

March 2024

All Home Types
Detached
Attached

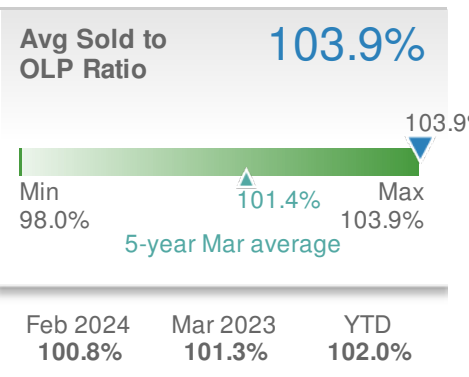
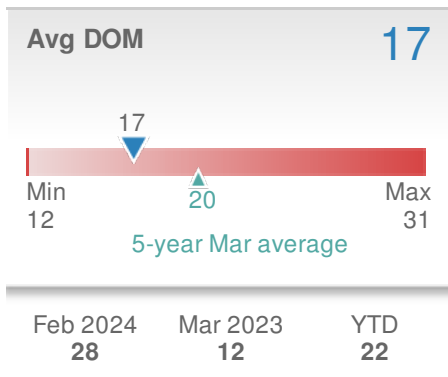
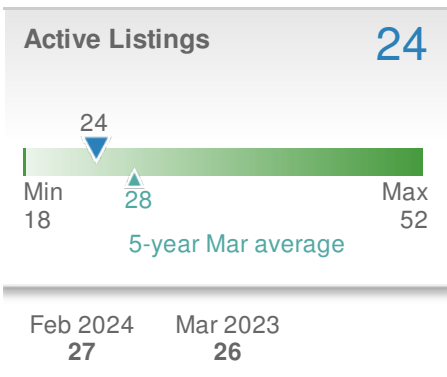
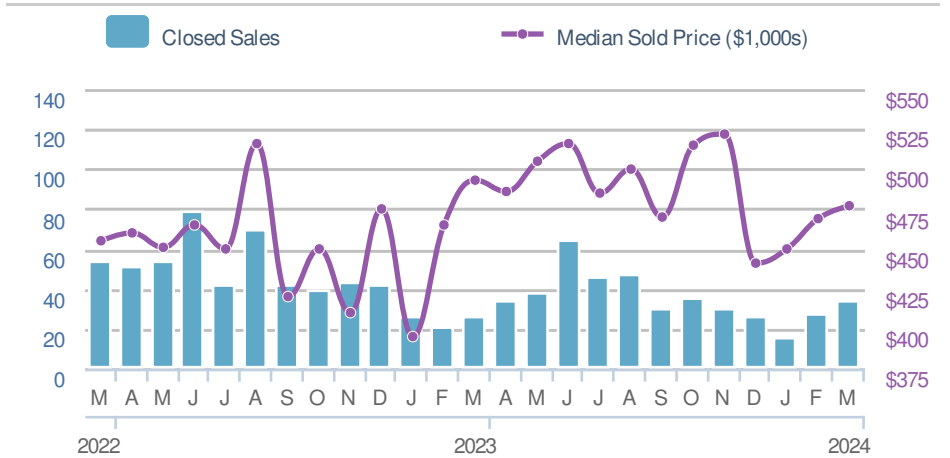
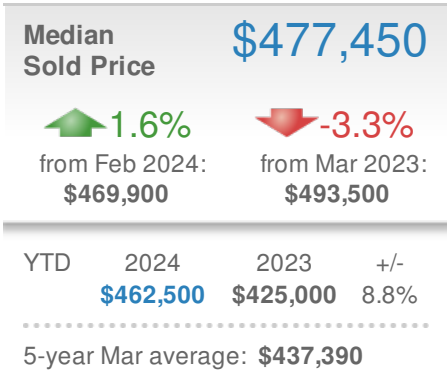
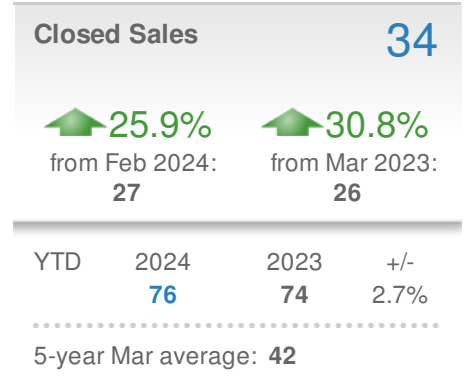
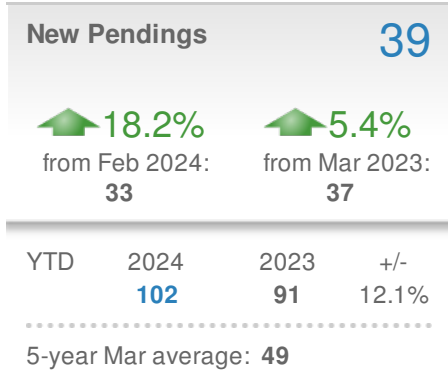
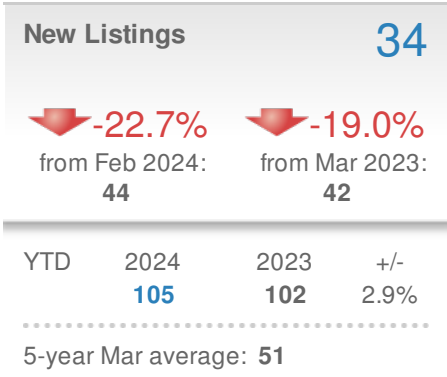
Local Market Insight

Haverford Township (Delaware, PA)

March 2024

Haverford Township (Delaware, PA)

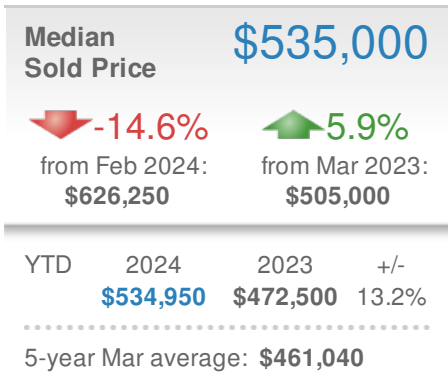
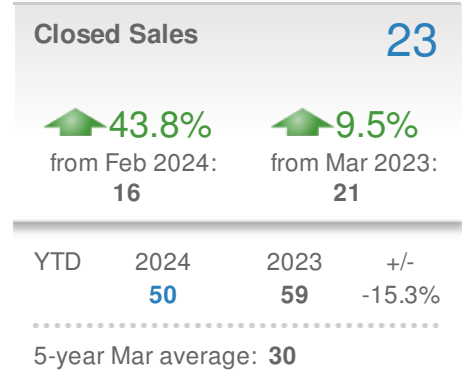
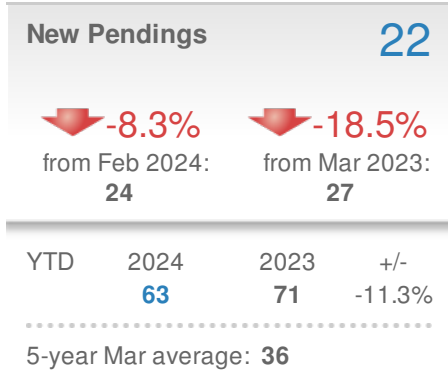
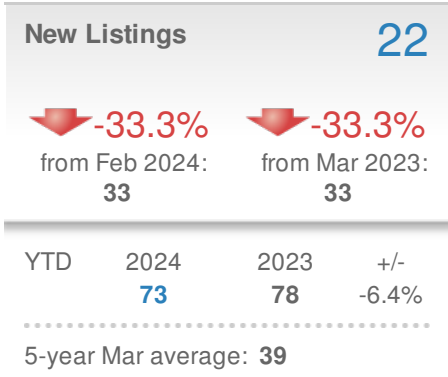
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Haverford Township (Delaware, PA) - Detached

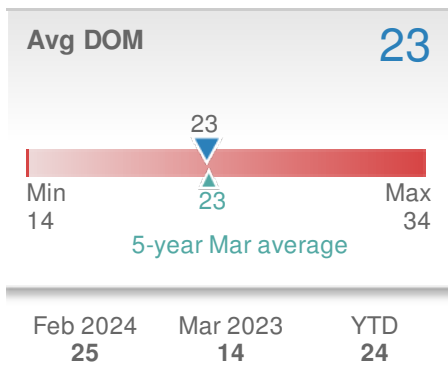
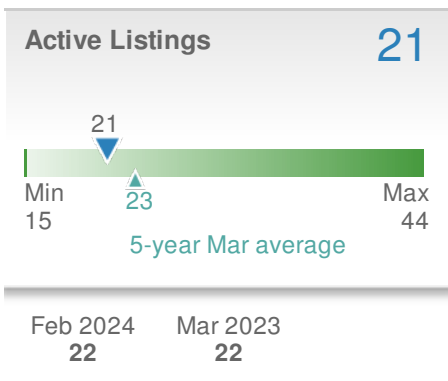
Tri-County Suburban REALTORS
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Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for March was \$535,000, representing a decrease of 14.6% compared to last month and an increase of 5.9% from Mar 2023. The average days on market for units sold in March was 23 days, 2% below the 5-year March average of 23 days. There was an 8.3% month over month decrease in new contract activity with 22 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 30; and a 4.5% decrease in supply to 21 active units.

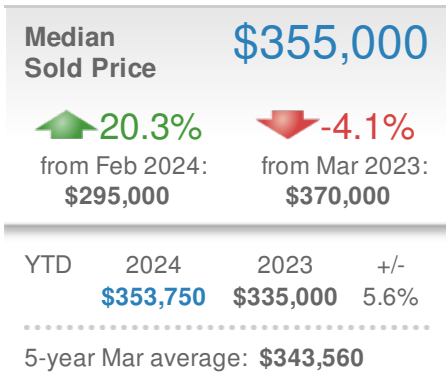
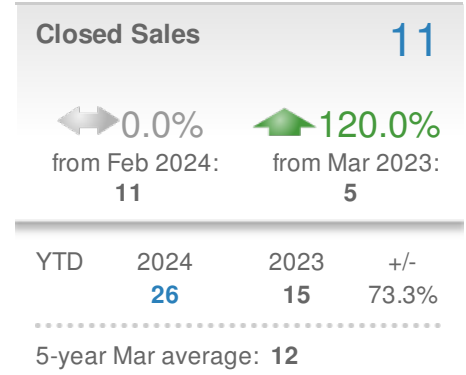
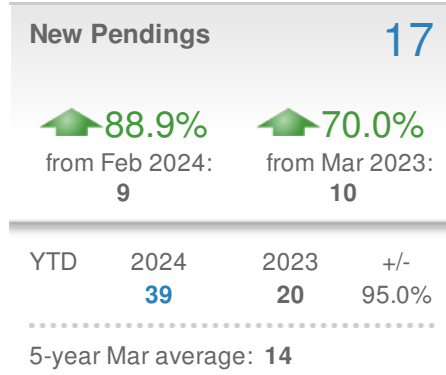
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.36 in February and a decrease from 1.55 in March 2023. The Contract Ratio is 45% lower than the 5-year March average of 2.58. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2024

Haverford Township (Delaware, PA) - Attached

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Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for March was \$355,000, representing an increase of 20.3% compared to last month and a decrease of 4.1% from Mar 2023. The average days on market for units sold in March was 4 days, 69% below the 5-year March average of 13 days. There was an 88.9% month over month increase in new contract activity with 17 New Pendings; a 54.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 17; and a 40% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 5.67 pendings per active listing, up from 2.20 in February and an increase from 3.00 in March 2023. The Contract Ratio is 27% higher than the 5-year March average of 4.48. 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.

