

# March 2024

All Home Types  
Detached  
Attached

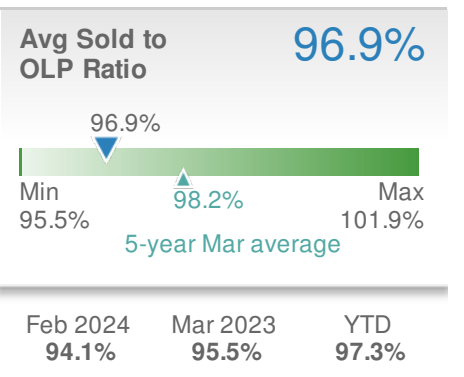
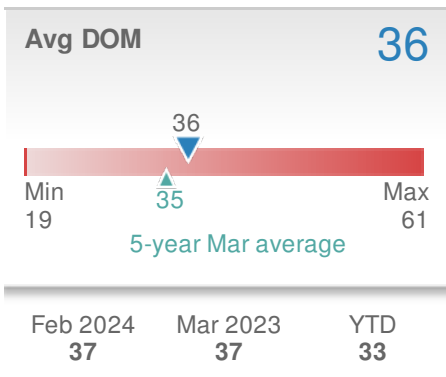
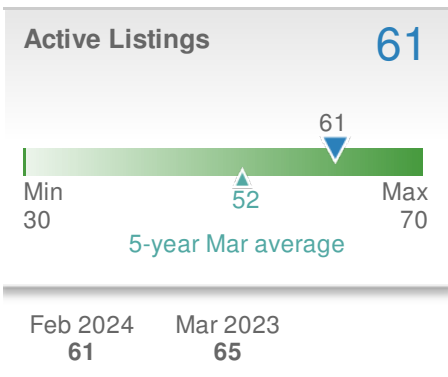
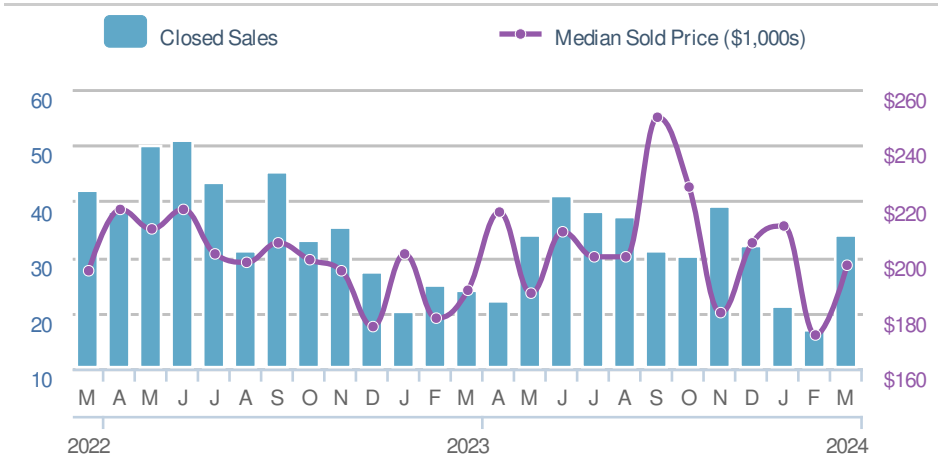
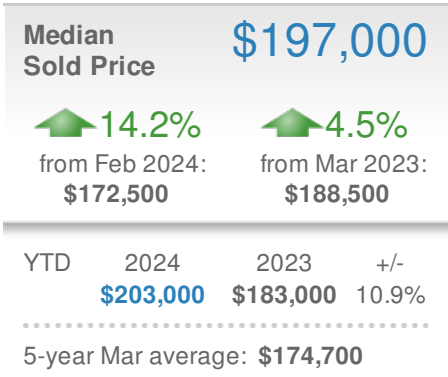
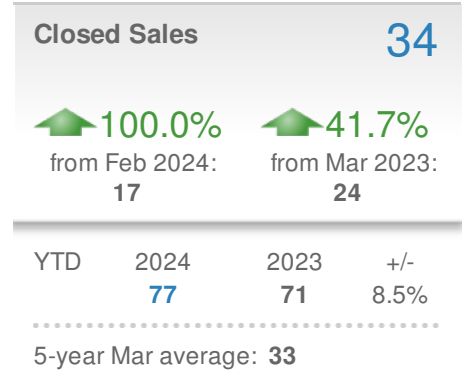
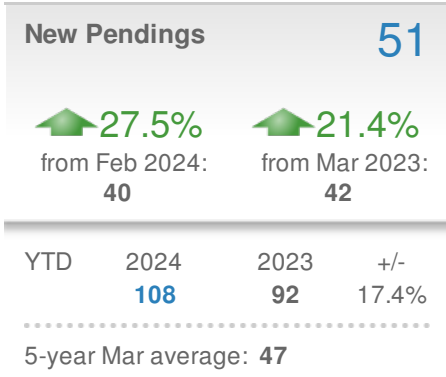
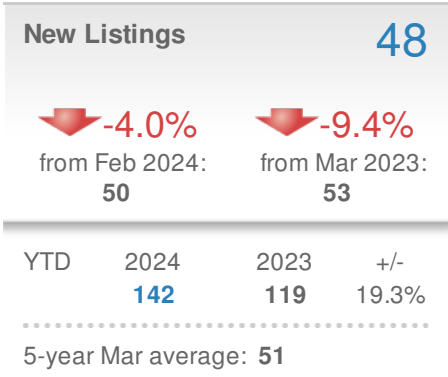
## Local Market Insight

### William Penn (Delaware, PA)

**March 2024**

William Penn (Delaware, PA)

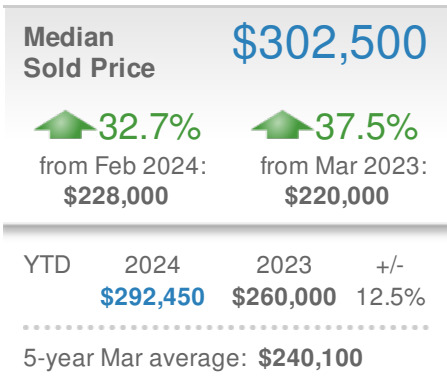
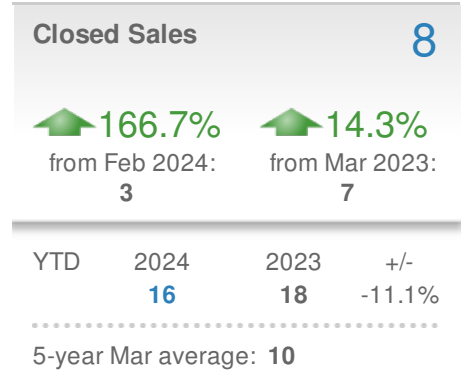
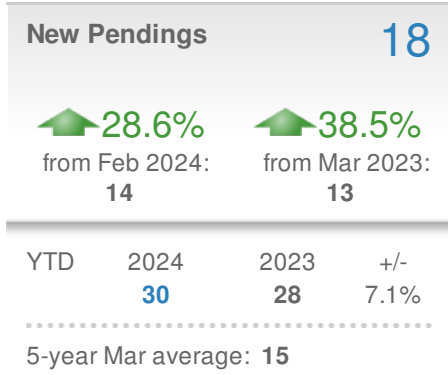
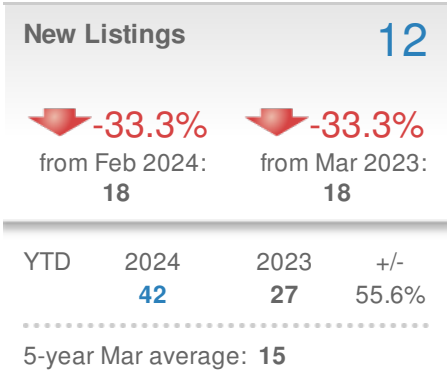
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**March 2024**

William Penn (Delaware, PA) - Detached

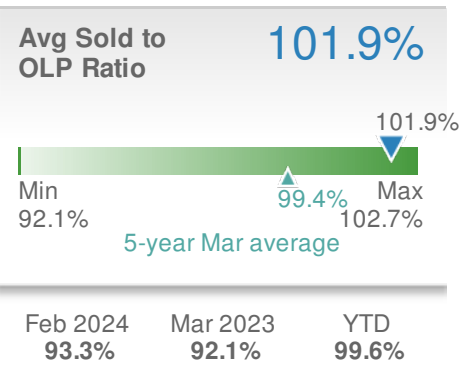
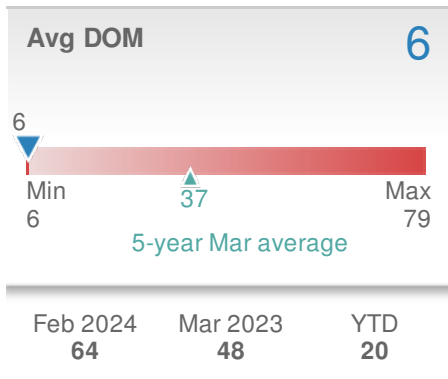
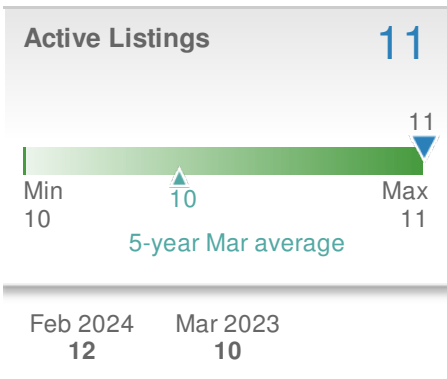
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**Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for March was \$302,500, representing an increase of 32.7% compared to last month and an increase of 37.5% from Mar 2023. The average days on market for units sold in March was 6 days, 84% below the 5-year March average of 37 days. There was a 28.6% month over month increase in new contract activity with 18 New Pendings; a 31.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 21; and an 8.3% decrease in supply to 11 active units.

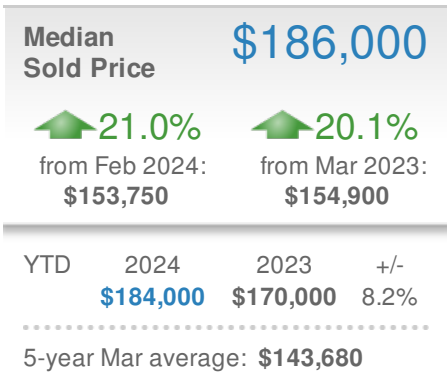
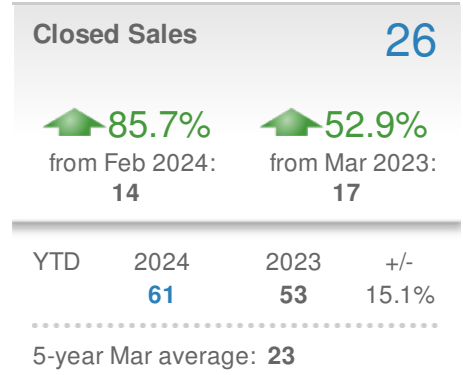
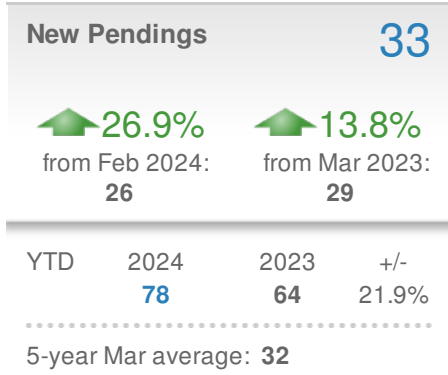
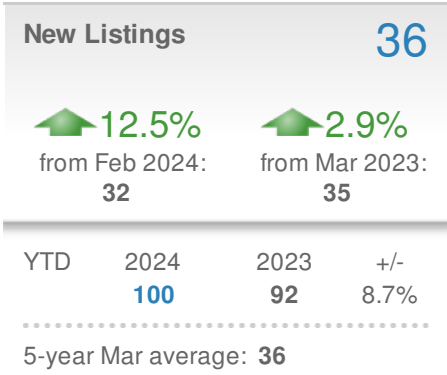
This activity resulted in a Contract Ratio of 1.91 pendings per active listing, up from 1.33 in February and an increase from 1.60 in March 2023. The Contract Ratio is 4% lower than the 5-year March average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

William Penn (Delaware, PA) - Attached

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**Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for March was \$186,000, representing an increase of 21% compared to last month and an increase of 20.1% from Mar 2023. The average days on market for units sold in March was 45 days, 42% above the 5-year March average of 32 days. There was a 26.9% month over month increase in new contract activity with 33 New Pendings; a 2.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 39; and a 2% increase in supply to 50 active units.

This activity resulted in a Contract Ratio of 0.78 pendings per active listing, no change from February and an increase from 0.62 in March 2023. The Contract Ratio is 38% lower than the 5-year March average of 1.25. 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.

