

March 2024

All Home Types
Detached
Attached

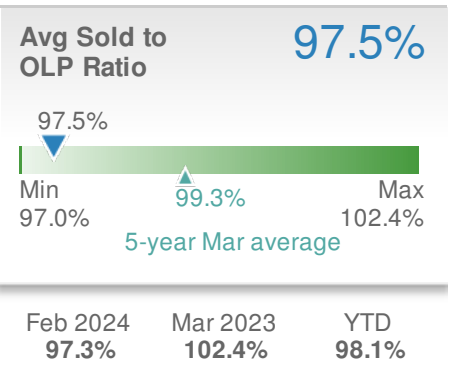
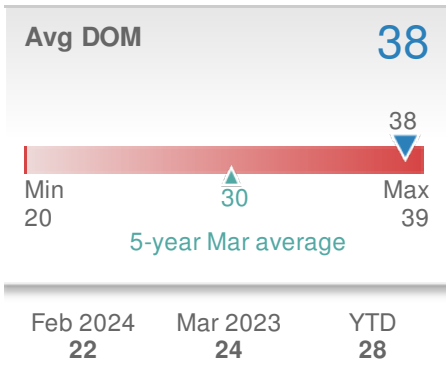
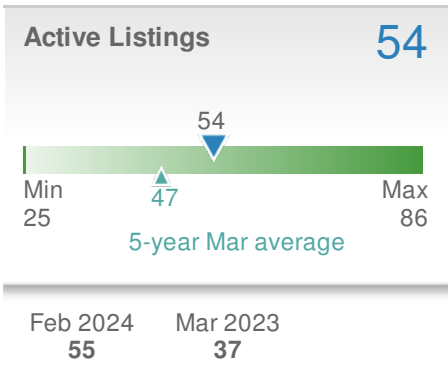
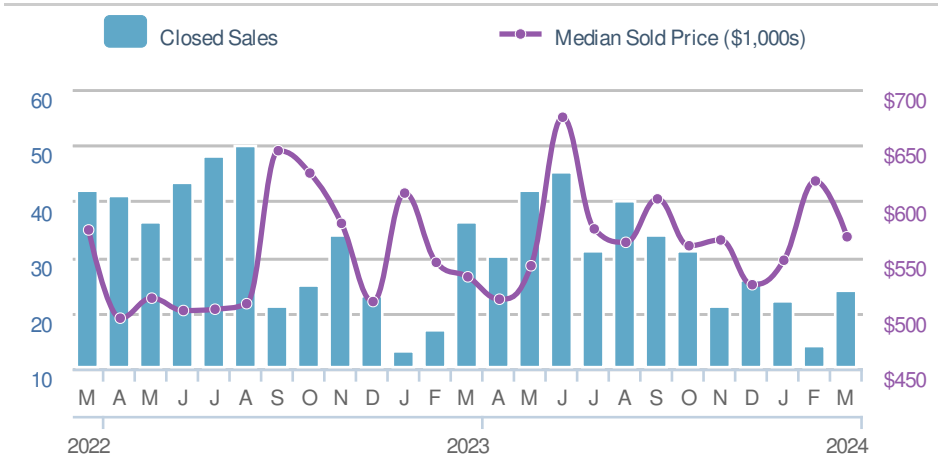
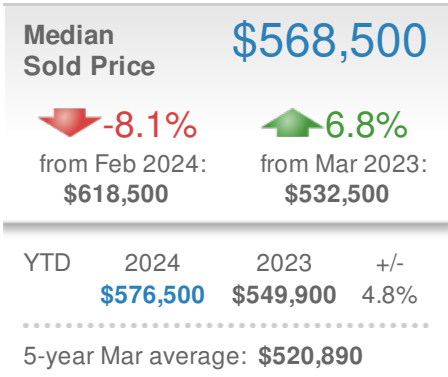
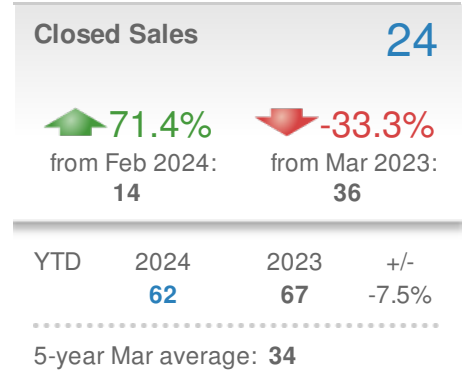
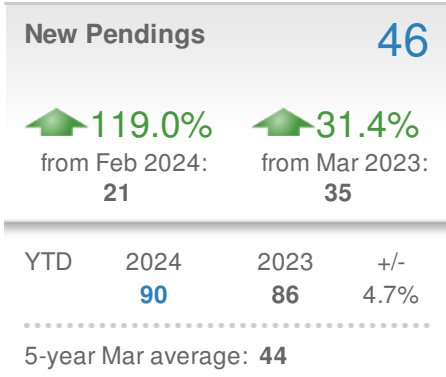
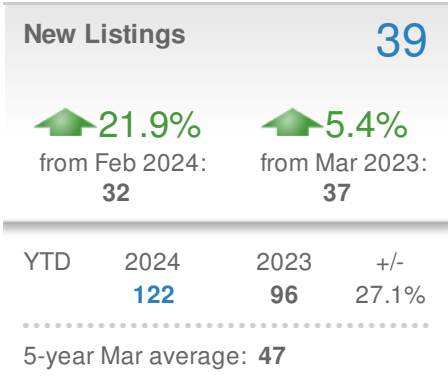
Local Market Insight

Marple Newtown (Delaware, PA)

March 2024

Marple Newtown (Delaware, PA)

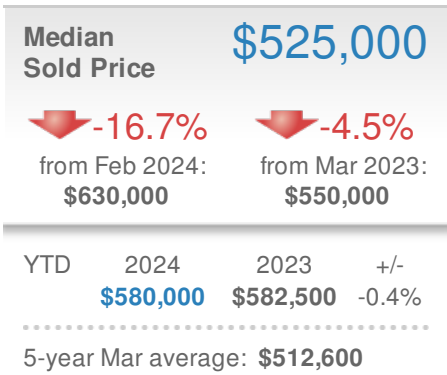
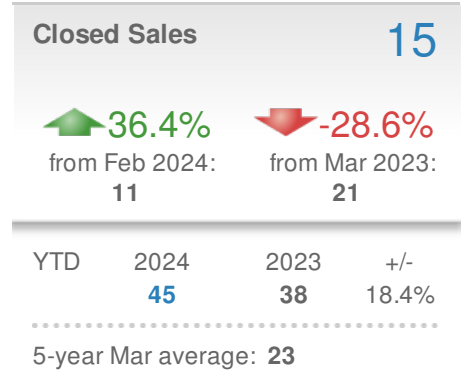
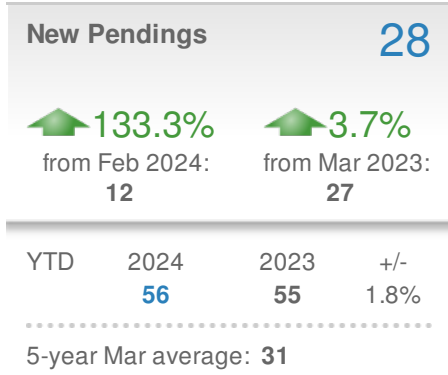
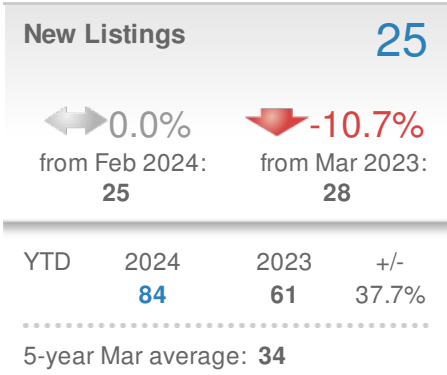
Email: ldavis@tcsr.realtor



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Marple Newtown (Delaware, PA) - Detached

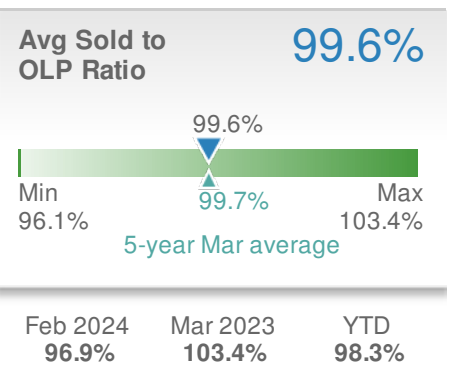
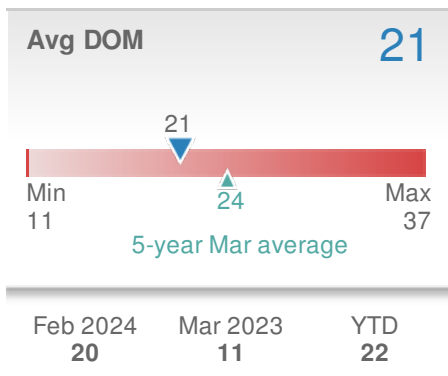
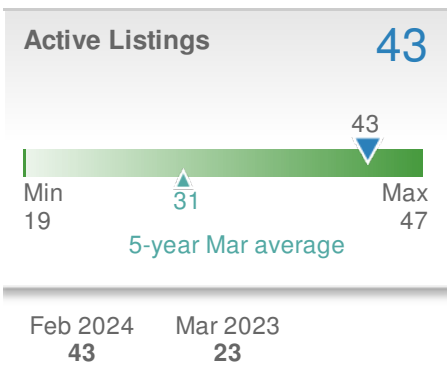
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for March was \$525,000, representing a decrease of 16.7% compared to last month and a decrease of 4.5% from Mar 2023. The average days on market for units sold in March was 21 days, 14% below the 5-year March average of 24 days. There was a 133.3% month over month increase in new contract activity with 28 New Pendings; a 41.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 41; and no change in supply with 43 active units.

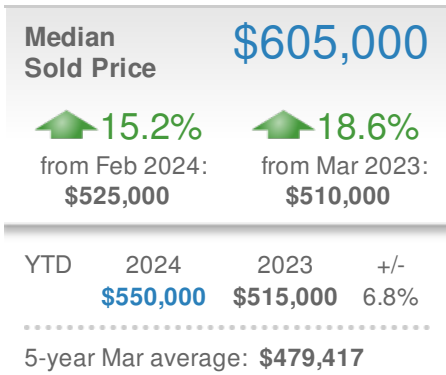
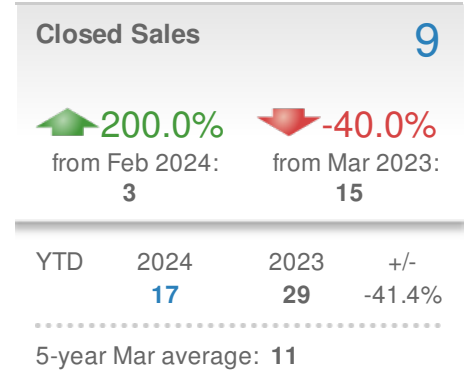
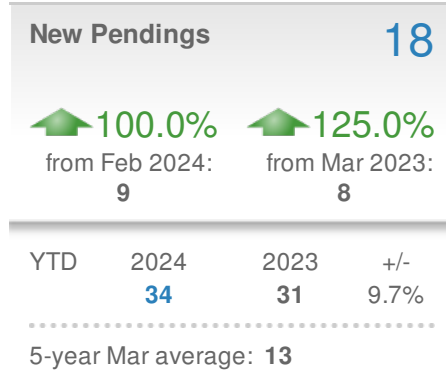
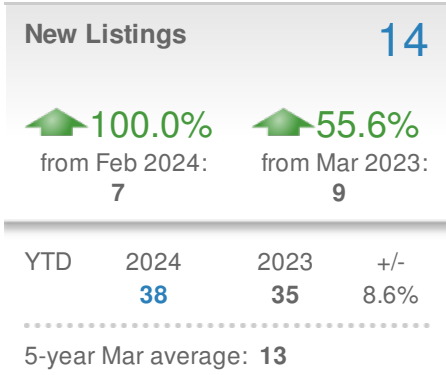
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.67 in February and a decrease from 1.96 in March 2023. The Contract Ratio is 47% lower than the 5-year March average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Marple Newtown (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for March was \$605,000, representing an increase of 15.2% compared to last month and an increase of 18.6% from Mar 2023. The average days on market for units sold in March was 65 days, 60% above the 5-year March average of 41 days. There was a 100% month over month increase in new contract activity with 18 New Pendings; a 31.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 25; and an 8.3% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 2.27 pendings per active listing, up from 1.58 in February and an increase from 1.21 in March 2023. The Contract Ratio is 9% lower than the 5-year March 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.

