

# March 2024

All Home Types  
Detached  
Attached

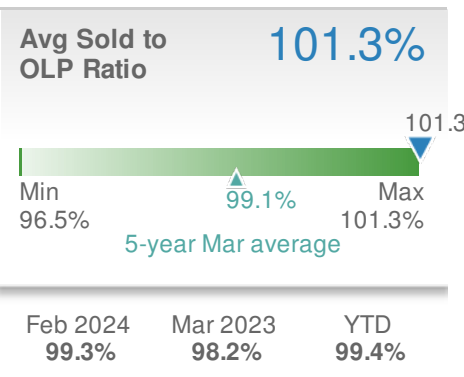
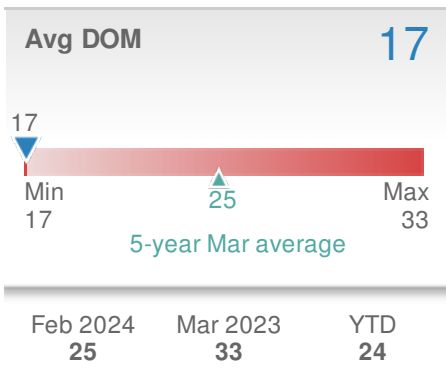
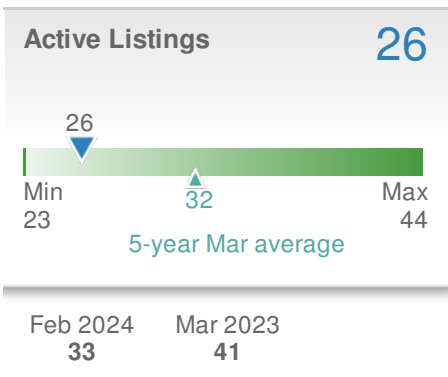
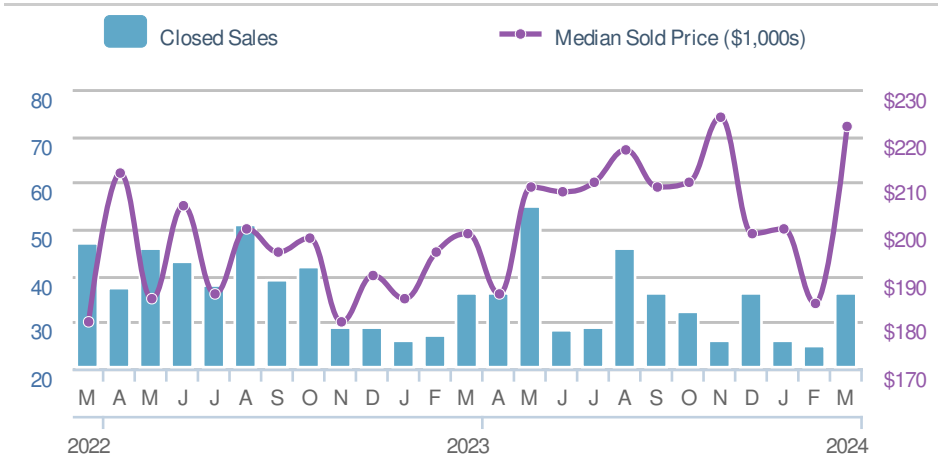
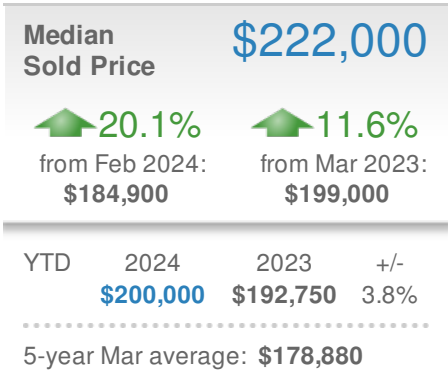
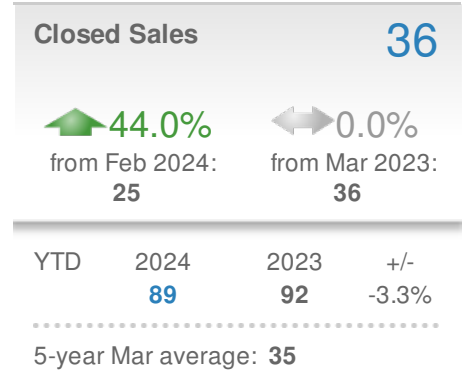
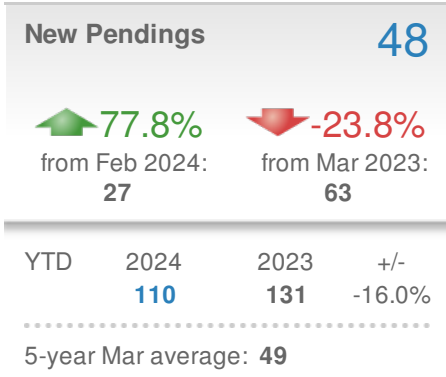
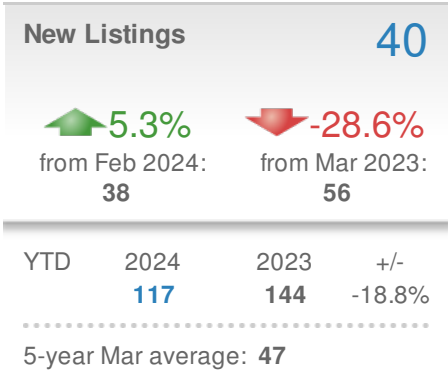
## Local Market Insight

### Southeast Delco (Delaware, PA)

**March 2024**

Southeast Delco (Delaware, PA)

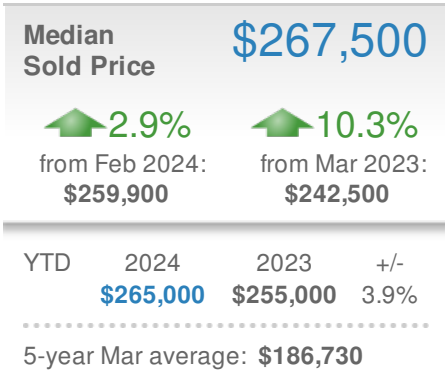
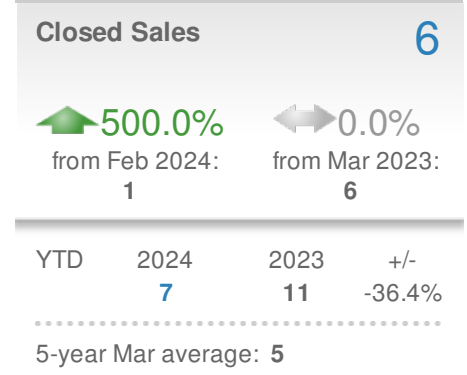
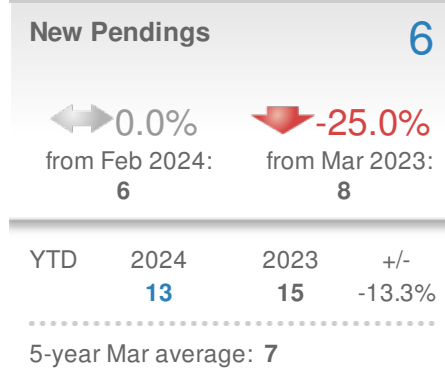
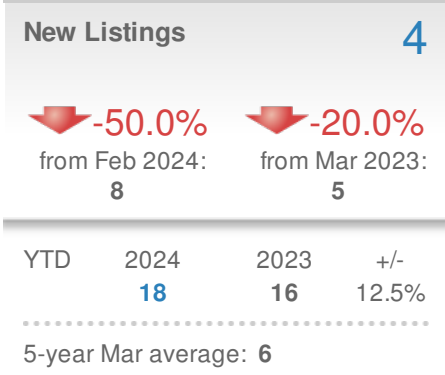
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**March 2024**

Southeast Delco (Delaware, PA) - Detached

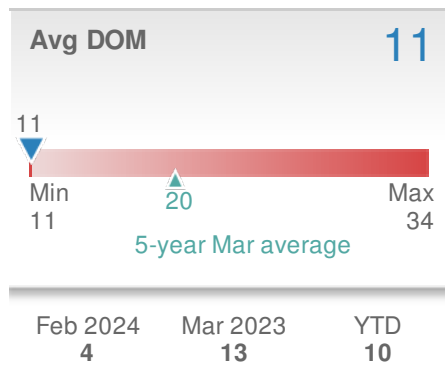
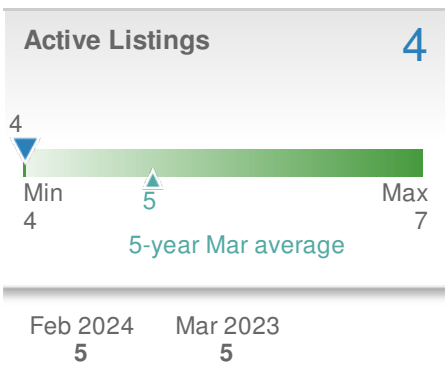
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**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for March was \$267,500, representing an increase of 2.9% compared to last month and an increase of 10.3% from Mar 2023. The average days on market for units sold in March was 11 days, 44% below the 5-year March average of 20 days. There was no month over month change in new contract activity with 6 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 6; and a 20% decrease in supply to 4 active units.

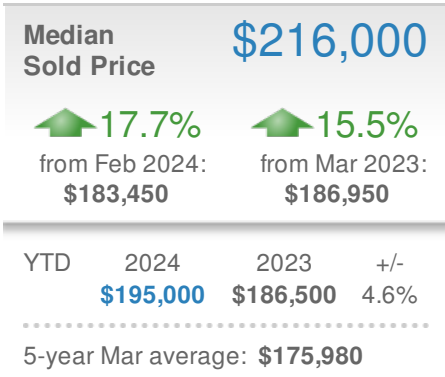
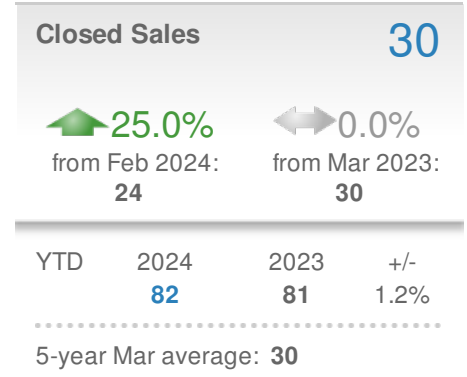
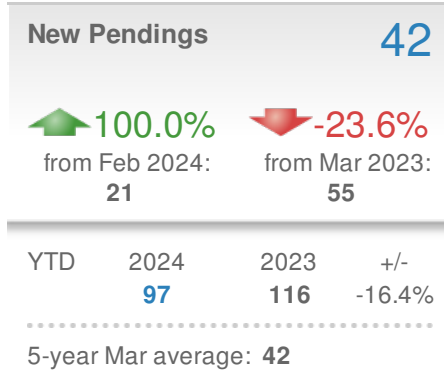
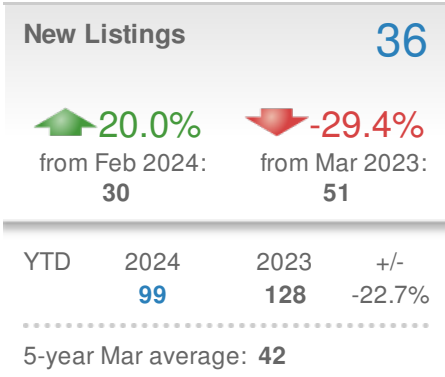
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.60 in February and an increase from 1.40 in March 2023. The Contract Ratio is 9% lower than the 5-year March average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Southeast Delco (Delaware, PA) - Attached

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**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for March was \$216,000, representing an increase of 17.7% compared to last month and an increase of 15.5% from Mar 2023. The average days on market for units sold in March was 18 days, 30% below the 5-year March average of 26 days. There was a 100% month over month increase in new contract activity with 42 New Pendings; a 27.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 46; and a 21.4% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 2.09 pendings per active listing, up from 1.29 in February and an increase from 1.75 in March 2023. The Contract Ratio is 6% lower than the 5-year March average of 2.22. 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.

