

# March 2024

All Home Types  
Detached  
Attached

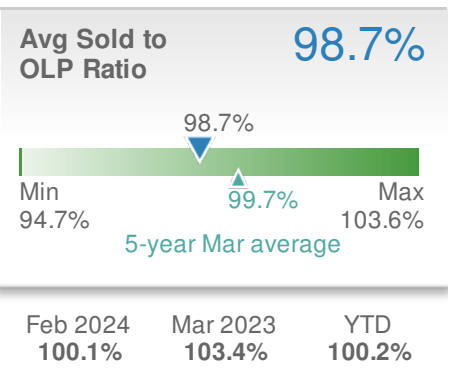
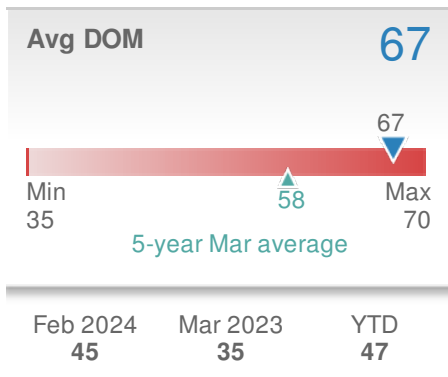
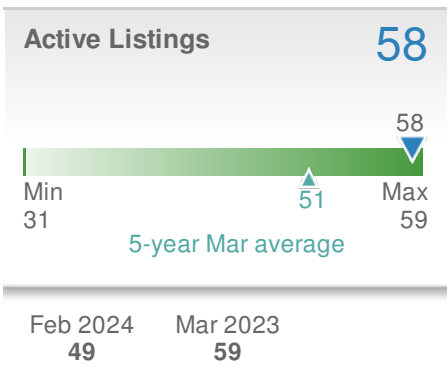
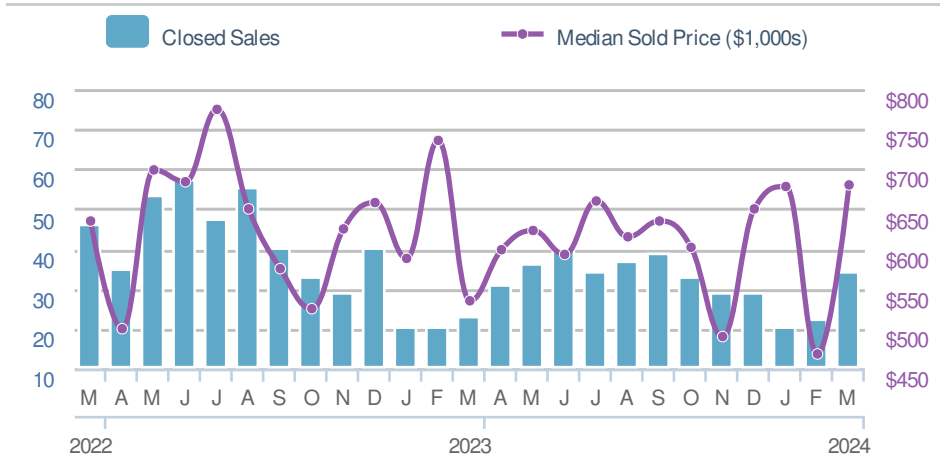
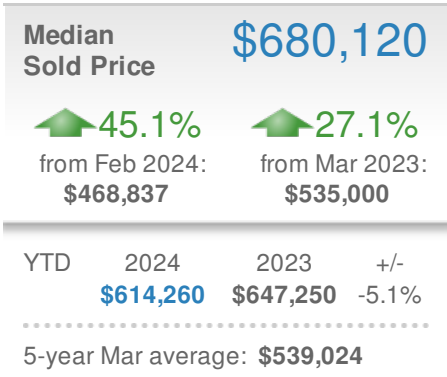
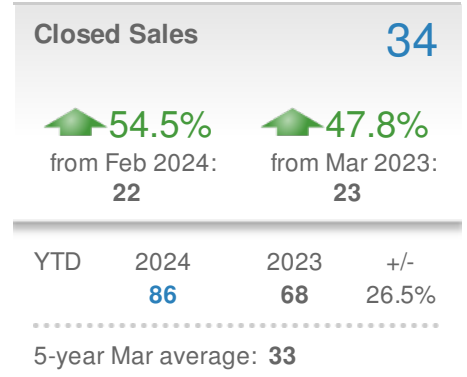
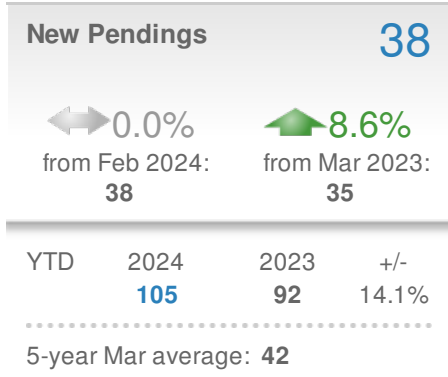
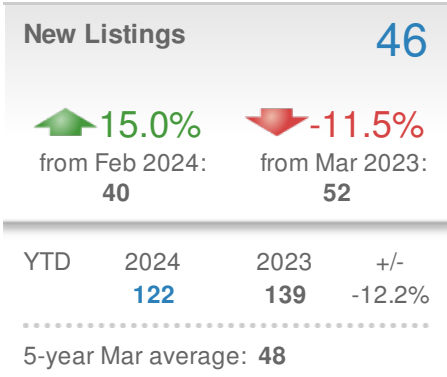
## Local Market Insight

Rose Tree Media (Delaware, PA)

## March 2024

Rose Tree Media (Delaware, PA)

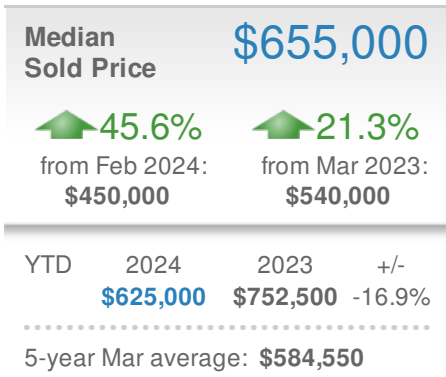
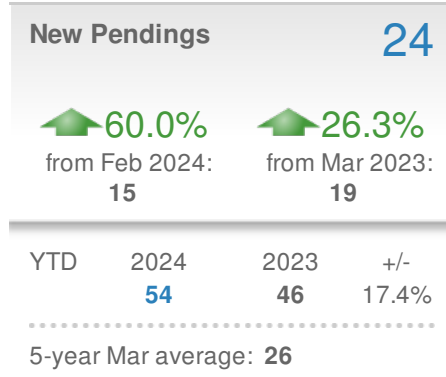
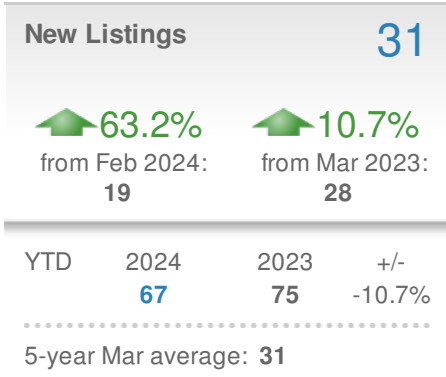
Email: ldavis@tcsr.realtor



**March 2024**

Rose Tree Media (Delaware, PA) - Detached

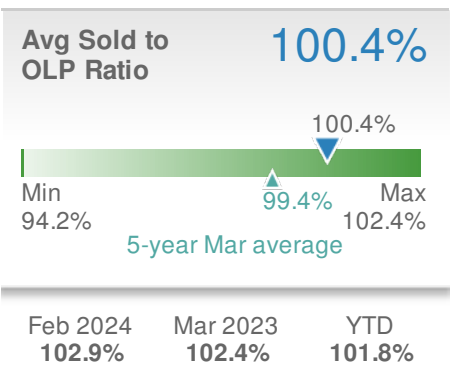
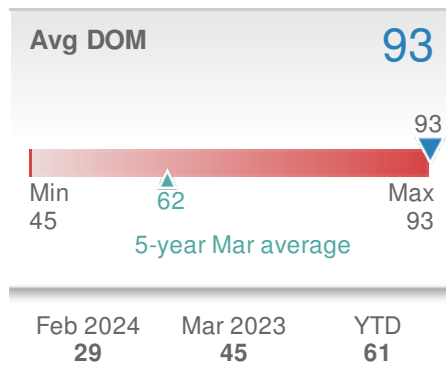
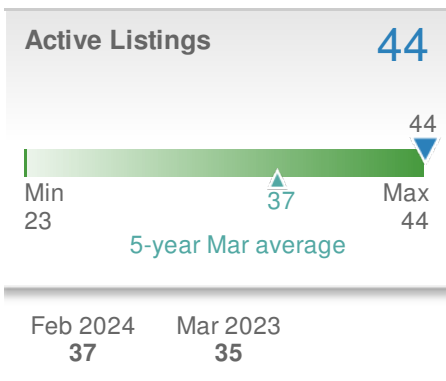
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for March was \$655,000, representing an increase of 45.6% compared to last month and an increase of 21.3% from Mar 2023. The average days on market for units sold in March was 93 days, 50% above the 5-year March average of 62 days. There was a 60% month over month increase in new contract activity with 24 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from February) to 35; and an 18.9% increase in supply to 44 active units.

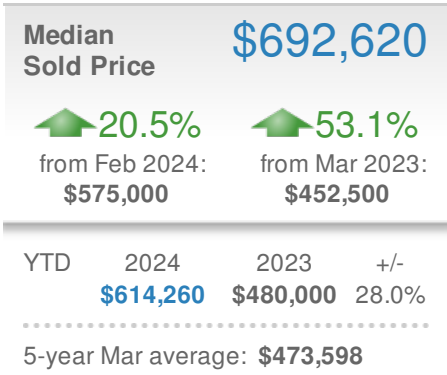
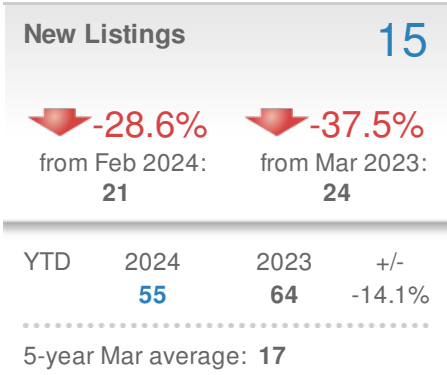
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, up from 0.76 in February and an increase from 0.69 in March 2023. The Contract Ratio is 32% lower than the 5-year March average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Rose Tree Media (Delaware, PA) - Attached

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



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for March was \$692,620, representing an increase of 20.5% compared to last month and an increase of 53.1% from Mar 2023. The average days on market for units sold in March was 38 days, 25% below the 5-year March average of 51 days. There was a 39.1% month over month decrease in new contract activity with 14 New Pendings; a 5.8% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 65; and a 16.7% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 4.64 pendings per active listing, down from 5.75 in February and an increase from 2.29 in March 2023. The Contract Ratio is 3% higher than the 5-year March average of 4.49. 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.

