oct 2025
▲ **27 days** vs. Sep 2026
▲ **3 days** 2026 YTD vs. 2025 YTD



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Inventory

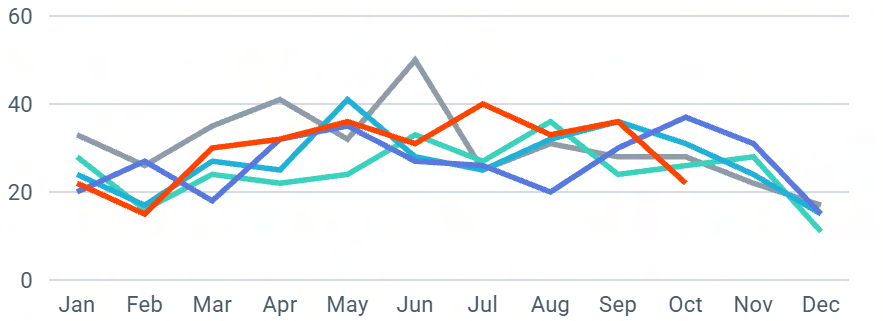
How much is for sale, and how long that supply would last.

2026 2025 2024 2023 2022

New Listings

22
homes newly listed

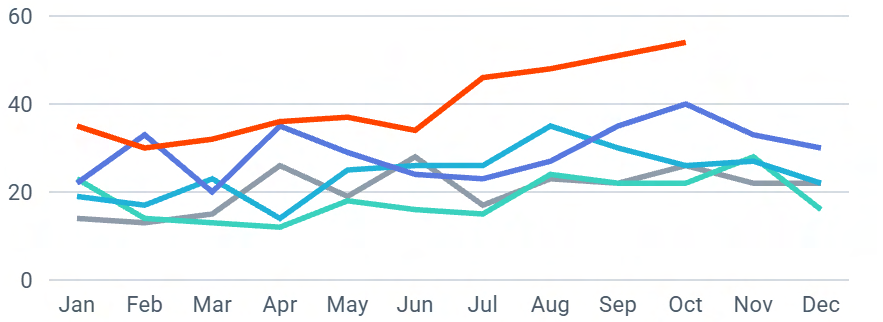
▼ **40.5%** vs. Oct 2025
▼ **38.9%** vs. Sep 2026
▲ **9.2%** 2026 YTD vs. 2025 YTD



Active Listings

54
homes for sale at month end

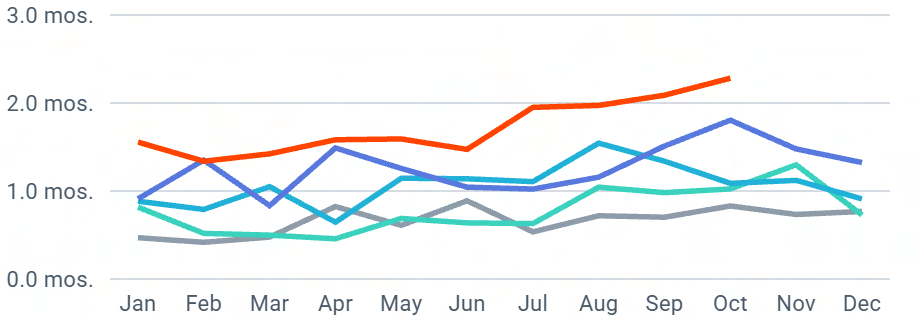
▲ **35.0%** vs. Oct 2025
▲ **5.9%** vs. Sep 2026
▲ **35.0%** 2026 YTD vs. 2025 YTD



Months of Supply

2.3
months of supply at the current sales pace

▲ **0.5 mos** vs. Oct 2025
▲ **0.2 mos** vs. Sep 2026
▲ **0.5 mos** 2026 YTD vs. 2025 YTD



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