

# May 2024

All Home Types  
Detached  
Attached

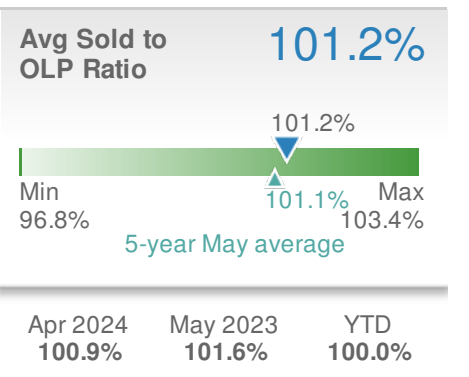
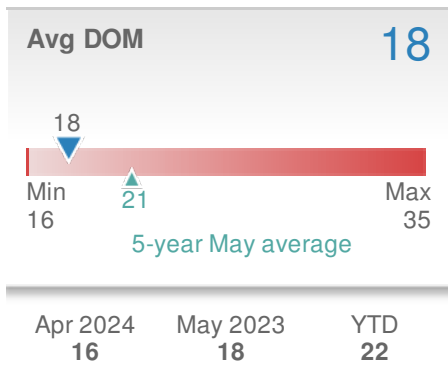
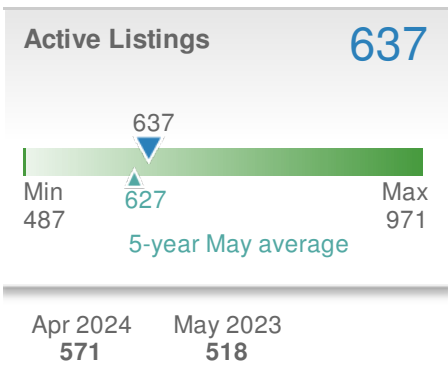
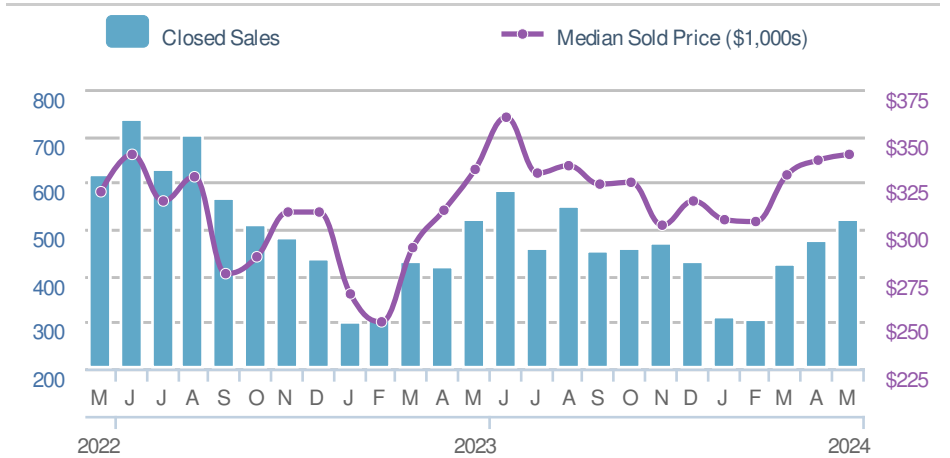
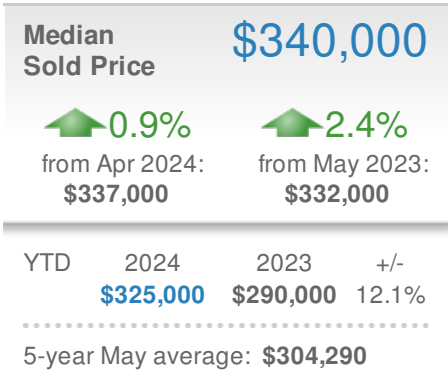
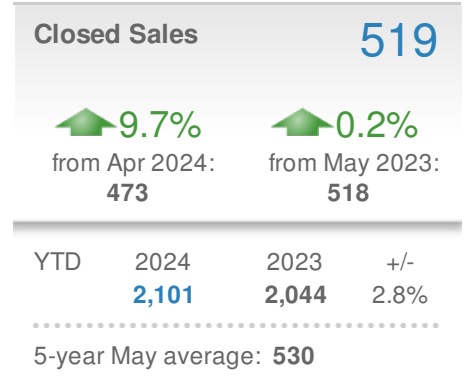
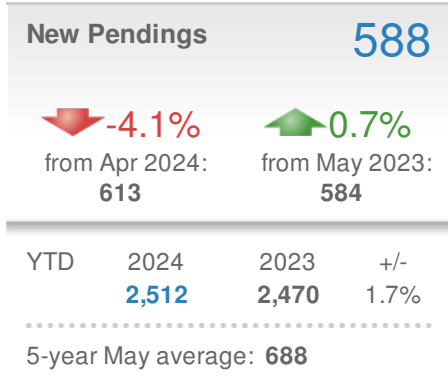
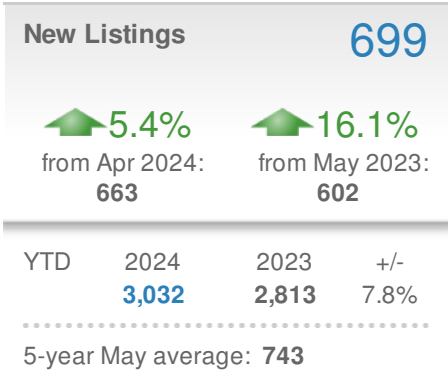
## Local Market Insight

### Delaware County, PA

**May 2024**

Delaware County, PA

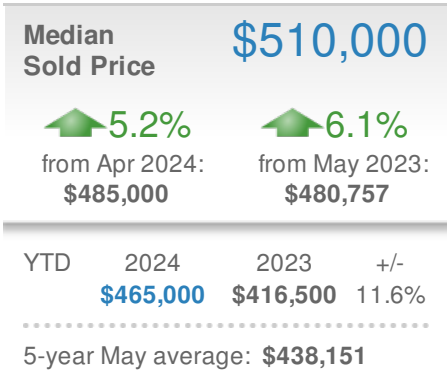
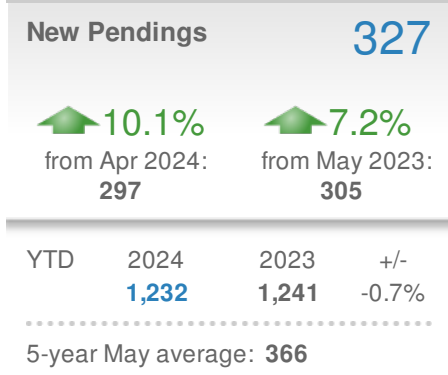
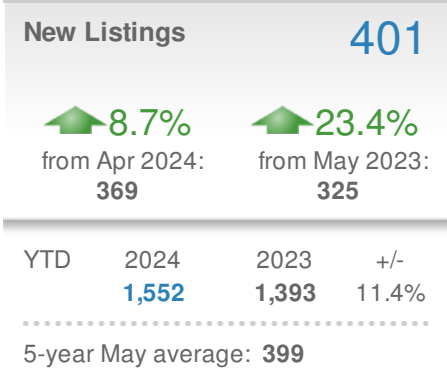
Email: ldavis@tcsr.realtor



**May 2024**

Delaware County, PA - Detached

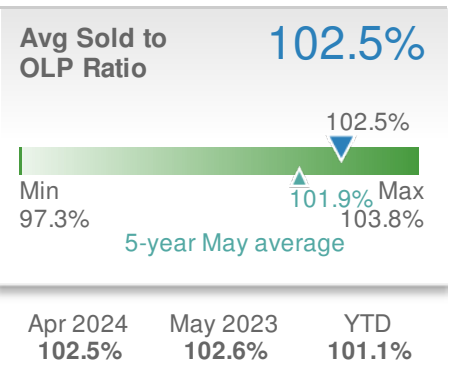
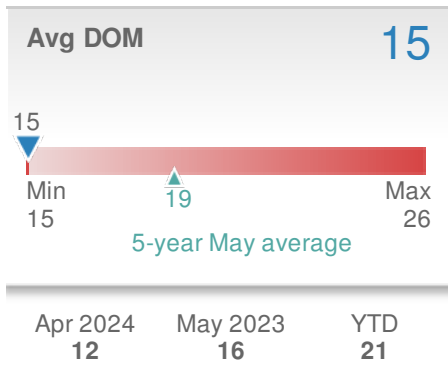
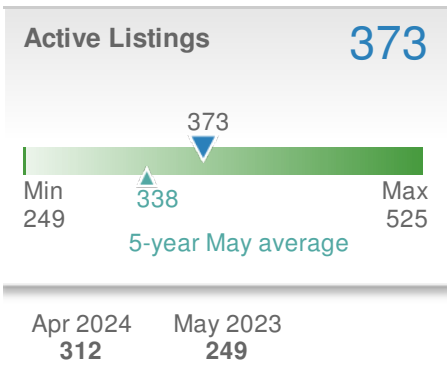
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Delaware County, PA, the median sold price for Detached properties for May was \$510,000, representing an increase of 5.2% compared to last month and an increase of 6.1% from May 2023. The average days on market for units sold in May was 15 days, 22% below the 5-year May average of 19 days. There was a 10.1% month over month increase in new contract activity with 327 New Pendings; a 12.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 483; and a 19.6% increase in supply to 373 active units.

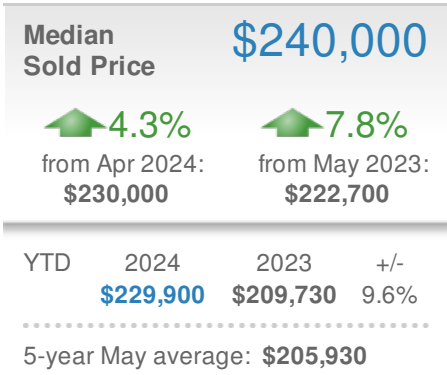
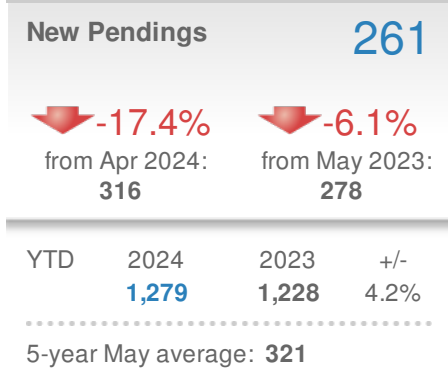
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.37 in April and a decrease from 1.87 in May 2023. The Contract Ratio is 31% lower than the 5-year May average of 1.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Delaware County, PA - Attached

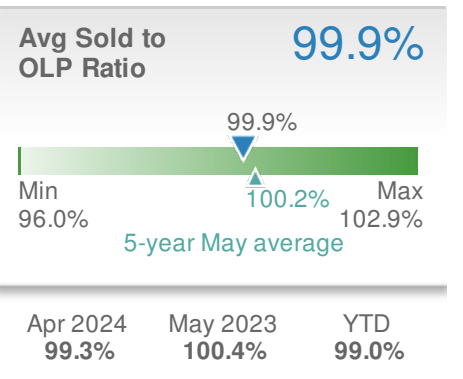
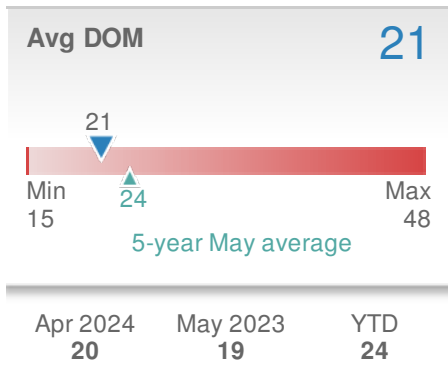
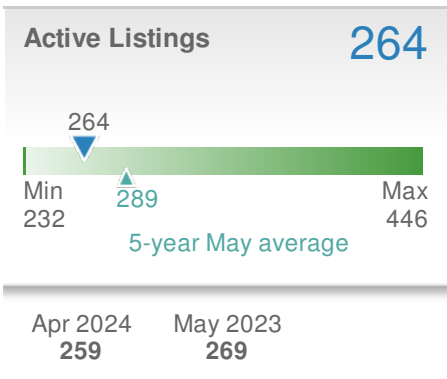
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Delaware County, PA, the median sold price for Attached properties for May was \$240,000, representing an increase of 4.3% compared to last month and an increase of 7.8% from May 2023. The average days on market for units sold in May was 21 days, 12% below the 5-year May average of 24 days. There was a 17.4% month over month decrease in new contract activity with 261 New Pendings; a 9.6% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 415; and a 1.9% increase in supply to 264 active units.

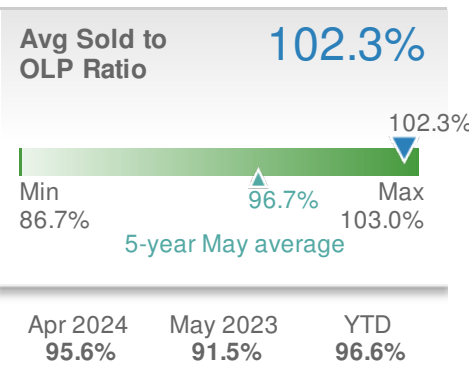
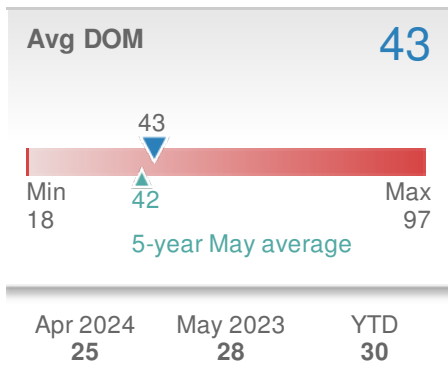
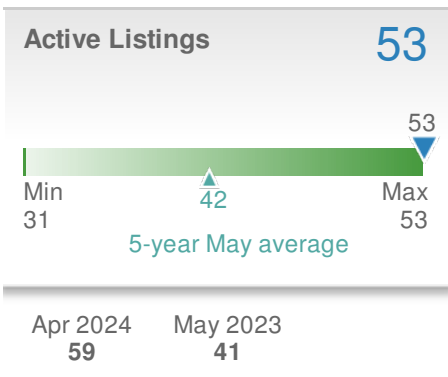
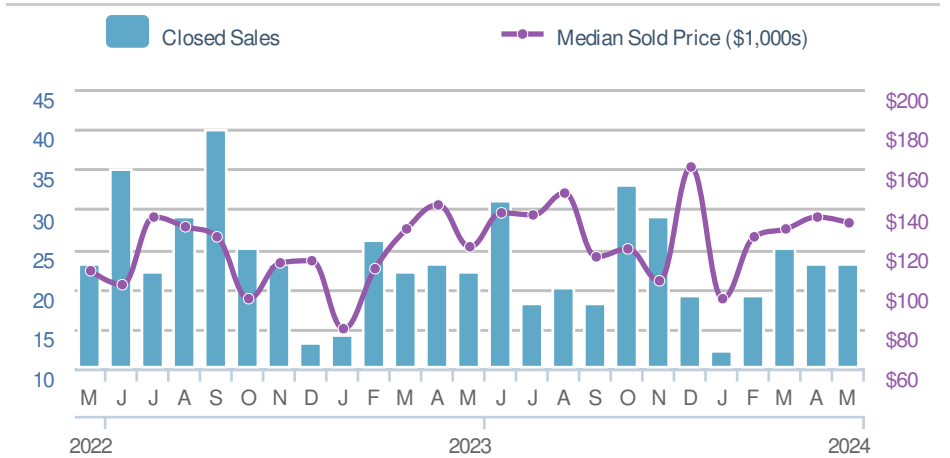
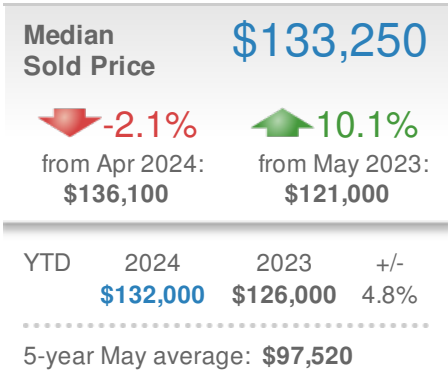
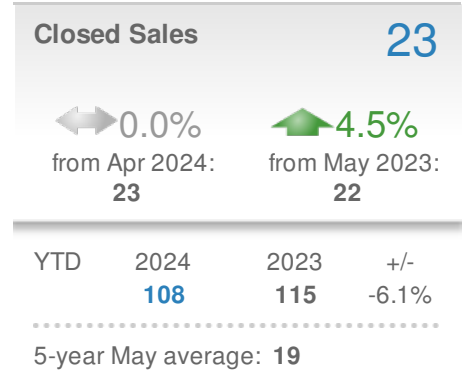
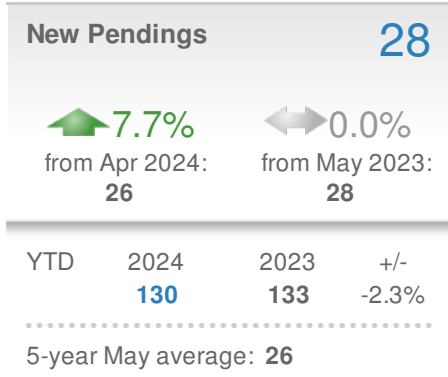
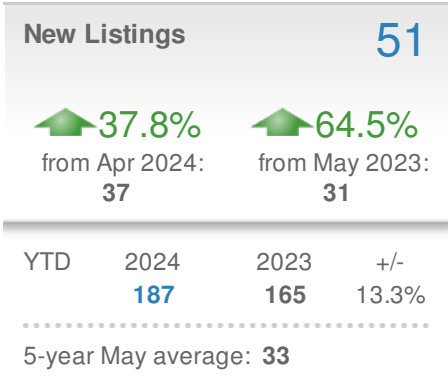
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, down from 1.77 in April and a decrease from 1.60 in May 2023. The Contract Ratio is 20% lower than the 5-year May average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Chester-Upland (Delaware, PA)

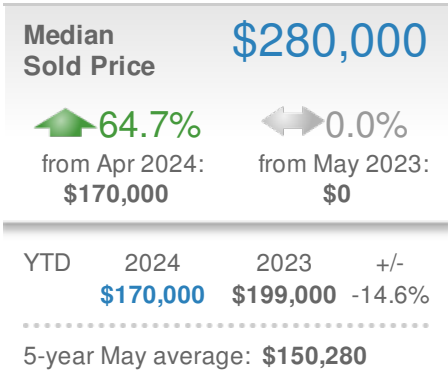
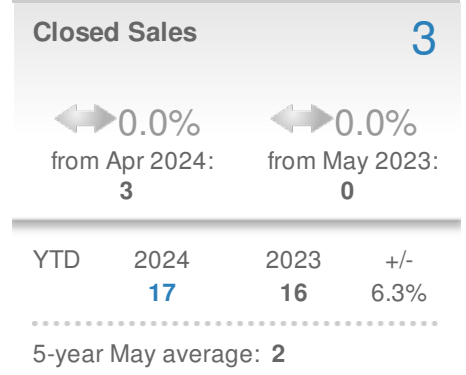
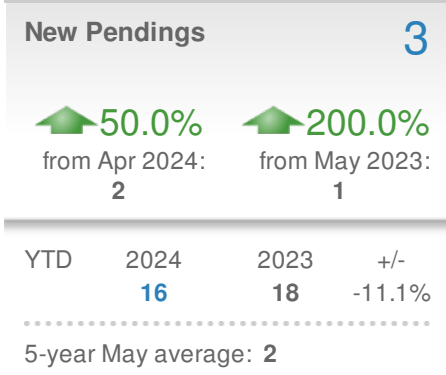
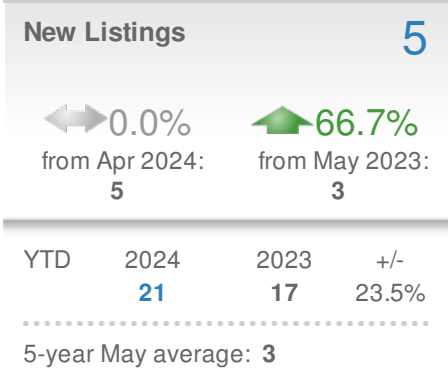
Email: ldavis@tcsr.realtor



**May 2024**

Chester-Upland (Delaware, PA) - Detached

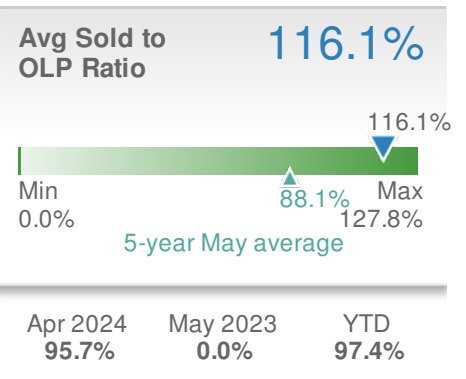
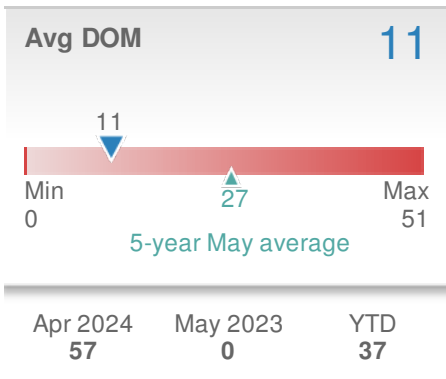
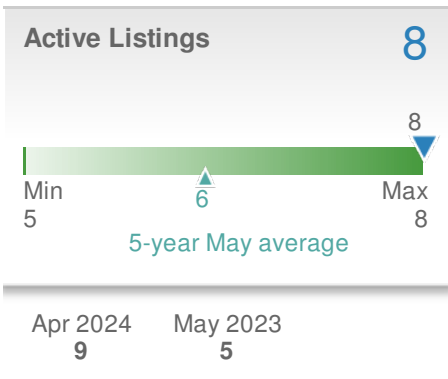
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for May was \$280,000, representing an increase of 64.7% compared to last month and an increase of 0% from May 2023. The average days on market for units sold in May was 11 days, 59% below the 5-year May average of 27 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 3; and an 11.1% decrease in supply to 8 active units.

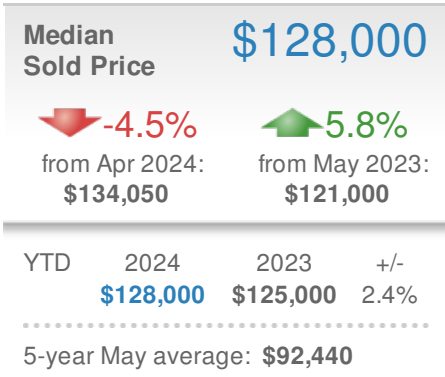
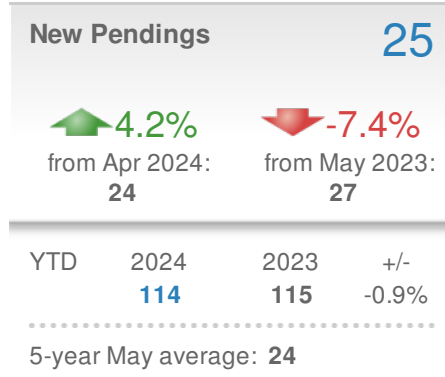
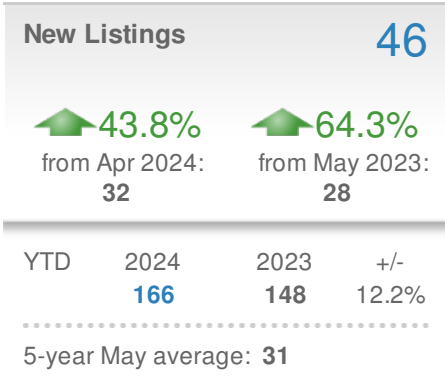
This activity resulted in a Contract Ratio of 0.38 pendings per active listing, up from 0.33 in April and a decrease from 0.40 in May 2023. The Contract Ratio is 47% lower than the 5-year May average of 0.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Chester-Upland (Delaware, PA) - Attached

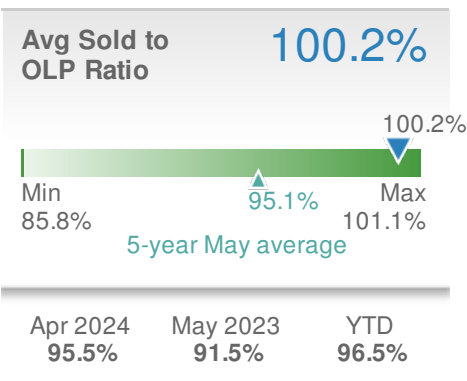
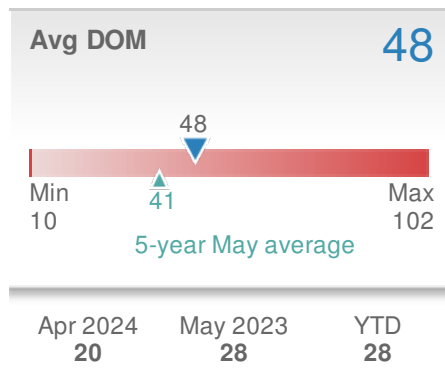
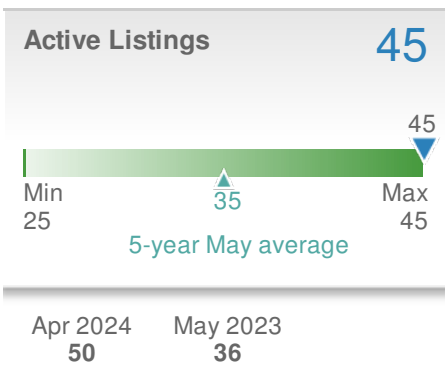
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for May was \$128,000, representing a decrease of 4.5% compared to last month and an increase of 5.8% from May 2023. The average days on market for units sold in May was 48 days, 18% above the 5-year May average of 41 days. There was a 4.2% month over month increase in new contract activity with 25 New Pendings; an 8.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 38; and a 10% decrease in supply to 45 active units.

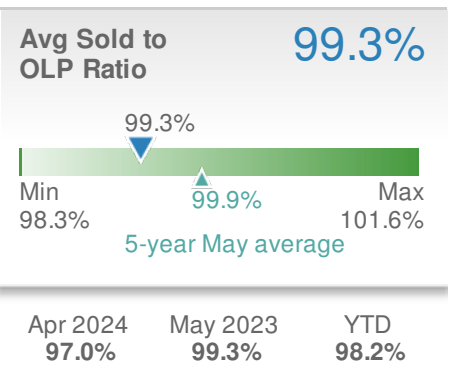
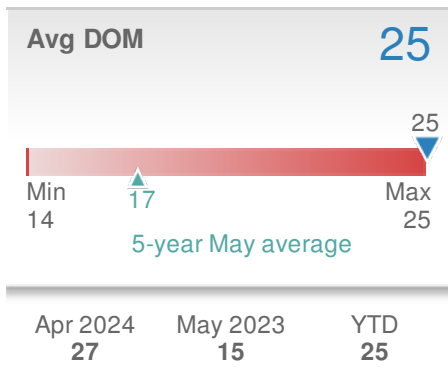
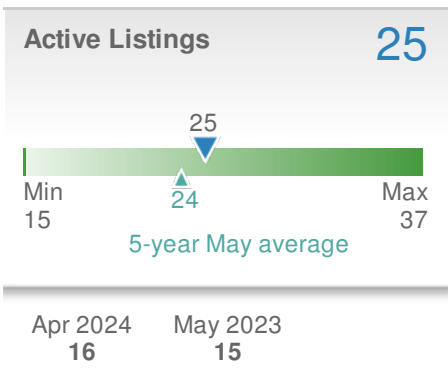
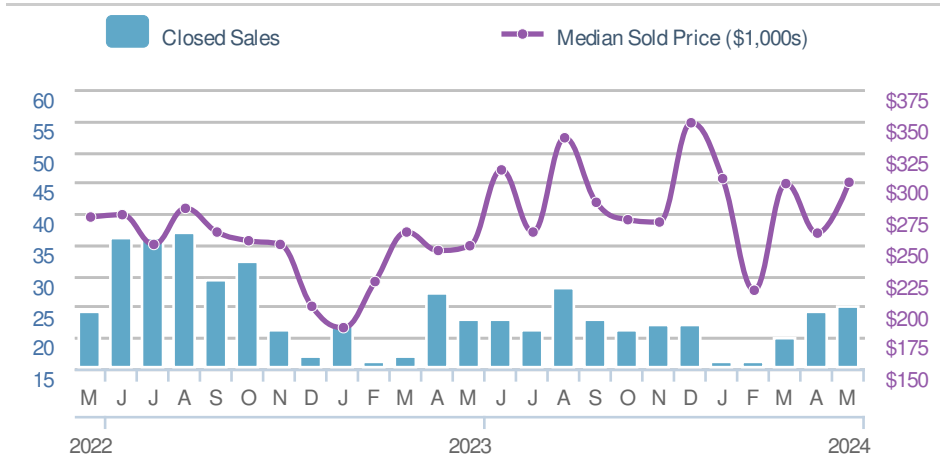
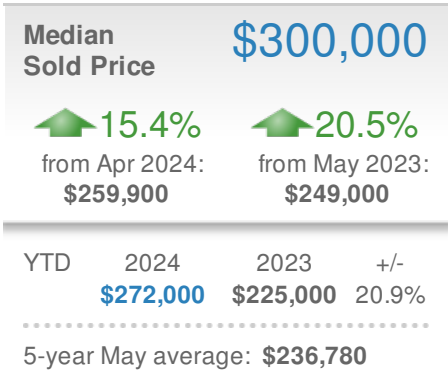
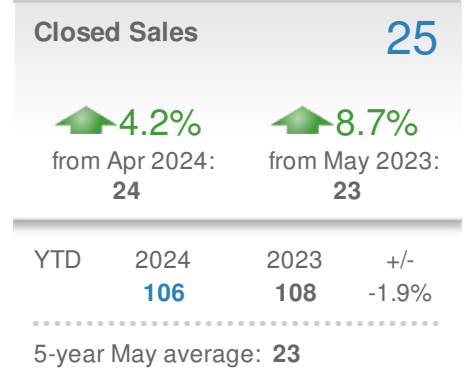
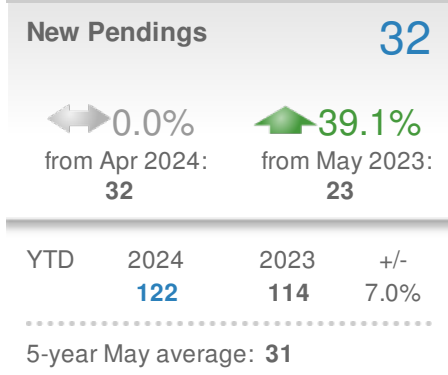
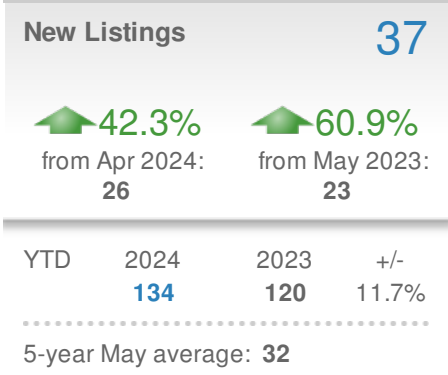
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.70 in April and a decrease from 1.03 in May 2023. The Contract Ratio is 23% lower than the 5-year May average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

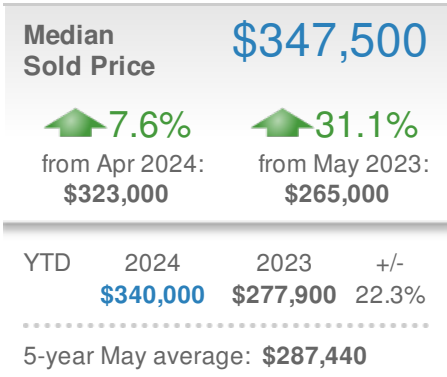
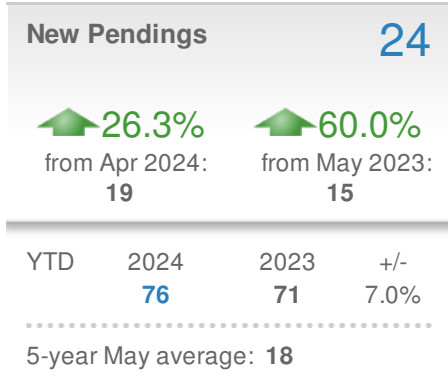
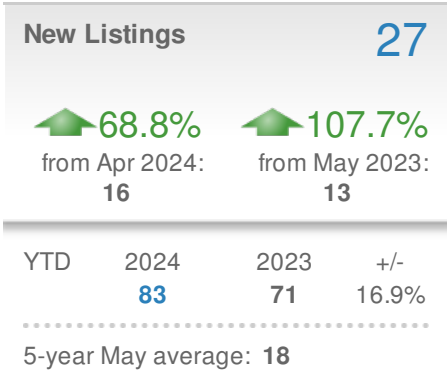




**May 2024**

Chichester (Delaware, PA) - Detached

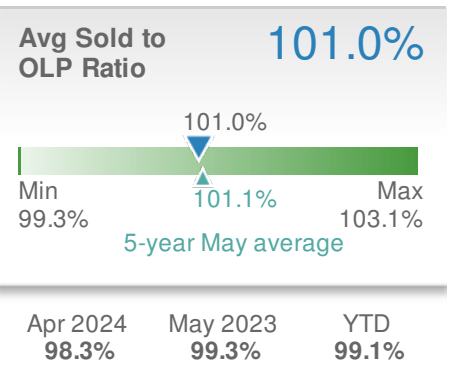
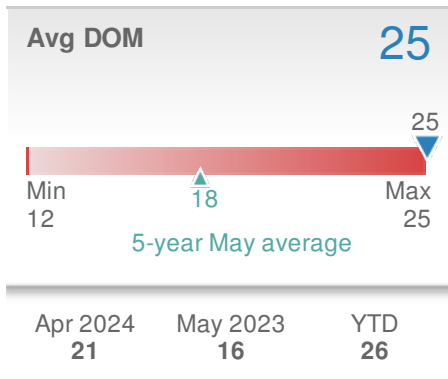
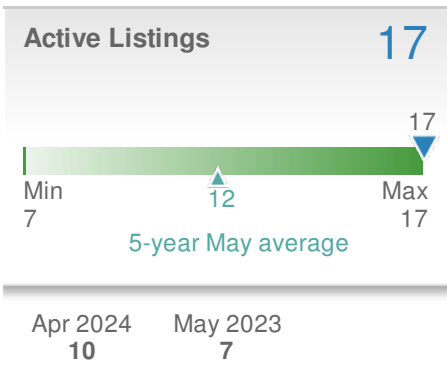
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for May was \$347,500, representing an increase of 7.6% compared to last month and an increase of 31.1% from May 2023. The average days on market for units sold in May was 25 days, 40% above the 5-year May average of 18 days. There was a 26.3% month over month increase in new contract activity with 24 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 28; and a 70% increase in supply to 17 active units.

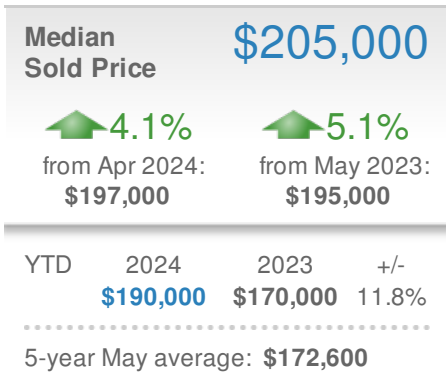
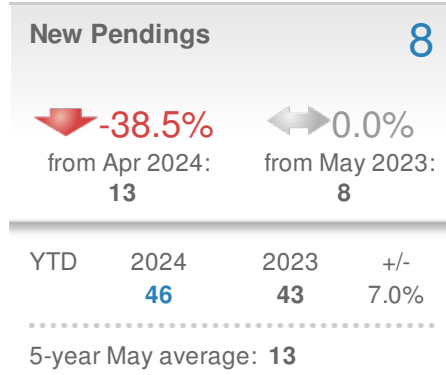
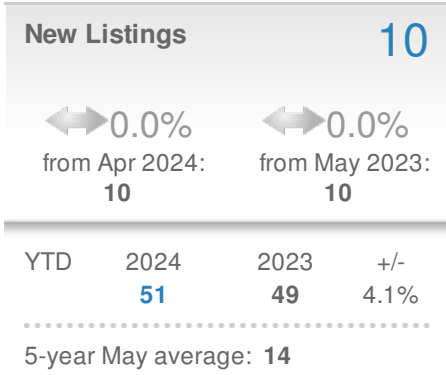
This activity resulted in a Contract Ratio of 1.65 pendings per active listing, down from 2.40 in April and a decrease from 2.57 in May 2023. The Contract Ratio is 27% lower than the 5-year May average of 2.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Chichester (Delaware, PA) - Attached

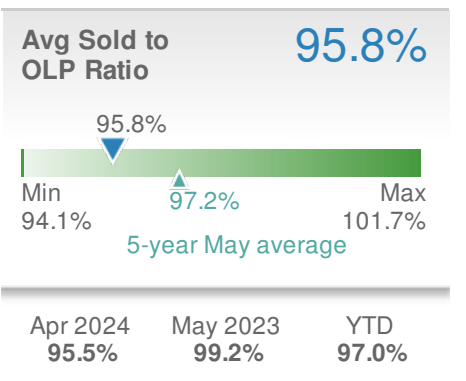
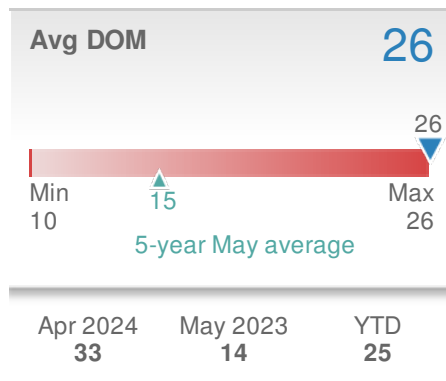
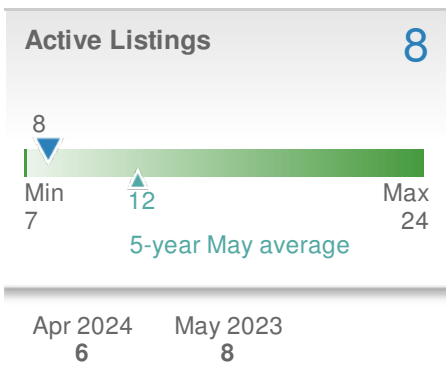
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for May was \$205,000, representing an increase of 4.1% compared to last month and an increase of 5.1% from May 2023. The average days on market for units sold in May was 26 days, 69% above the 5-year May average of 15 days. There was a 38.5% month over month decrease in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 12; and a 33.3% increase in supply to 8 active units.

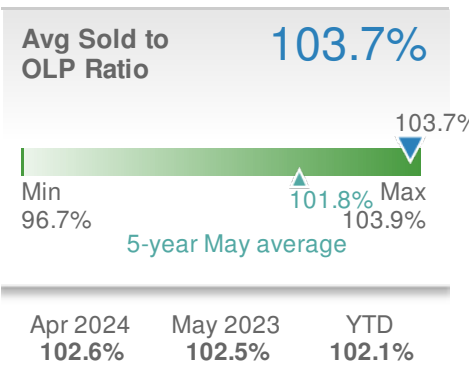
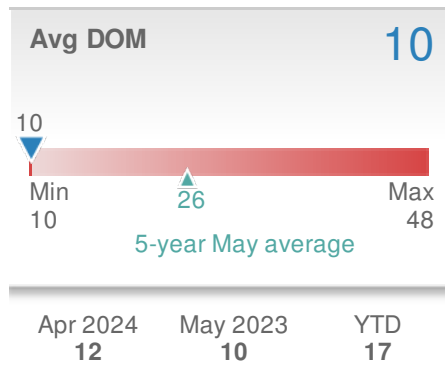
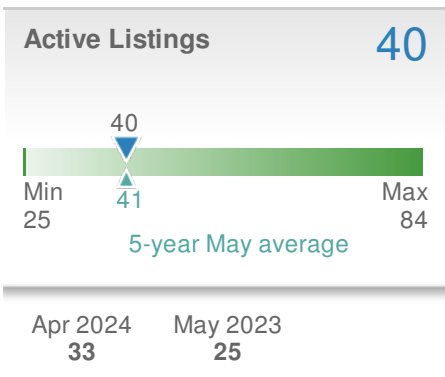
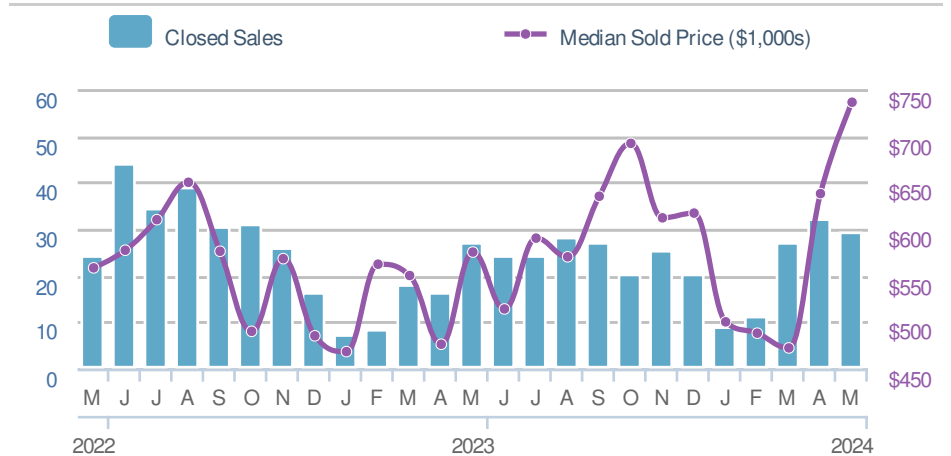
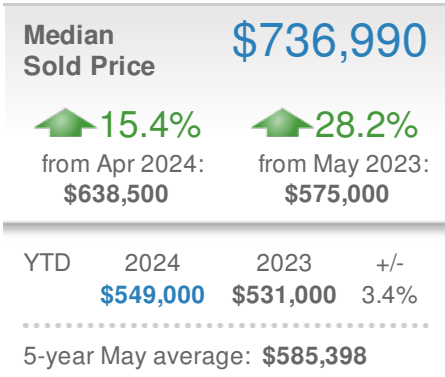
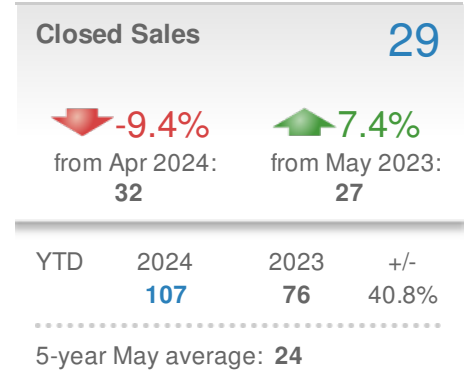
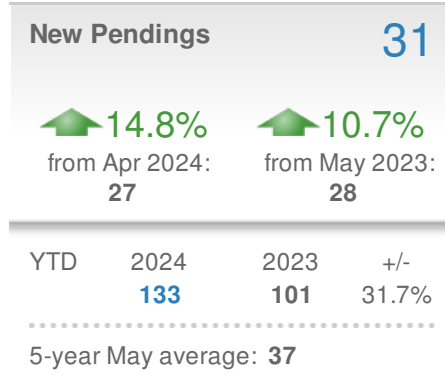
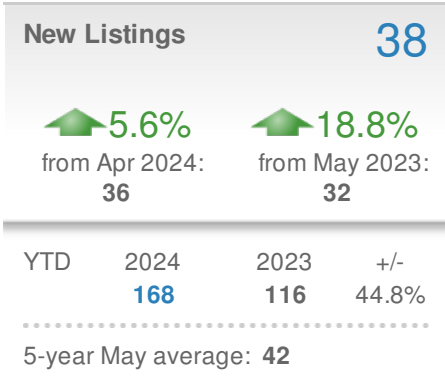
This activity resulted in a Contract Ratio of 1.50 pendencies per active listing, down from 2.00 in April and an increase from 1.38 in May 2023. The Contract Ratio is 14% lower than the 5-year May average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## May 2024

### Garnet Valley (Delaware, PA)

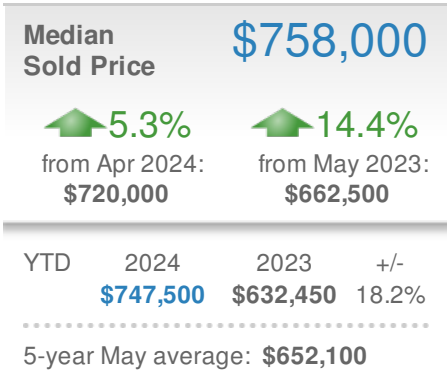
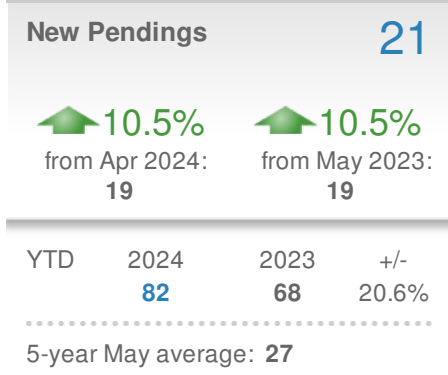
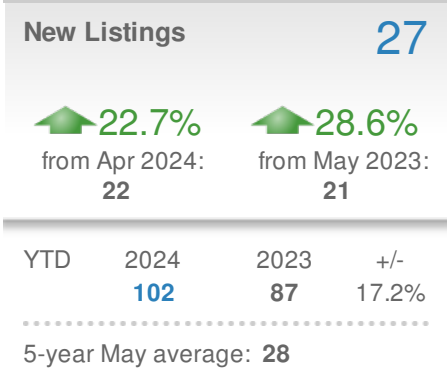
Email: ldavis@tcsr.realtor



**May 2024**

Garnet Valley (Delaware, PA) - Detached

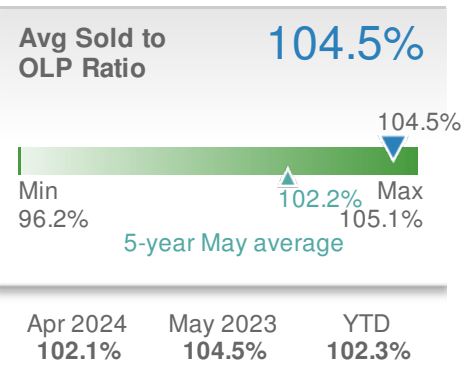
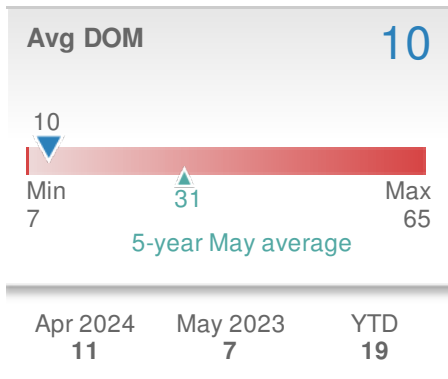
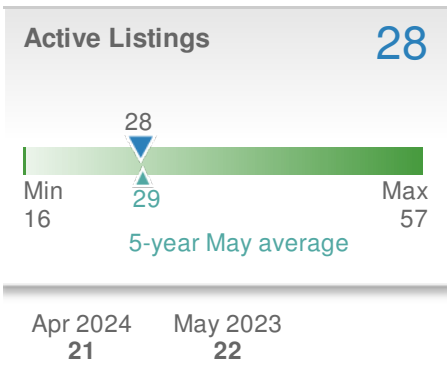
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for May was \$758,000, representing an increase of 5.3% compared to last month and an increase of 14.4% from May 2023. The average days on market for units sold in May was 10 days, 68% below the 5-year May average of 31 days. There was a 10.5% month over month increase in new contract activity with 21 New Pendings; a 2.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 45; and a 33.3% increase in supply to 28 active units.

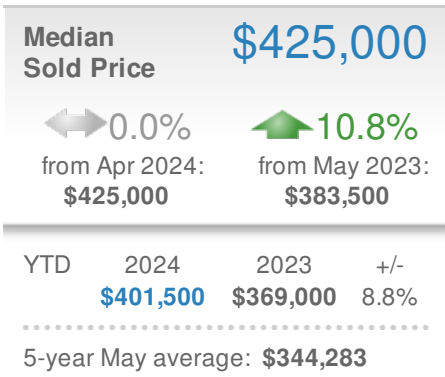
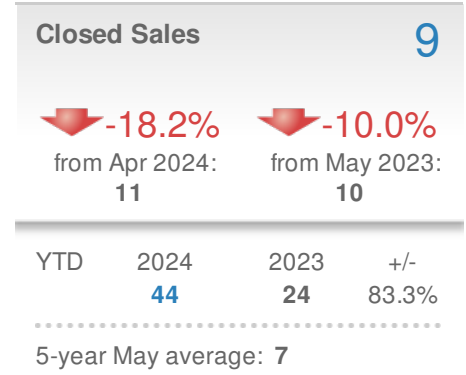
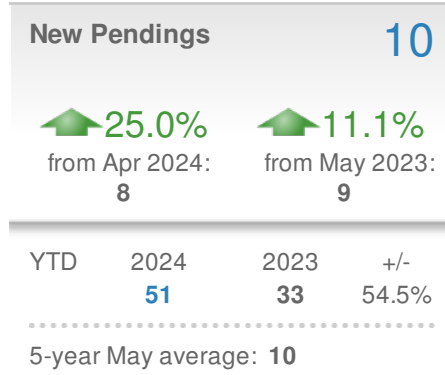
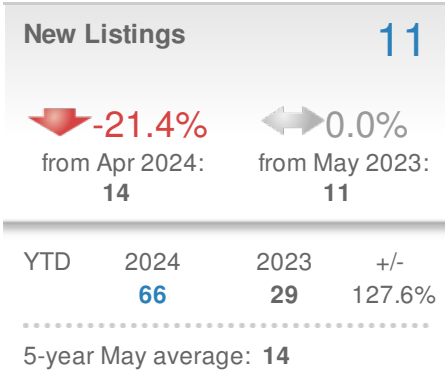
This activity resulted in a Contract Ratio of 1.61 pendings per active listing, down from 2.10 in April and an increase from 1.45 in May 2023. The Contract Ratio is 18% lower than the 5-year May average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Garnet Valley (Delaware, PA) - Attached

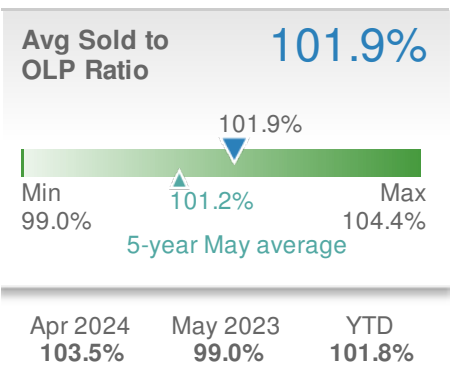
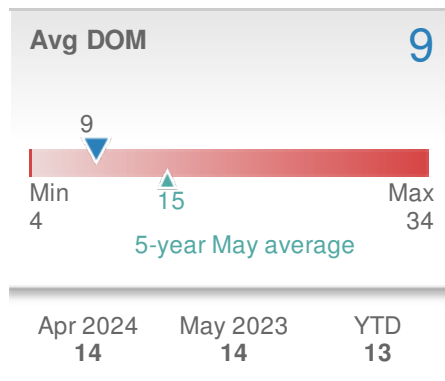
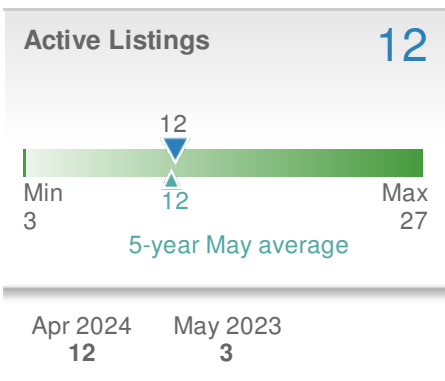
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for May was \$425,000, representing no change compared to last month and an increase of 10.8% from May 2023. The average days on market for units sold in May was 9 days, 38% below the 5-year May average of 15 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 16; and no change in supply with 12 active units.

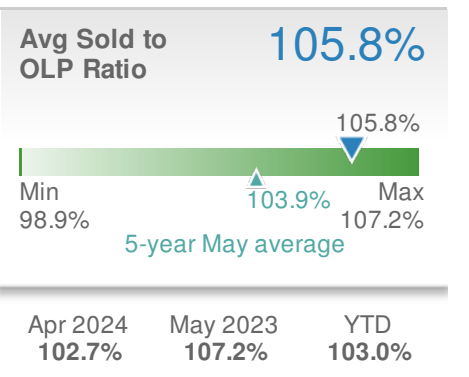
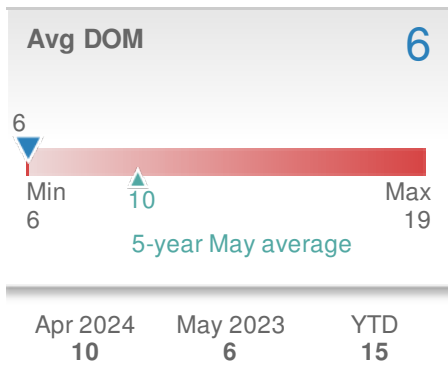
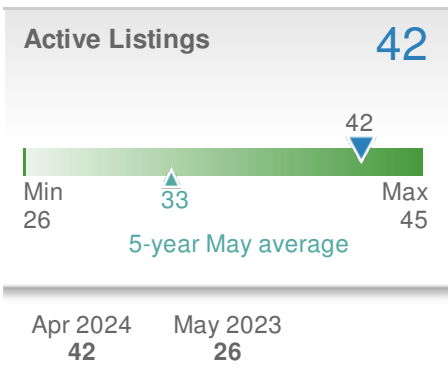
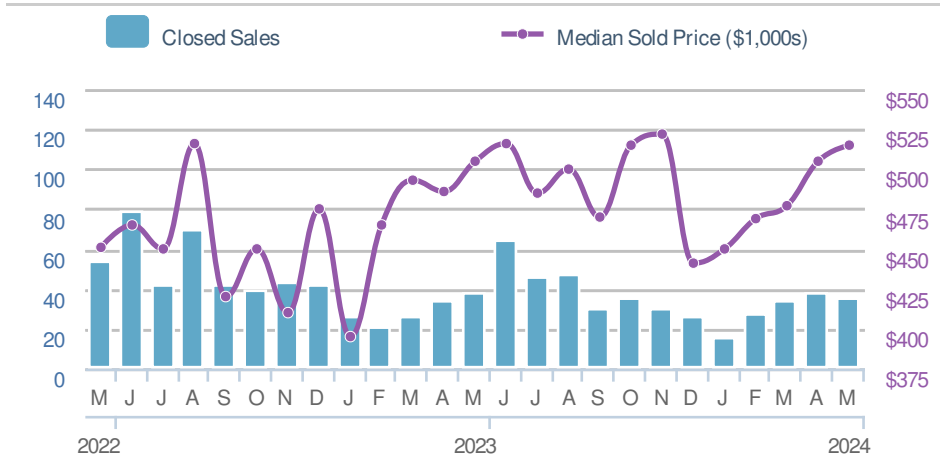
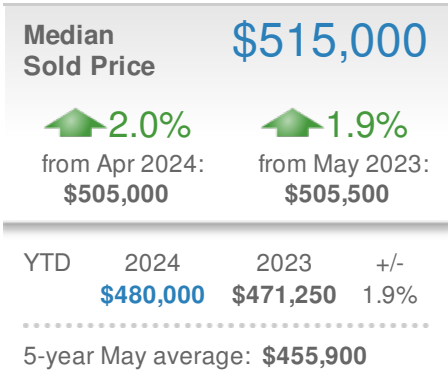
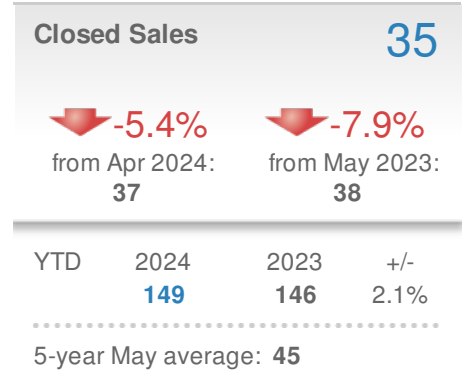
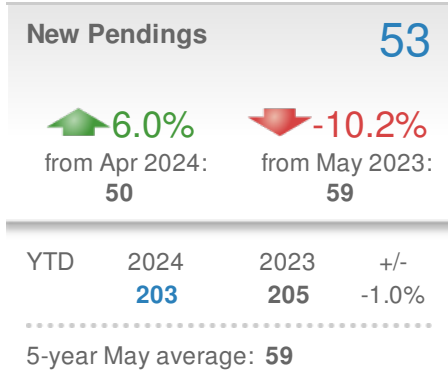
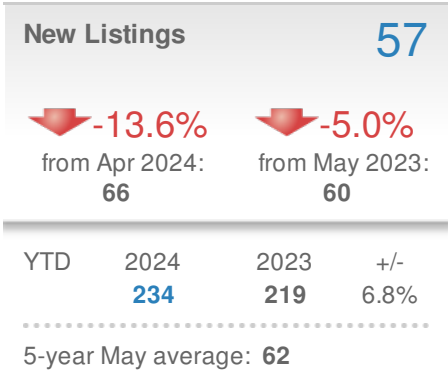
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.17 in April and a decrease from 3.33 in May 2023. The Contract Ratio is 30% lower than the 5-year May average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Haverford Township (Delaware, PA)

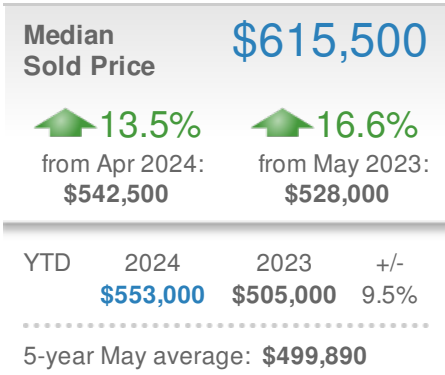
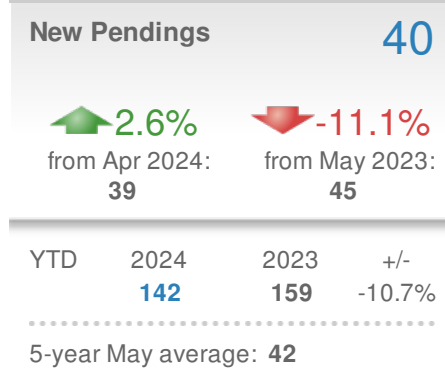
Email: ldavis@tcsr.realtor



**May 2024**

Haverford Township (Delaware, PA) - Detached

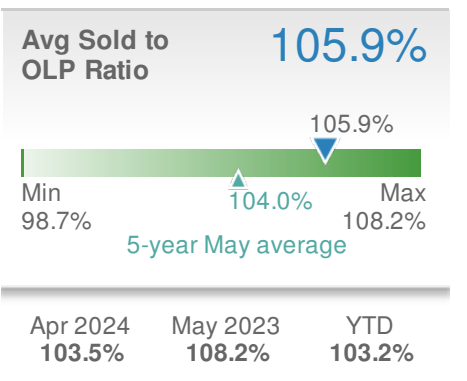
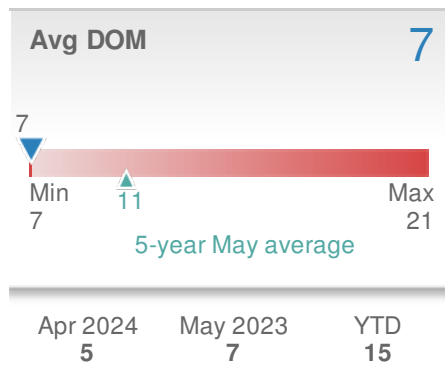
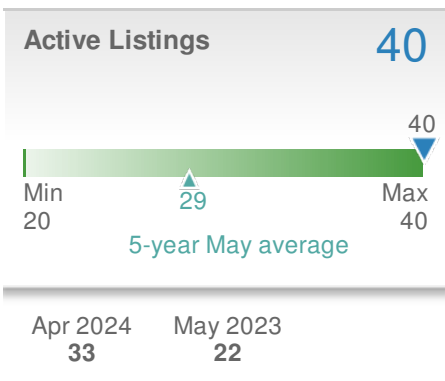
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for May was \$615,500, representing an increase of 13.5% compared to last month and an increase of 16.6% from May 2023. The average days on market for units sold in May was 7 days, 34% below the 5-year May average of 11 days. There was a 2.6% month over month increase in new contract activity with 40 New Pendings; a 28.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 58; and a 21.2% increase in supply to 40 active units.

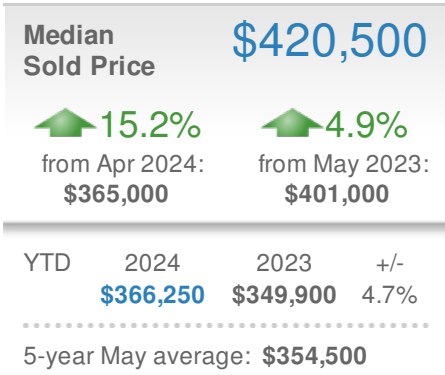
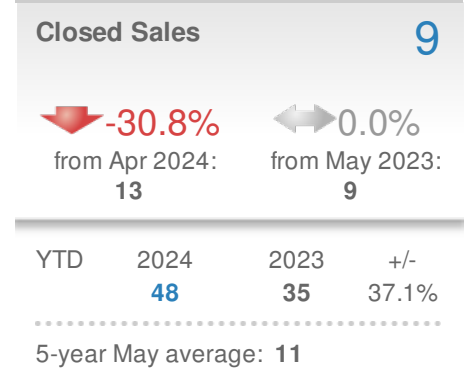
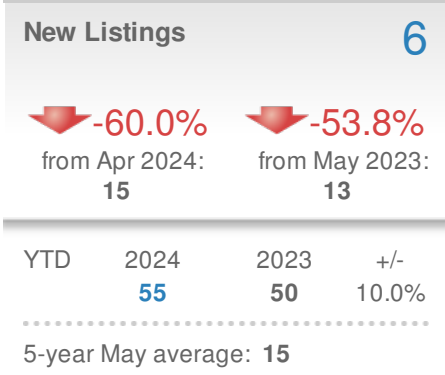
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, up from 1.36 in April and a decrease from 3.18 in May 2023. The Contract Ratio is 46% lower than the 5-year May average of 2.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Haverford Township (Delaware, PA) - Attached

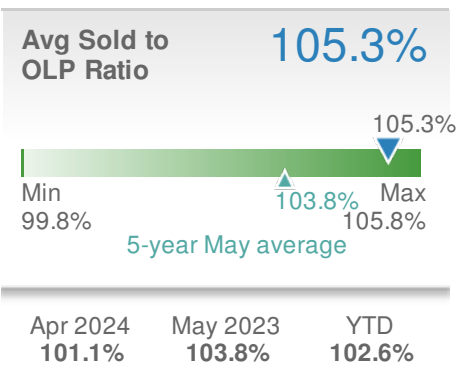
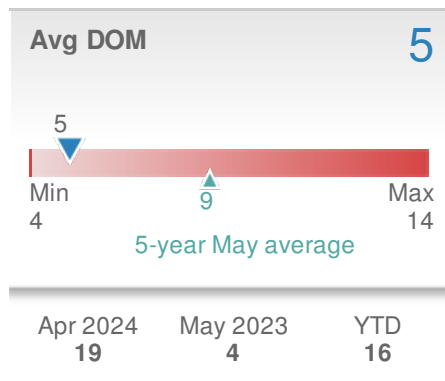
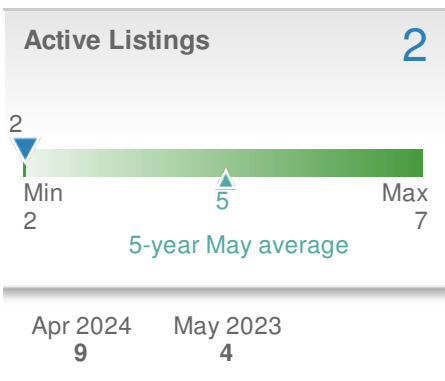
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for May was \$420,500, representing an increase of 15.2% compared to last month and an increase of 4.9% from May 2023. The average days on market for units sold in May was 5 days, 42% below the 5-year May average of 9 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; a 13.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 17; and a 77.8% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 8.50 pendings per active listing, up from 1.67 in April and an increase from 4.50 in May 2023. The Contract Ratio is 58% higher than the 5-year May average of 5.39. 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.

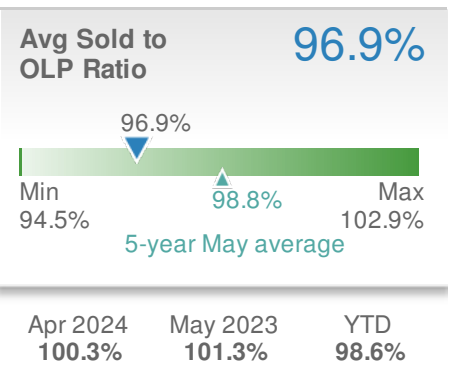
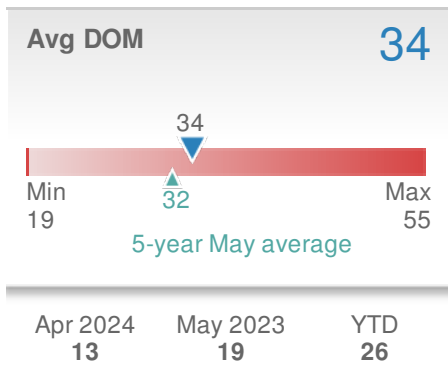
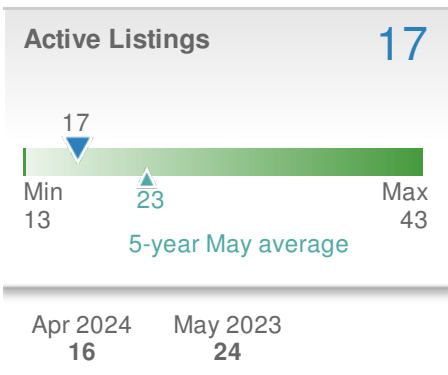
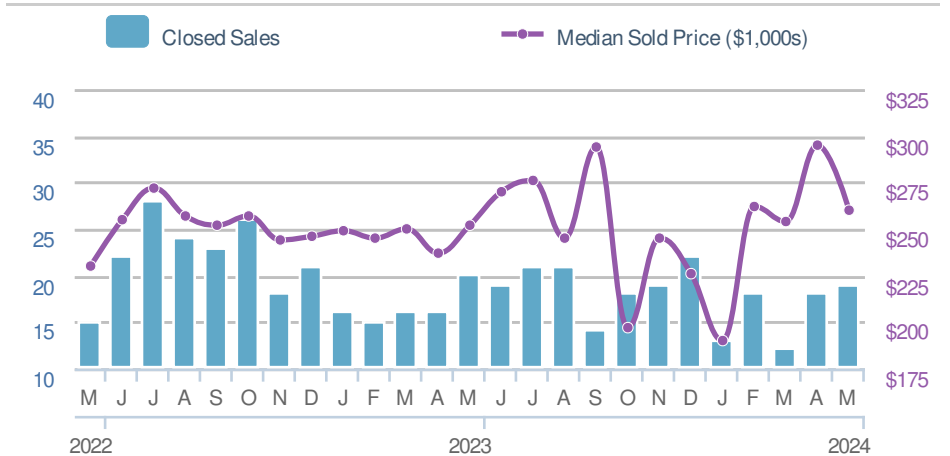
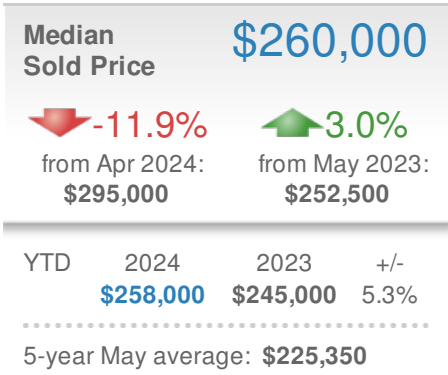
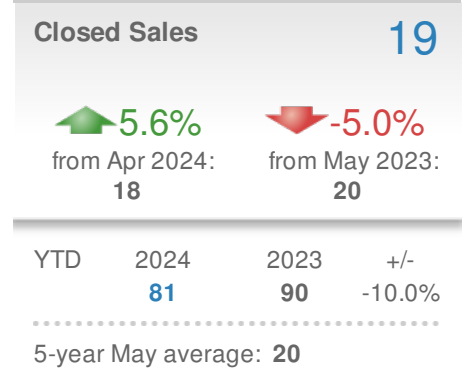
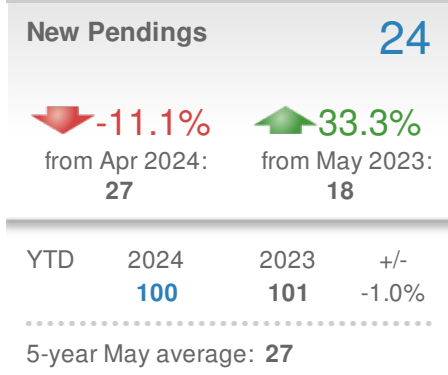
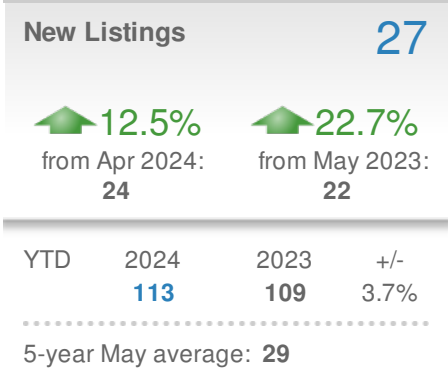




**May 2024**

Interboro (Delaware, PA)

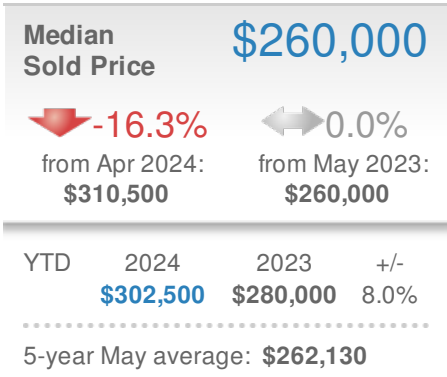
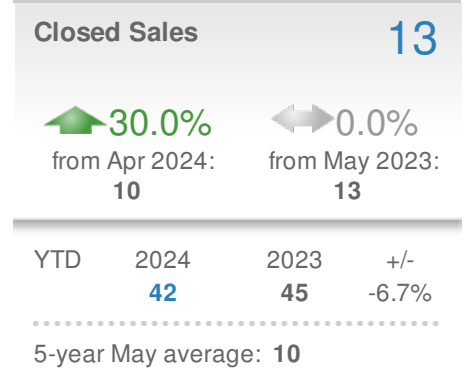
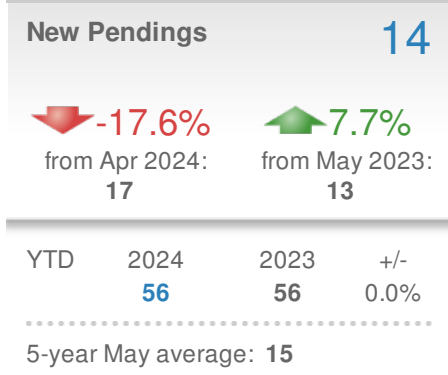
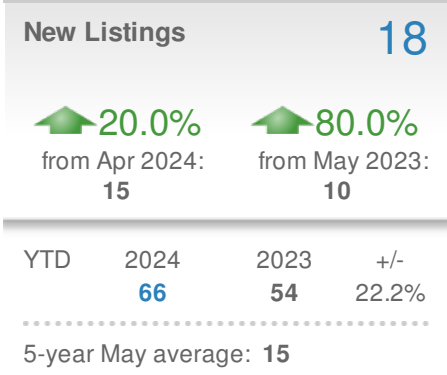
Email: ldavis@tcsr.realtor



**May 2024**

Interboro (Delaware, PA) - Detached

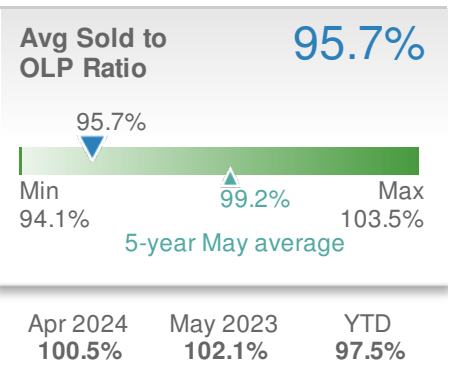
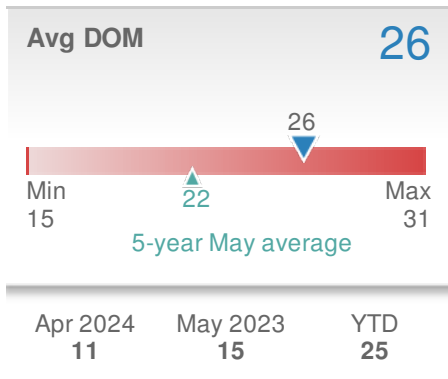
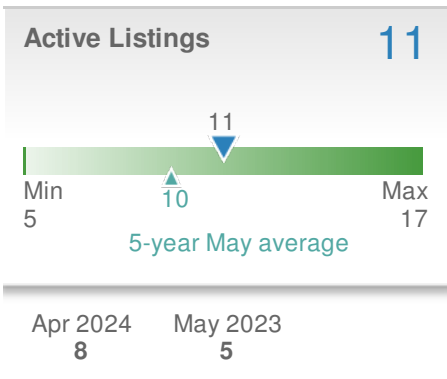
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for May was \$260,000, representing a decrease of 16.3% compared to last month and no change from May 2023. The average days on market for units sold in May was 26 days, 19% above the 5-year May average of 22 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pendings; a 4.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 22; and a 37.5% increase in supply to 11 active units.

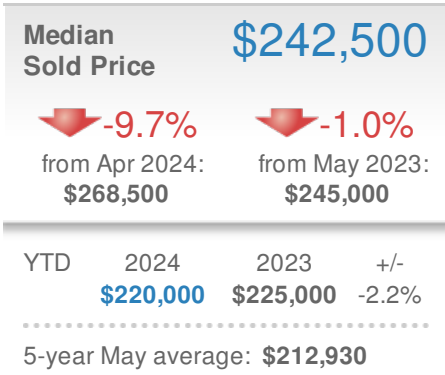
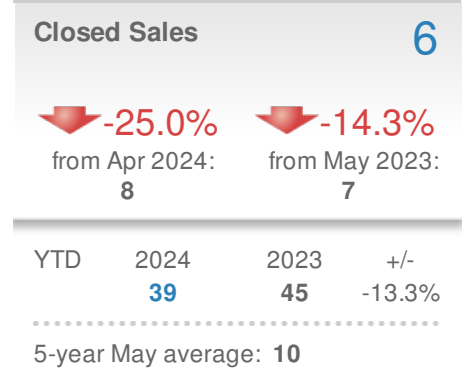
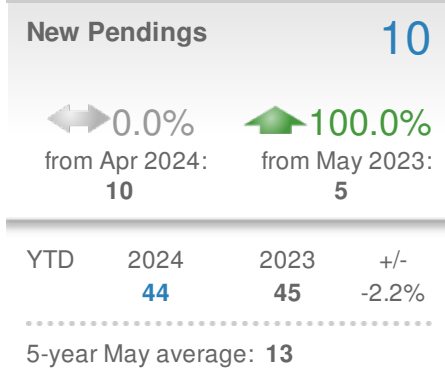
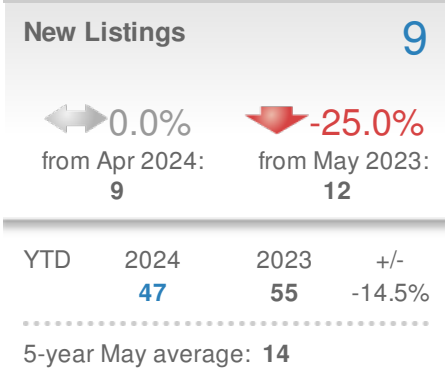
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.63 in April and a decrease from 4.00 in May 2023. The Contract Ratio is 34% lower than the 5-year May average of 3.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Interboro (Delaware, PA) - Attached

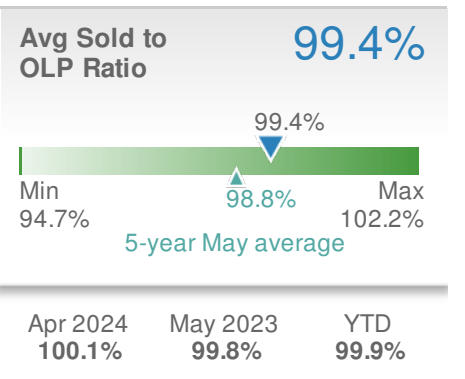
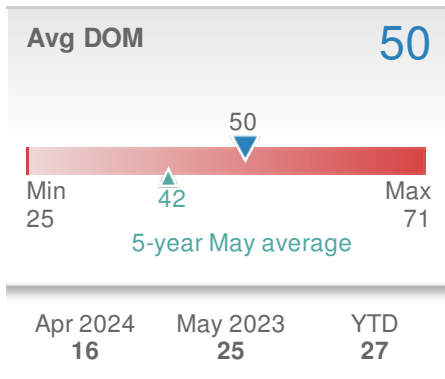
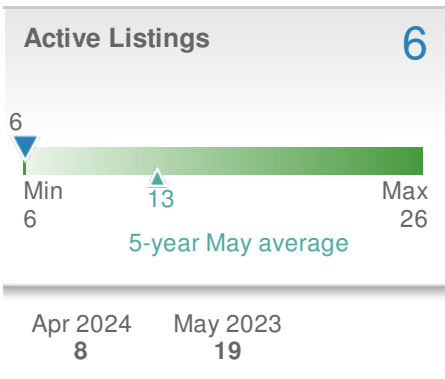
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for May was \$242,500, representing a decrease of 9.7% compared to last month and a decrease of 1% from May 2023. The average days on market for units sold in May was 50 days, 20% above the 5-year May average of 42 days. There was no month over month change in new contract activity with 10 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from April) to 15; and a 25% decrease in supply to 6 active units.

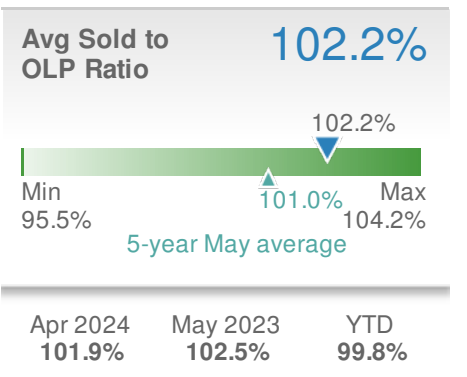
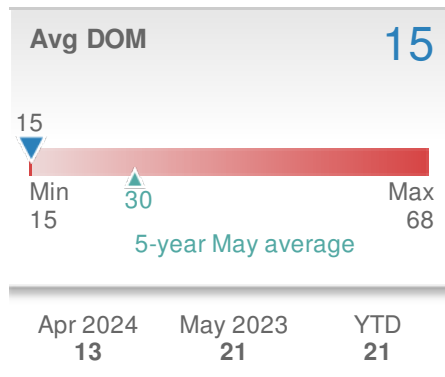
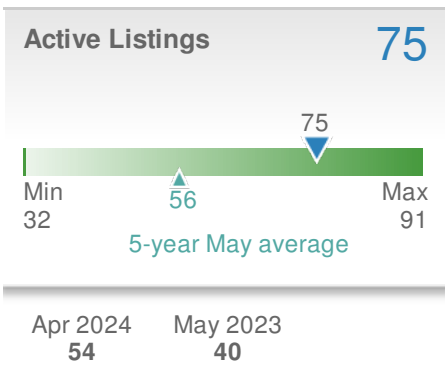
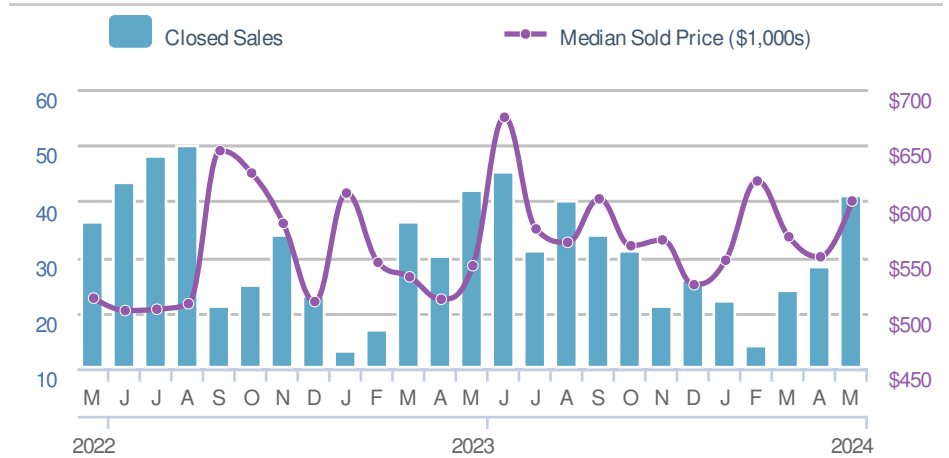
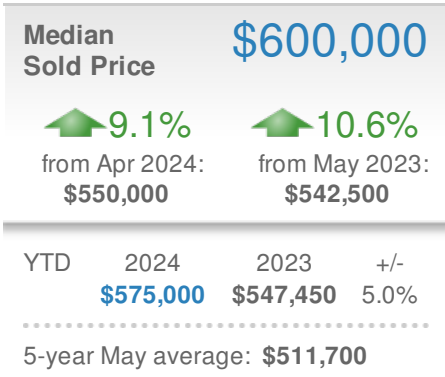
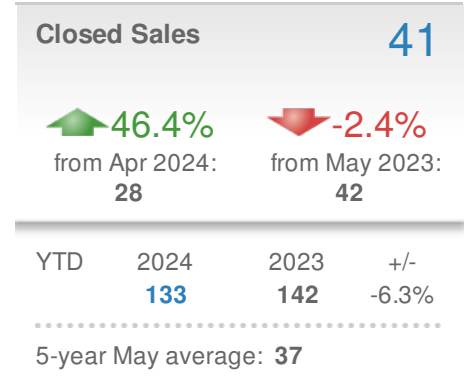
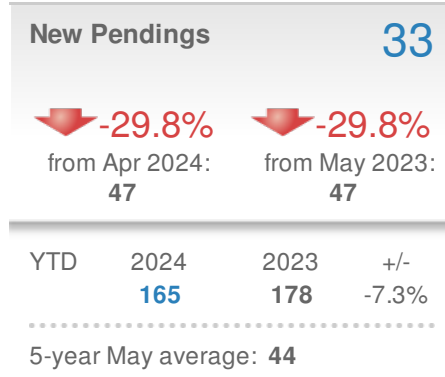
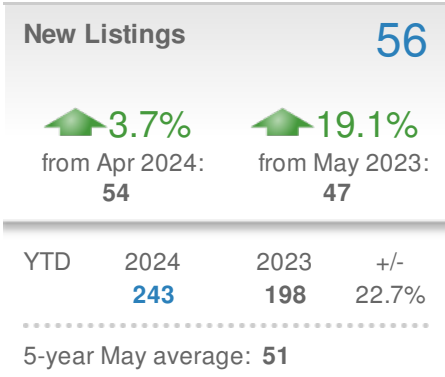
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.50 in April and an increase from 0.68 in May 2023. The Contract Ratio is 12% higher than the 5-year May average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Marple Newtown (Delaware, PA)

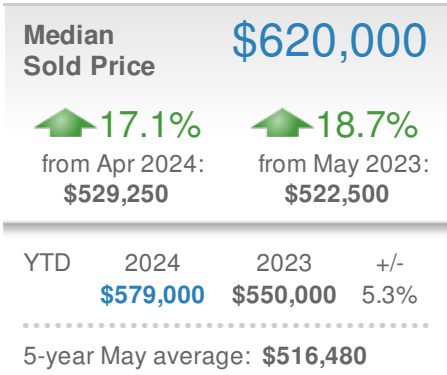
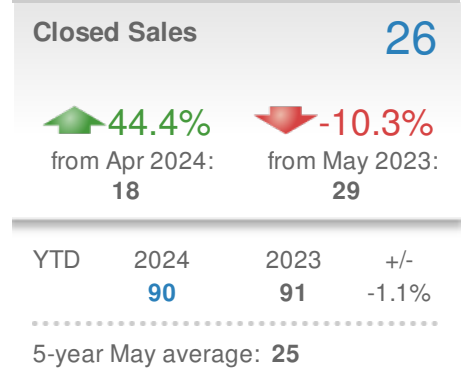
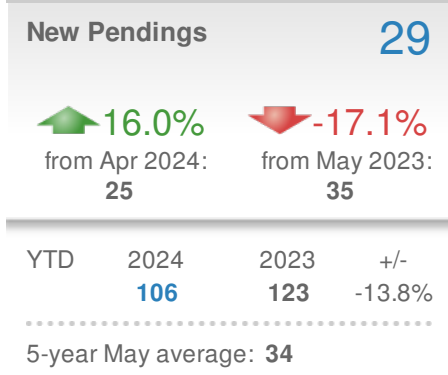
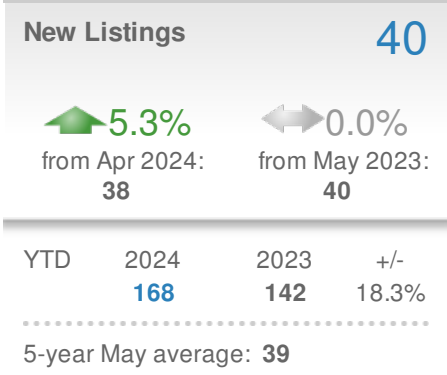
Email: ldavis@tcsr.realtor



**May 2024**

Marple Newtown (Delaware, PA) - Detached

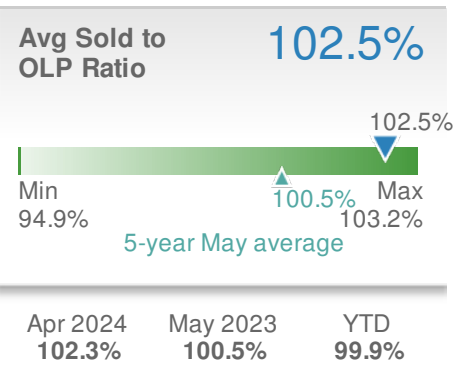
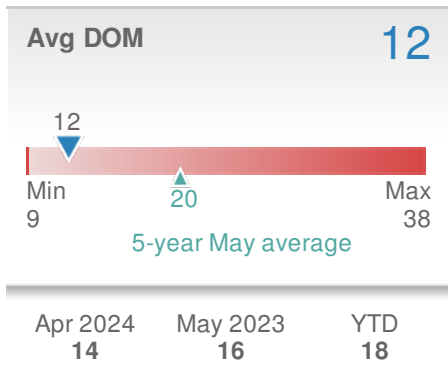
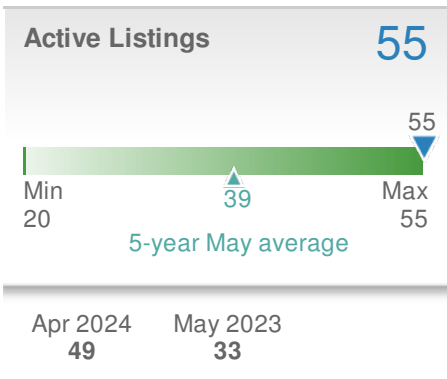
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for May was \$620,000, representing an increase of 17.1% compared to last month and an increase of 18.7% from May 2023. The average days on market for units sold in May was 12 days, 41% below the 5-year May average of 20 days. There was a 16% month over month increase in new contract activity with 29 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 46; and a 12.2% increase in supply to 55 active units.

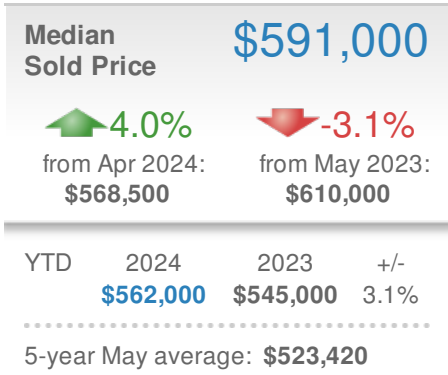
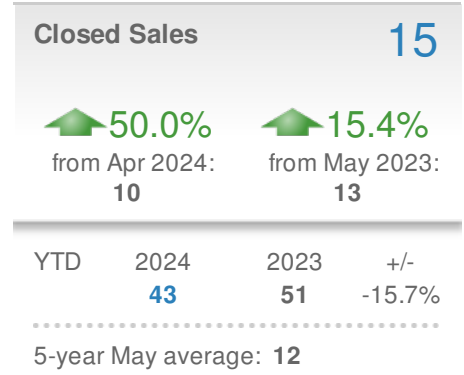
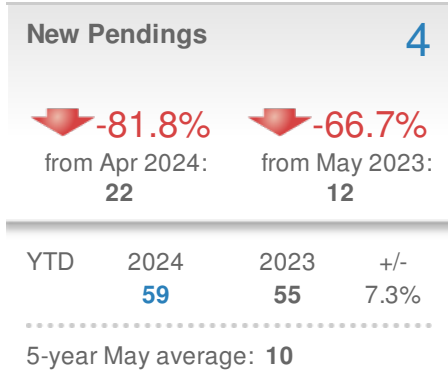
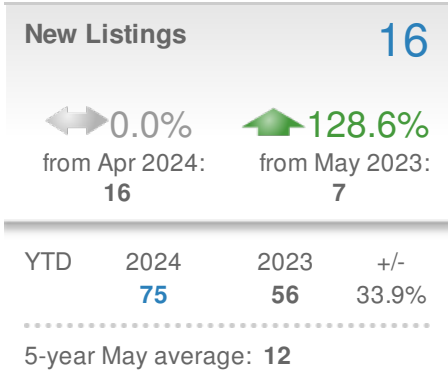
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 0.94 in April and a decrease from 1.82 in May 2023. The Contract Ratio is 52% lower than the 5-year May average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Marple Newtown (Delaware, PA) - Attached

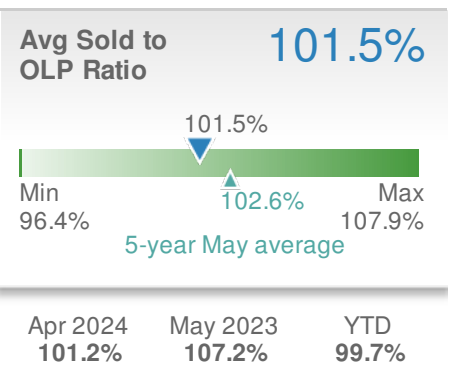
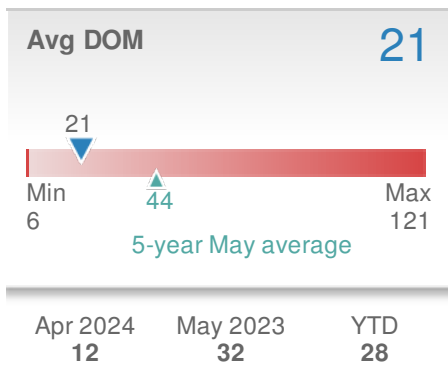
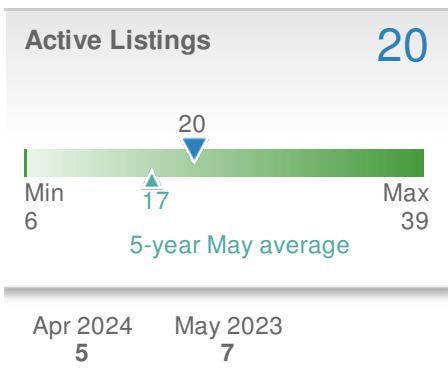
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for May was \$591,000, representing an increase of 4% compared to last month and a decrease of 3.1% from May 2023. The average days on market for units sold in May was 21 days, 53% below the 5-year May average of 44 days. There was an 81.8% month over month decrease in new contract activity with 4 New Pendings; a 35.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 24; and a 300% increase in supply to 20 active units.

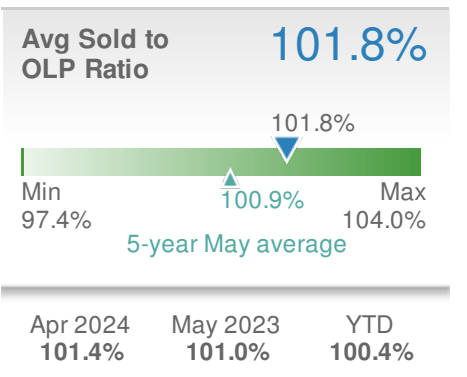
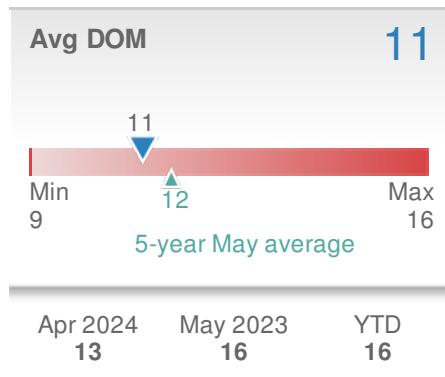
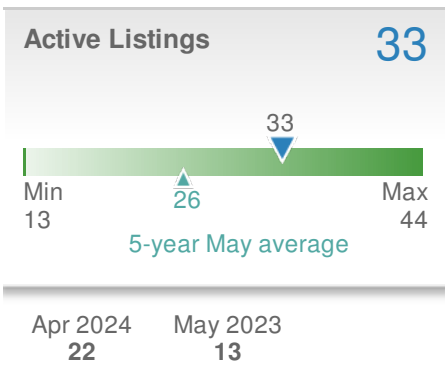
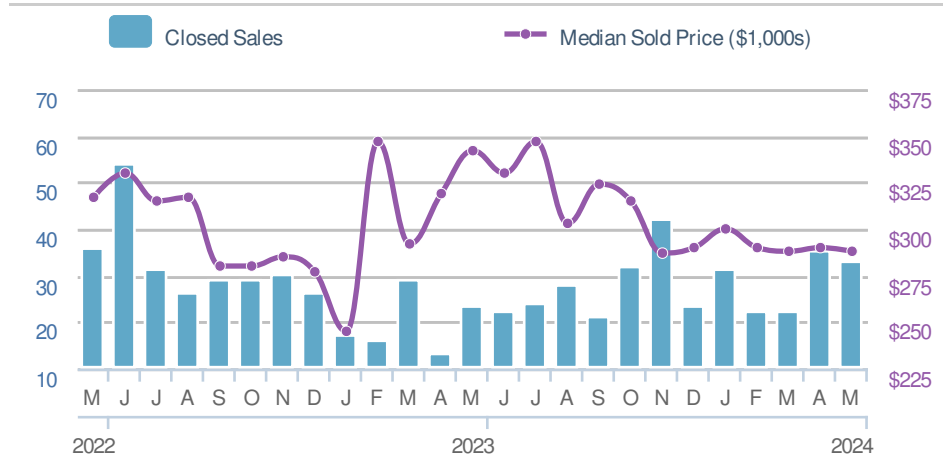
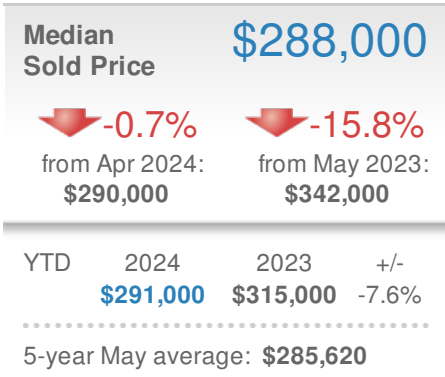
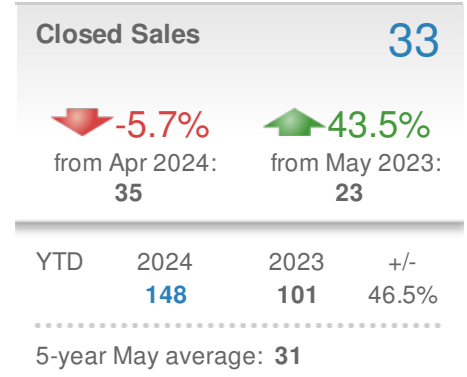
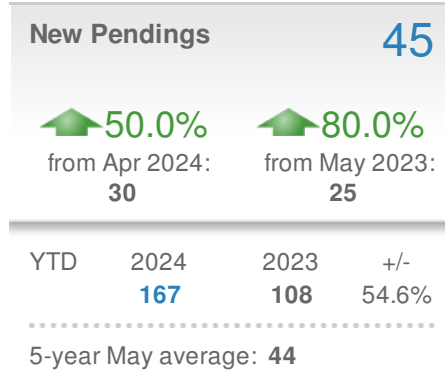
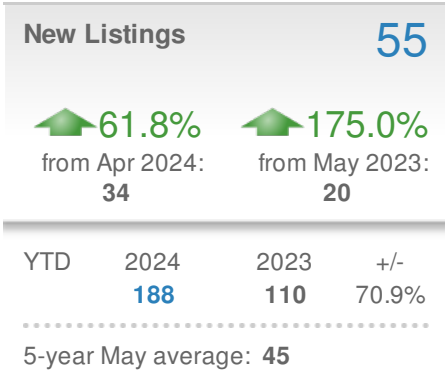
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 7.40 in April and a decrease from 2.71 in May 2023. The Contract Ratio is 59% lower than the 5-year May average of 2.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



## May 2024

Penn-Delco (Delaware, PA)

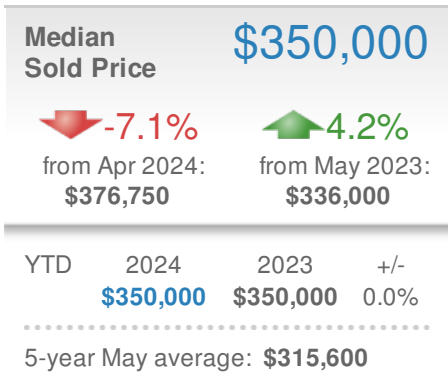
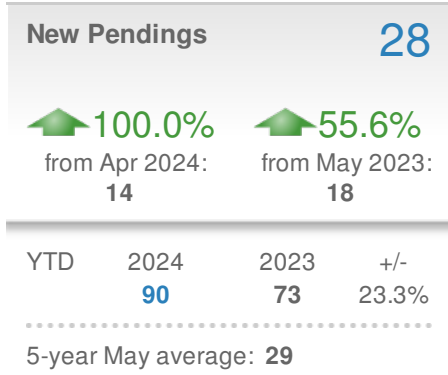
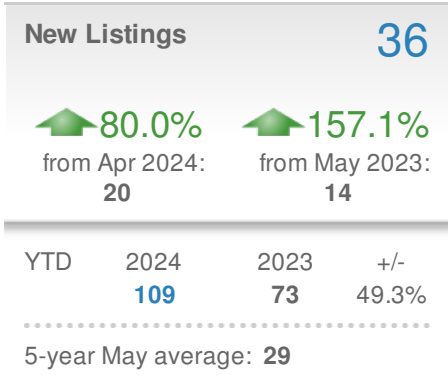
Email: ldavis@tcsr.realtor



**May 2024**

Penn-Delco (Delaware, PA) - Detached

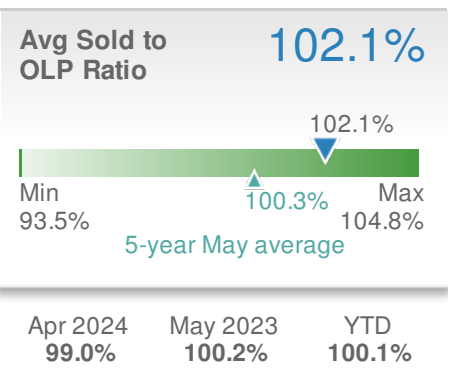
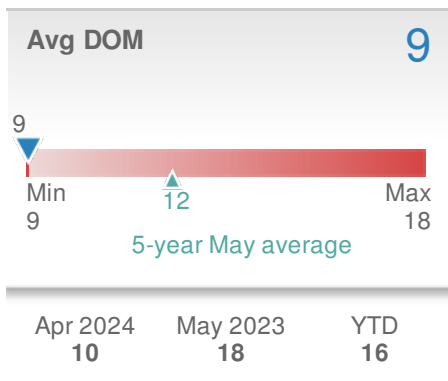
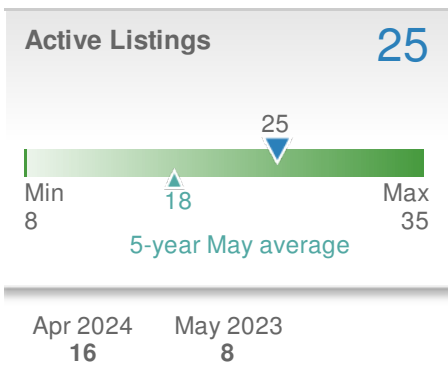
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for May was \$350,000, representing a decrease of 7.1% compared to last month and an increase of 4.2% from May 2023. The average days on market for units sold in May was 9 days, 27% below the 5-year May average of 12 days. There was a 100% month over month increase in new contract activity with 28 New Pendings; a 65% MoM increase in All Pendings (new contracts + contracts carried over from April) to 33; and a 56.3% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 1.25 in April and a decrease from 2.63 in May 2023. The Contract Ratio is 55% lower than the 5-year May average of 2.90. 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.

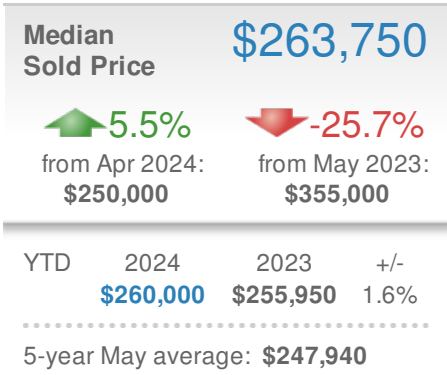
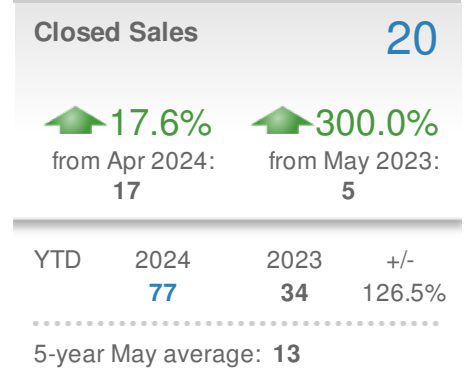
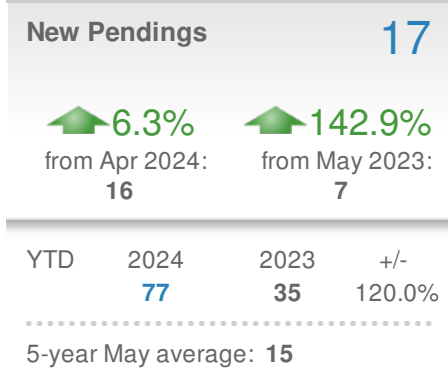
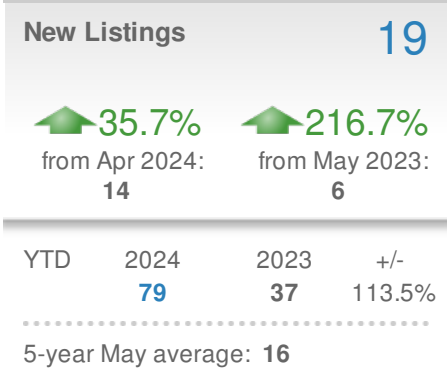




**May 2024**

Penn-Delco (Delaware, PA) - Attached

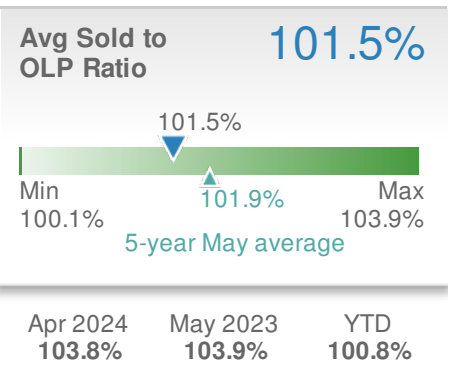
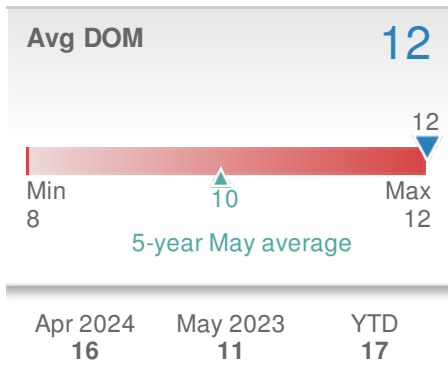
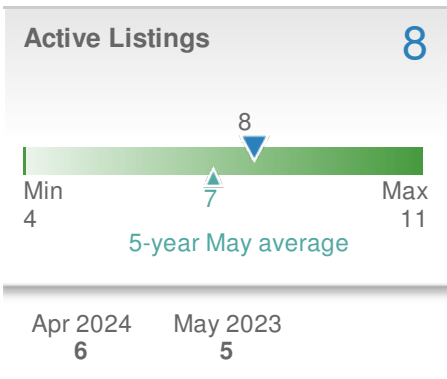
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for May was \$263,750, representing an increase of 5.5% compared to last month and a decrease of 25.7% from May 2023. The average days on market for units sold in May was 12 days, 20% above the 5-year May average of 10 days. There was a 6.3% month over month increase in new contract activity with 17 New Pendings; a 20.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 19; and a 33.3% increase in supply to 8 active units.

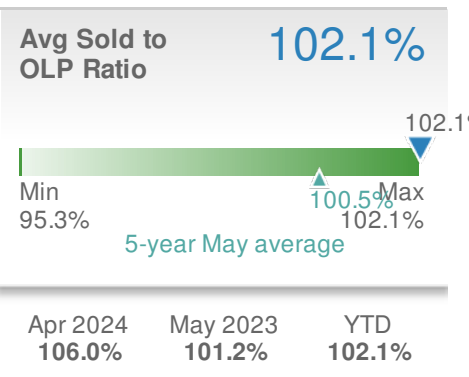
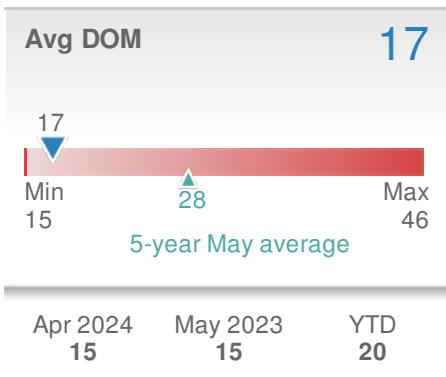
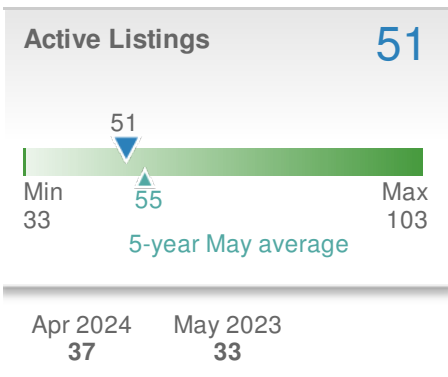
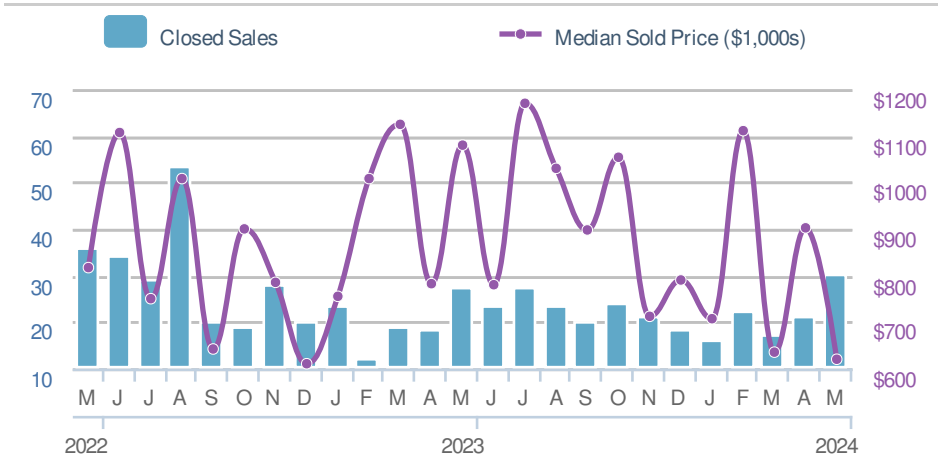
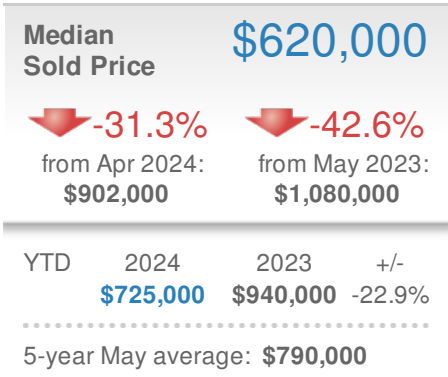
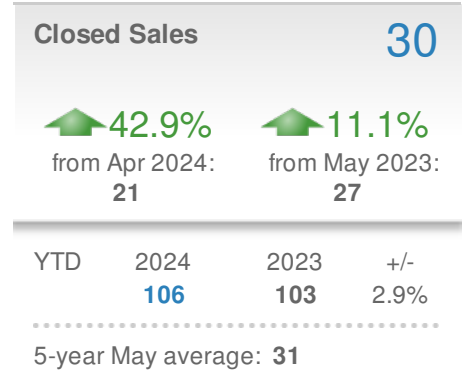
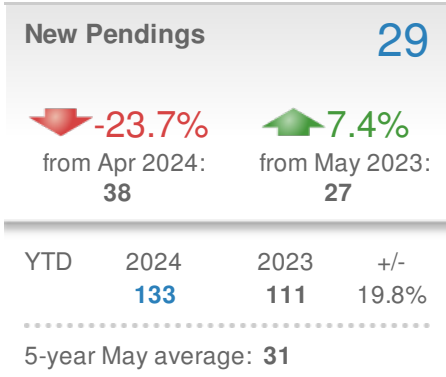
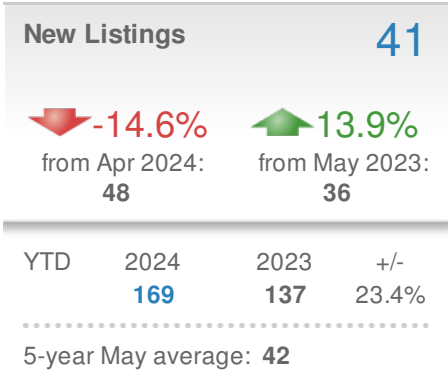
This activity resulted in a Contract Ratio of 2.38 pendings per active listing, down from 4.00 in April and an increase from 1.60 in May 2023. The Contract Ratio is 10% lower than the 5-year May average of 2.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Radnor Township (Delaware, PA)

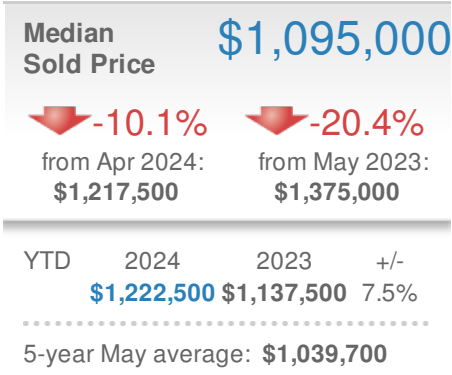
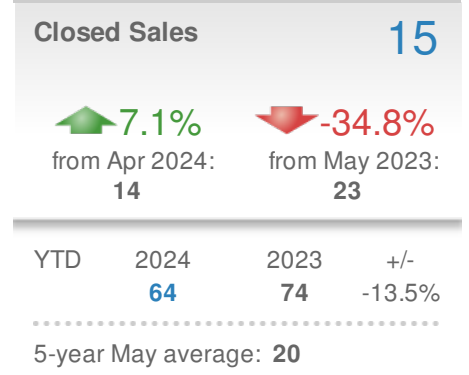
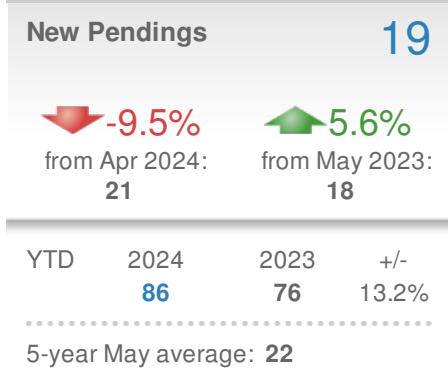
Email: ldavis@tcsr.realtor



**May 2024**

Radnor Township (Delaware, PA) - Detached

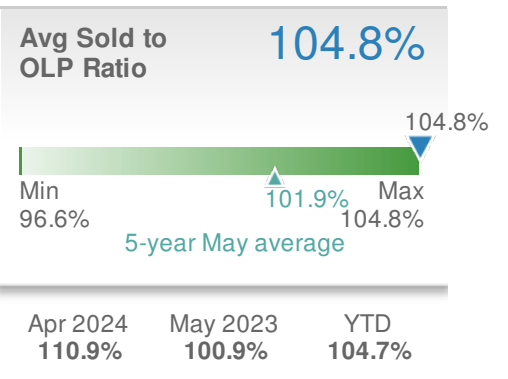
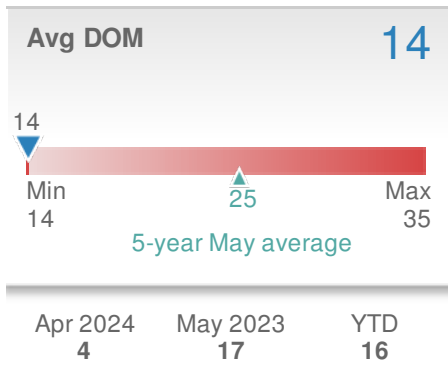
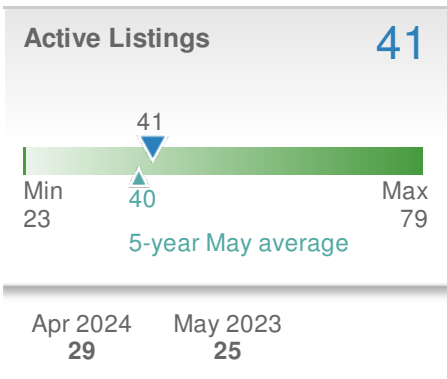
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Radnor Township (Delaware, PA), the median sold price for Detached properties for May was \$1,095,000, representing a decrease of 10.1% compared to last month and a decrease of 20.4% from May 2023. The average days on market for units sold in May was 14 days, 45% below the 5-year May average of 25 days. There was a 9.5% month over month decrease in new contract activity with 19 New Pendings; a 10.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 43; and a 41.4% increase in supply to 41 active units.

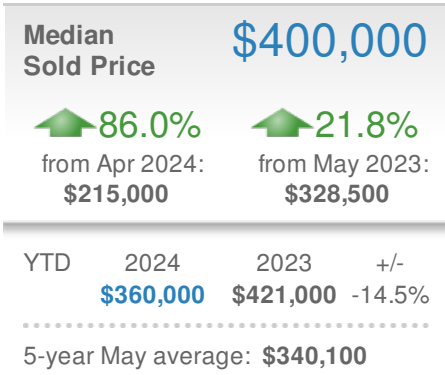
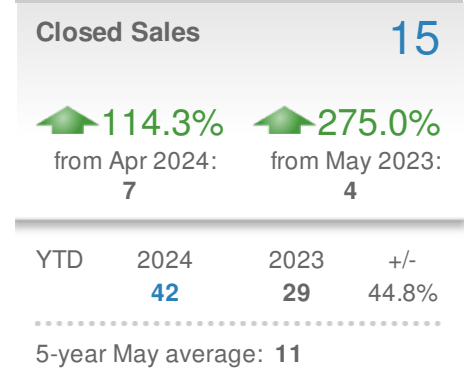
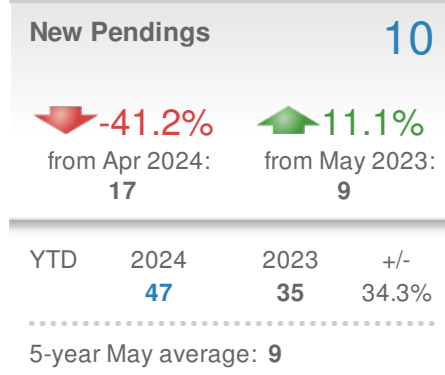
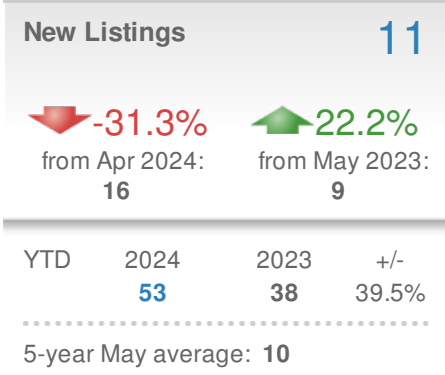
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.34 in April and a decrease from 1.16 in May 2023. The Contract Ratio is 23% lower than the 5-year May average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Radnor Township (Delaware, PA) - Attached

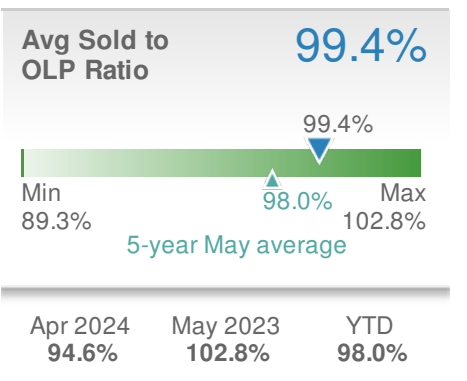
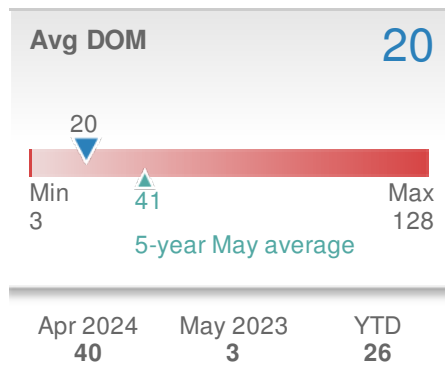
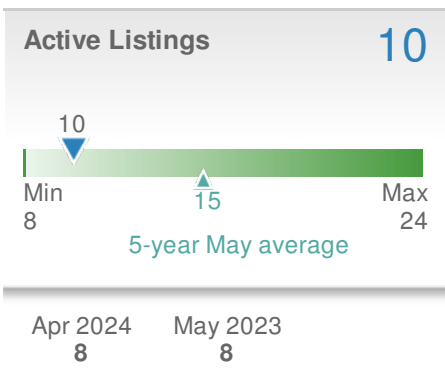
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached properties for May was \$400,000, representing an increase of 86% compared to last month and an increase of 21.8% from May 2023. The average days on market for units sold in May was 20 days, 51% below the 5-year May average of 41 days. There was a 41.2% month over month decrease in new contract activity with 10 New Pendings; a 29.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 12; and a 25% increase in supply to 10 active units.

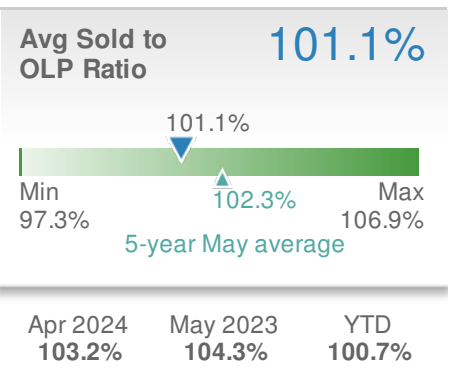
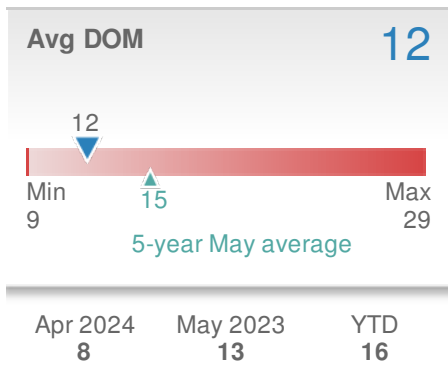
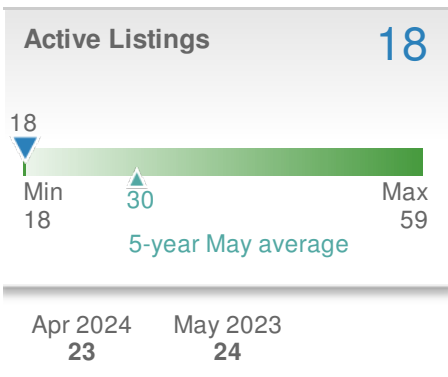
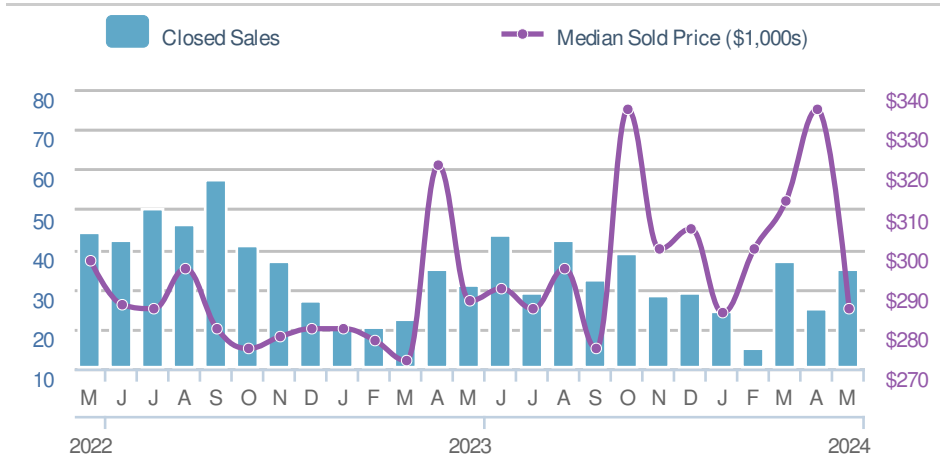
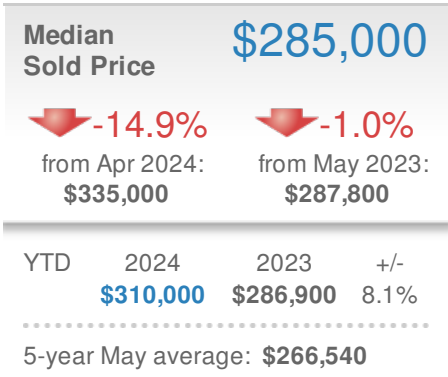
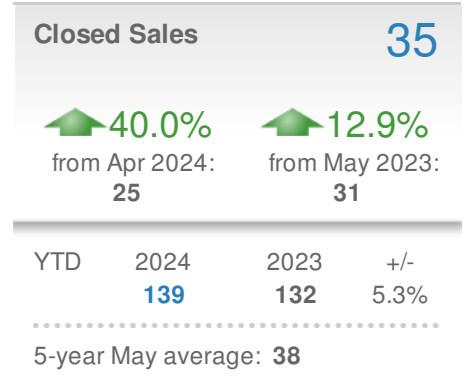
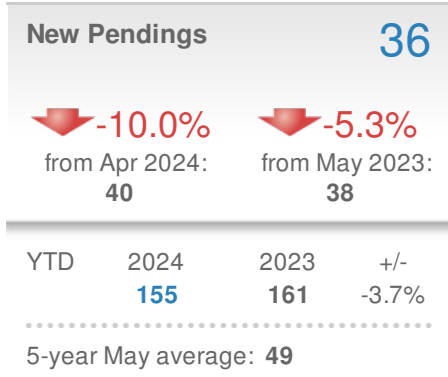
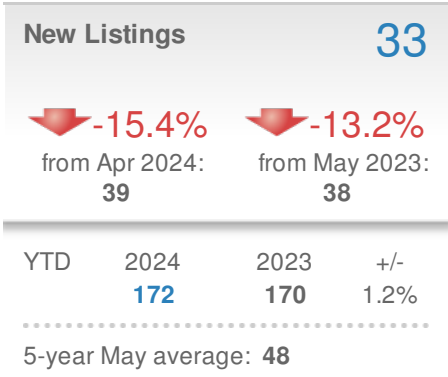
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 2.13 in April and a decrease from 2.88 in May 2023. The Contract Ratio is 25% lower than the 5-year May average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Ridley (Delaware, PA)

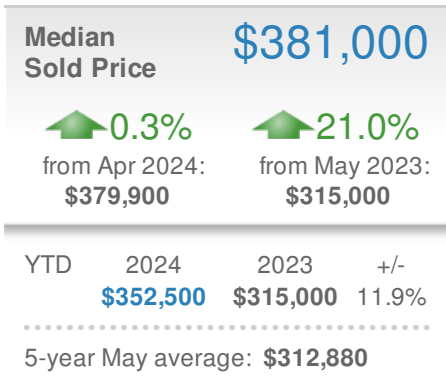
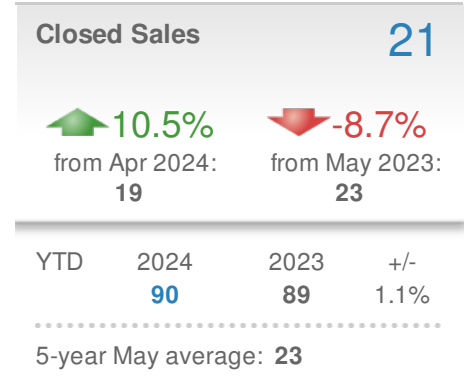
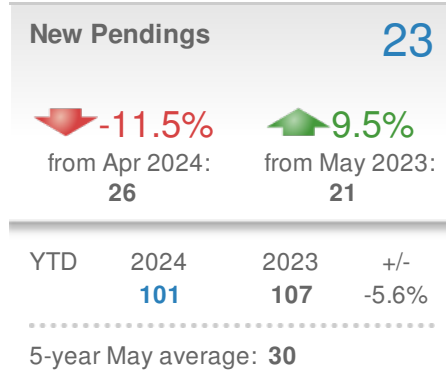
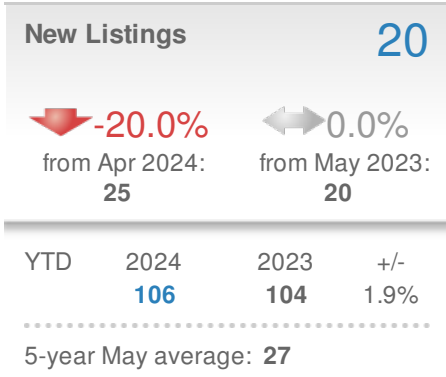
Email: ldavis@tcsr.realtor



**May 2024**

Ridley (Delaware, PA) - Detached

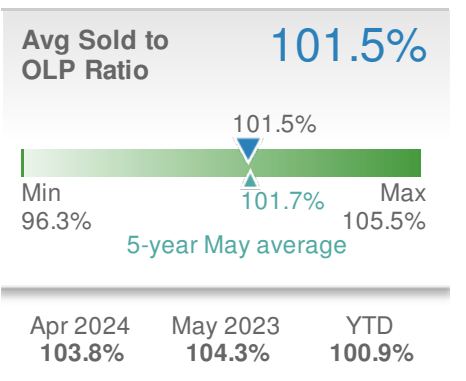
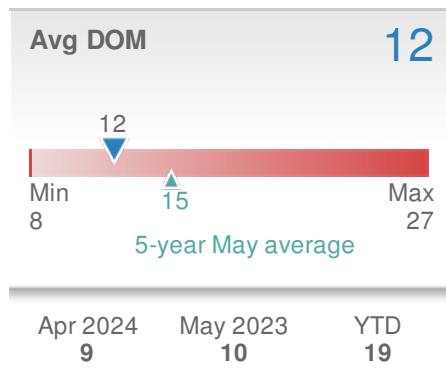
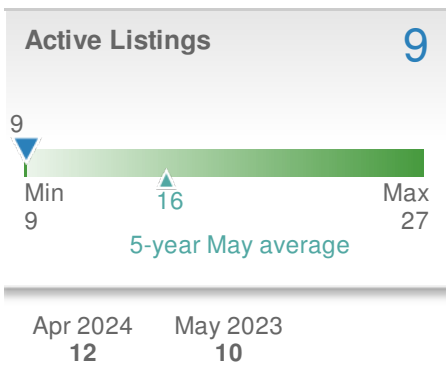
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for May was \$381,000, representing an increase of 0.3% compared to last month and an increase of 21% from May 2023. The average days on market for units sold in May was 12 days, 20% below the 5-year May average of 15 days. There was an 11.5% month over month decrease in new contract activity with 23 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 29; and a 25% decrease in supply to 9 active units.

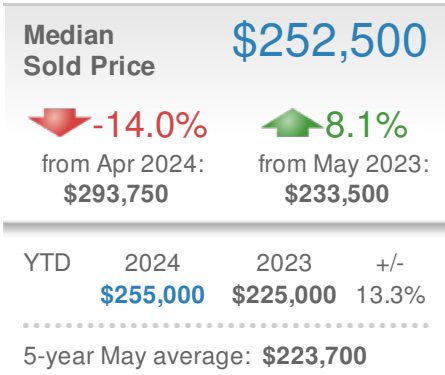
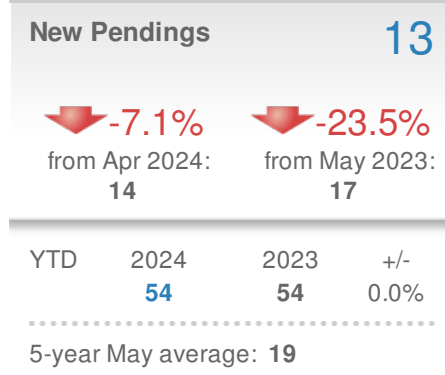
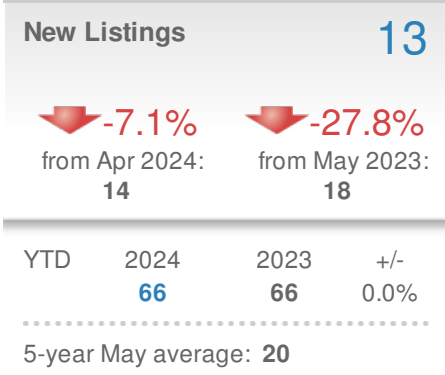
This activity resulted in a Contract Ratio of 3.22 pendings per active listing, up from 2.50 in April and a decrease from 3.50 in May 2023. The Contract Ratio is 3% higher than the 5-year May average of 3.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Ridley (Delaware, PA) - Attached

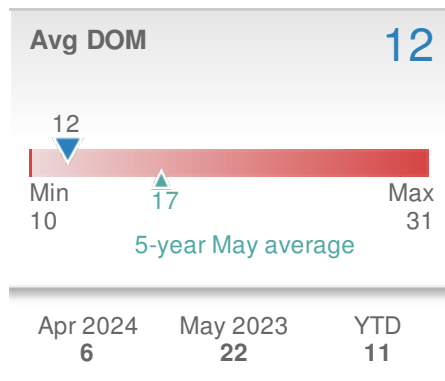
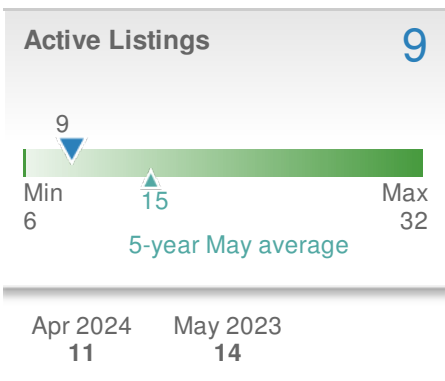
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for May was \$252,500, representing a decrease of 14% compared to last month and an increase of 8.1% from May 2023. The average days on market for units sold in May was 12 days, 30% below the 5-year May average of 17 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; a 17.6% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 14; and an 18.2% decrease in supply to 9 active units.

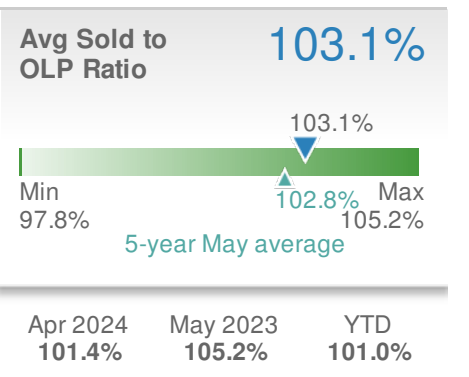
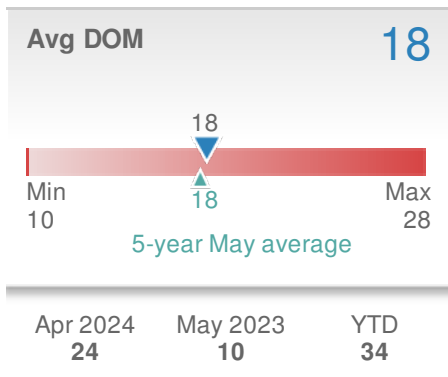
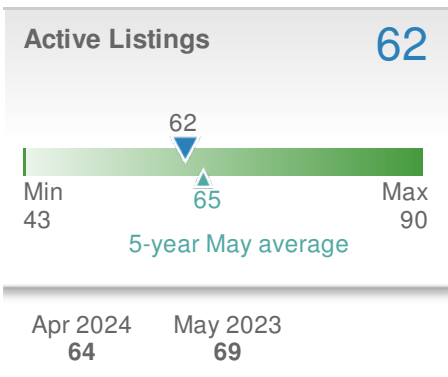
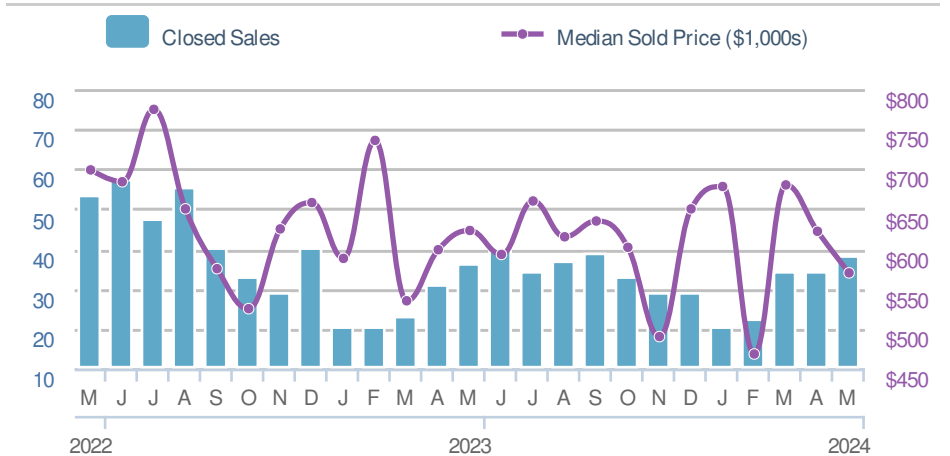
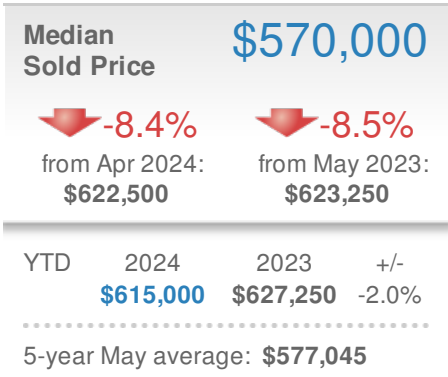
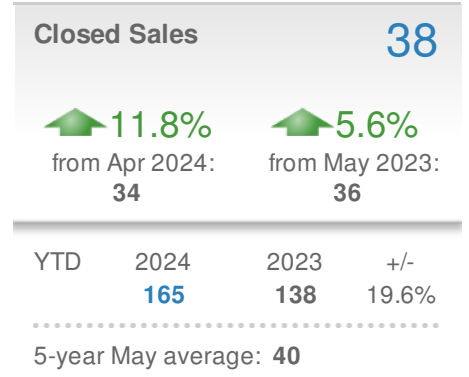
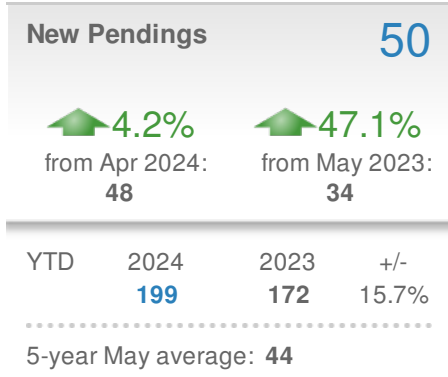
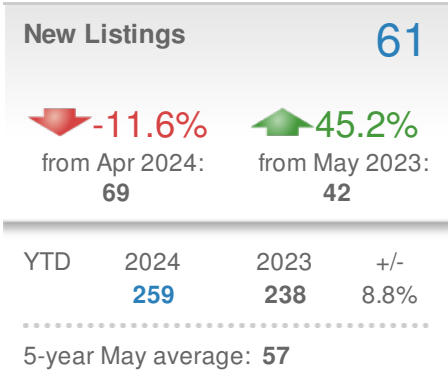
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 1.55 in April and an increase from 1.43 in May 2023. The Contract Ratio is 29% lower than the 5-year May average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

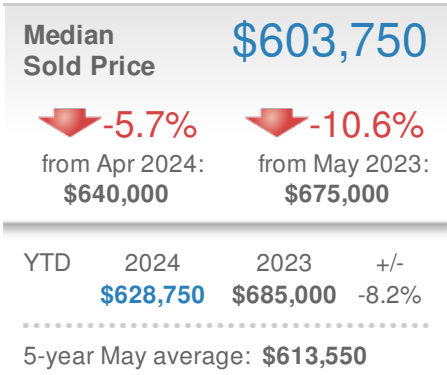
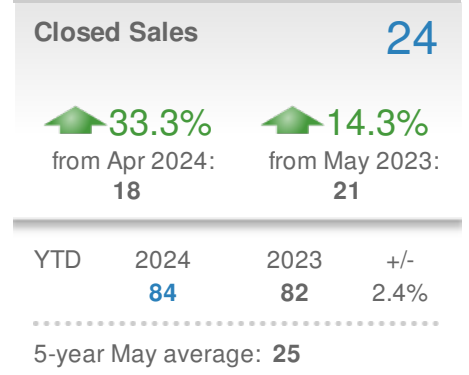
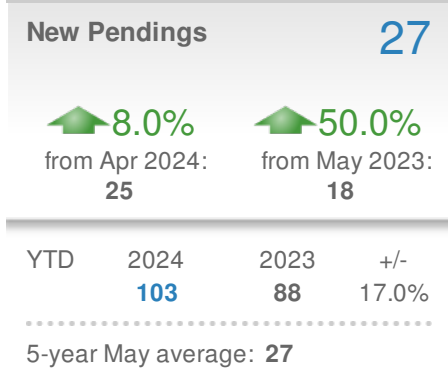
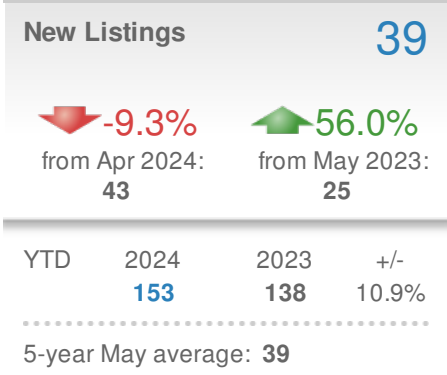




**May 2024**

Rose Tree Media (Delaware, PA) - Detached

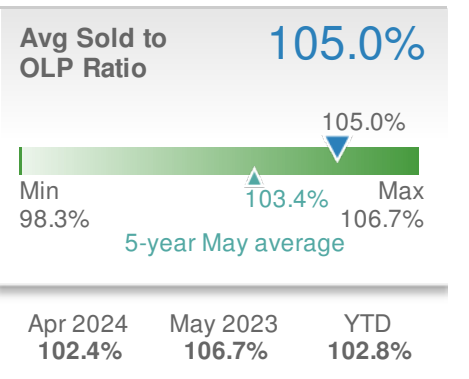
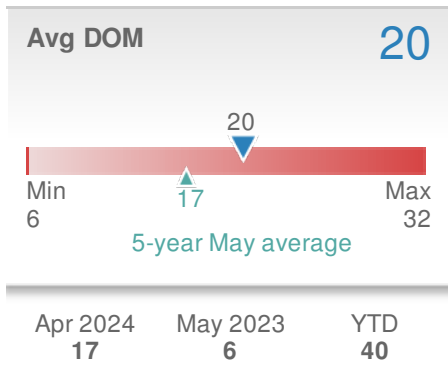
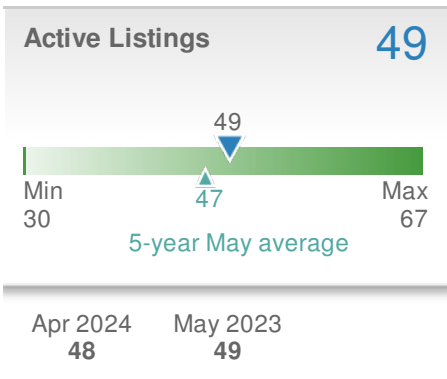
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for May was \$603,750, representing a decrease of 5.7% compared to last month and a decrease of 10.6% from May 2023. The average days on market for units sold in May was 20 days, 19% above the 5-year May average of 17 days. There was an 8% month over month increase in new contract activity with 27 New Pendings; a 2.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 42; and a 2.1% increase in supply to 49 active units.

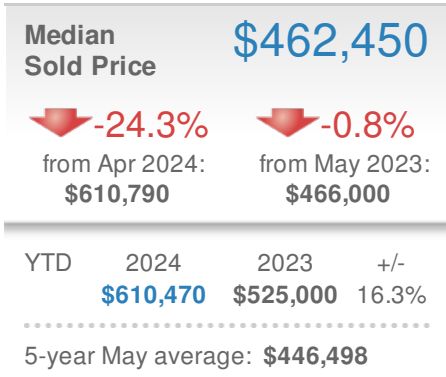
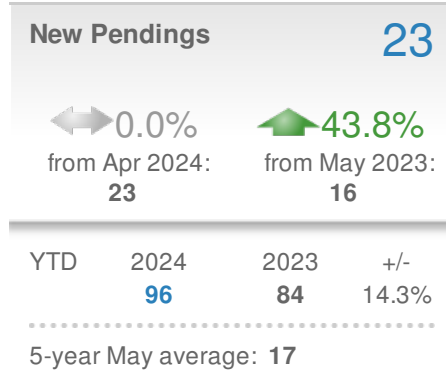
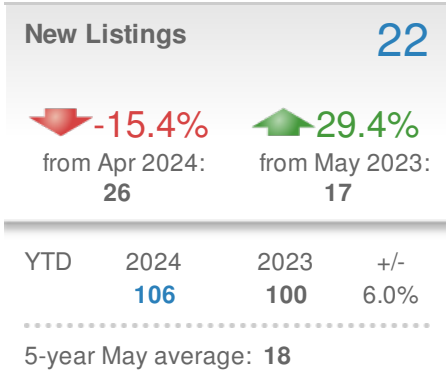
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.85 in April and an increase from 0.65 in May 2023. The Contract Ratio is 24% lower than the 5-year May average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Rose Tree Media (Delaware, PA) - Attached

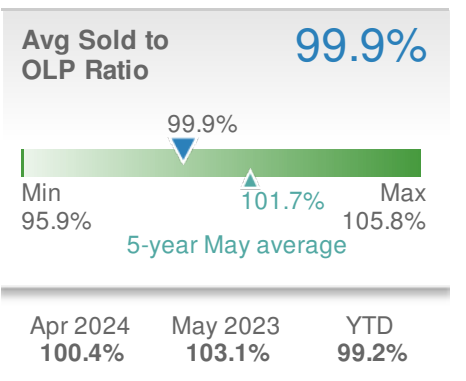
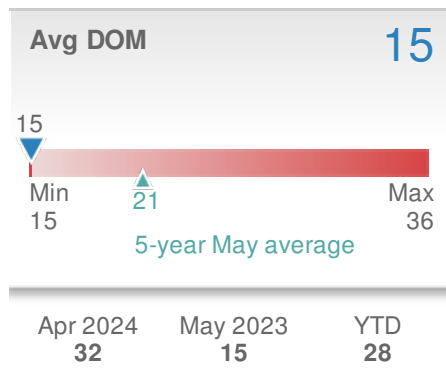
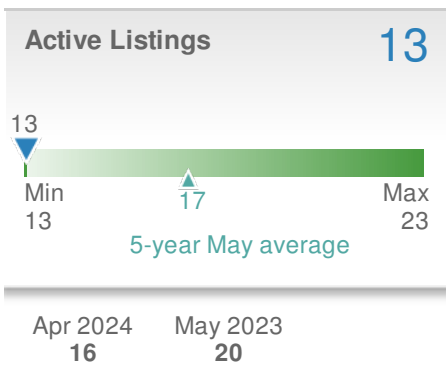
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for May was \$462,450, representing a decrease of 24.3% compared to last month and a decrease of 0.8% from May 2023. The average days on market for units sold in May was 15 days, 29% below the 5-year May average of 21 days. There was no month over month change in new contract activity with 23 New Pendings; a 2.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 70; and an 18.8% decrease in supply to 13 active units.

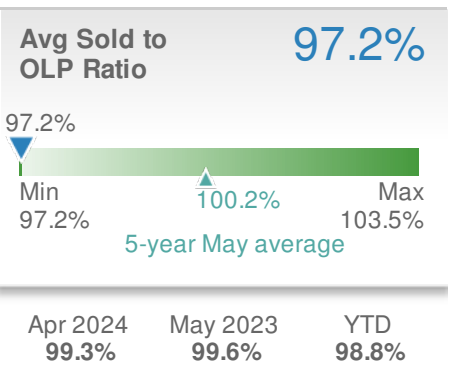
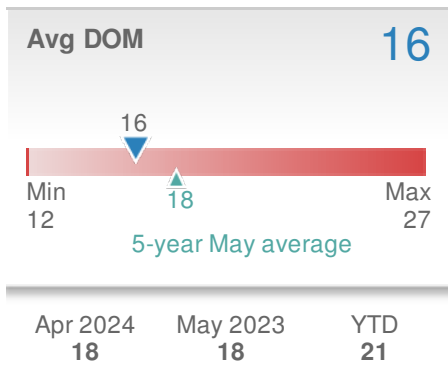
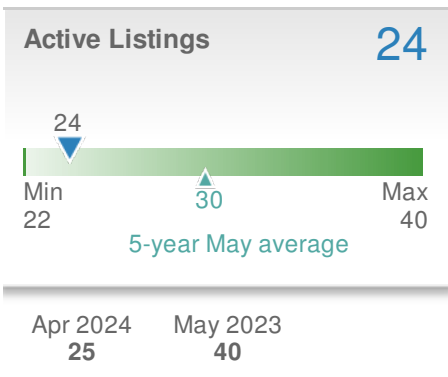
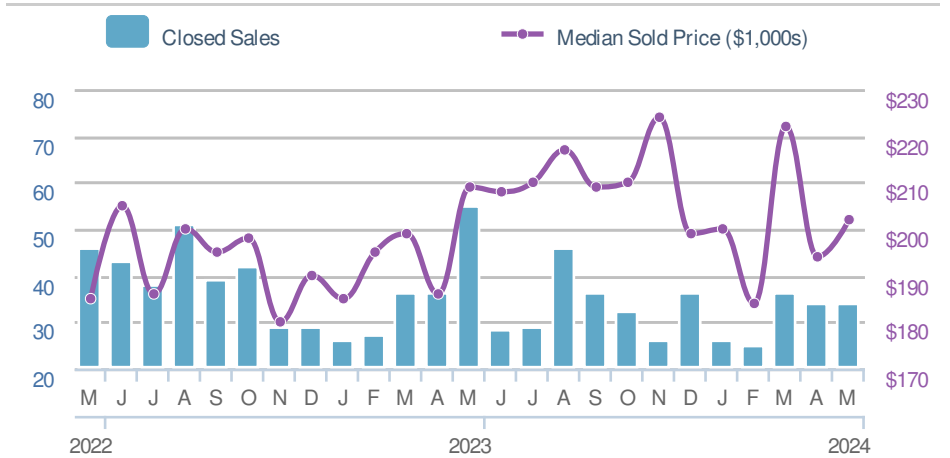
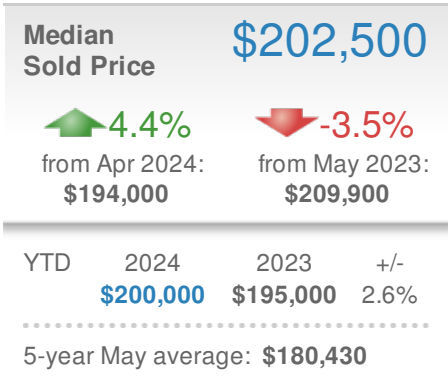
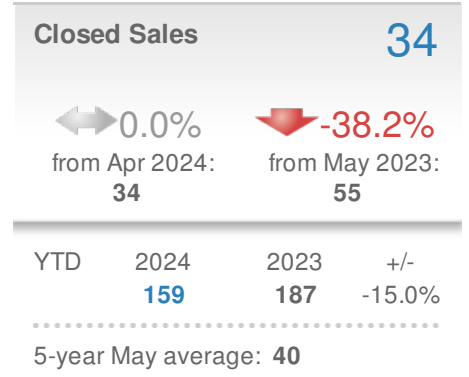
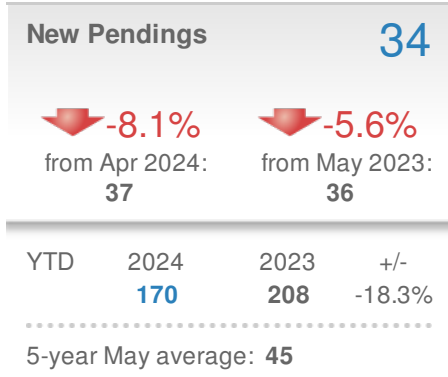
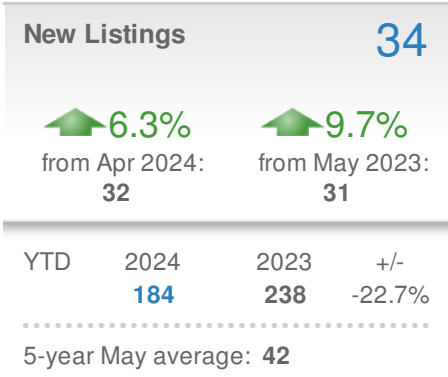
This activity resulted in a Contract Ratio of 5.38 pendings per active listing, up from 4.25 in April and an increase from 3.05 in May 2023. The Contract Ratio is 44% higher than the 5-year May average of 3.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Southeast Delco (Delaware, PA)

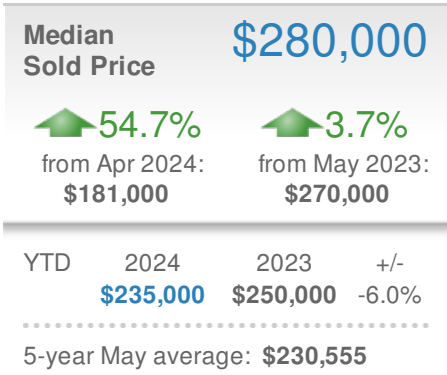
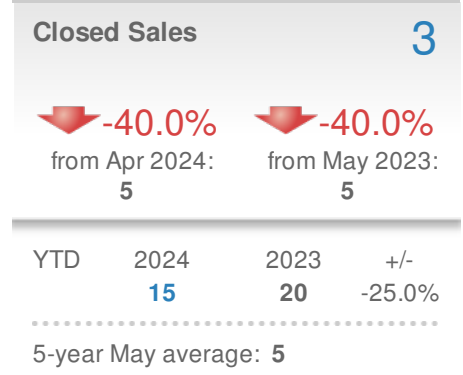
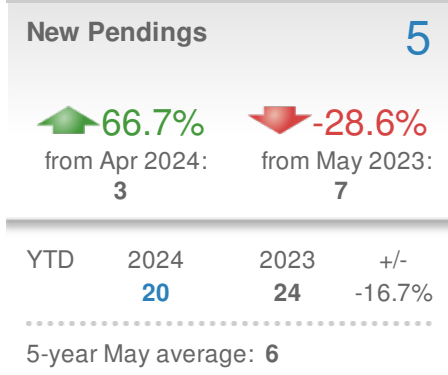
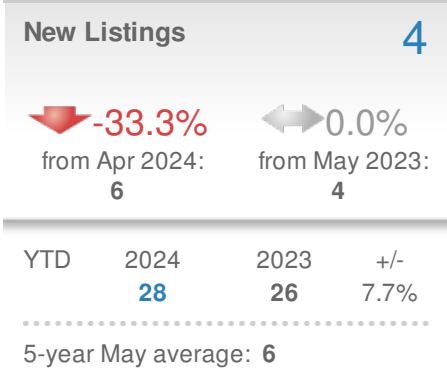
Email: ldavis@tcsr.realtor



**May 2024**

Southeast Delco (Delaware, PA) - Detached

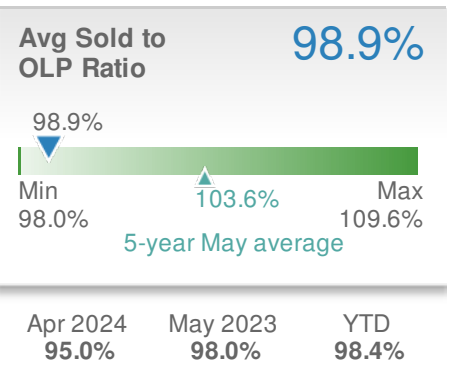
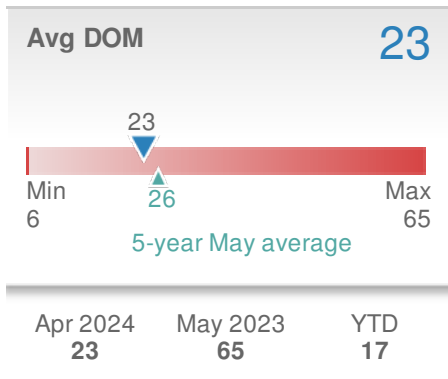
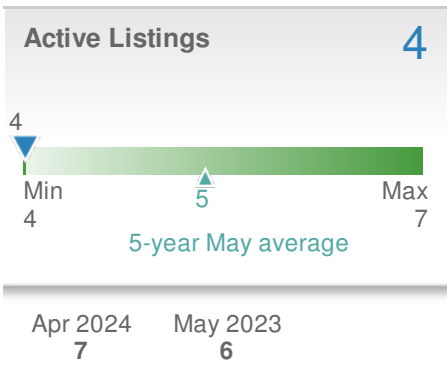
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for May was \$280,000, representing an increase of 54.7% compared to last month and an increase of 3.7% from May 2023. The average days on market for units sold in May was 23 days, 12% below the 5-year May average of 26 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from April) to 5; and a 42.9% decrease in supply to 4 active units.

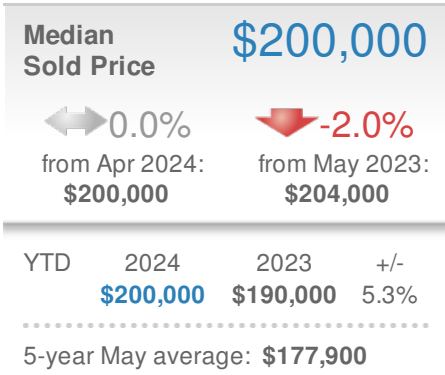
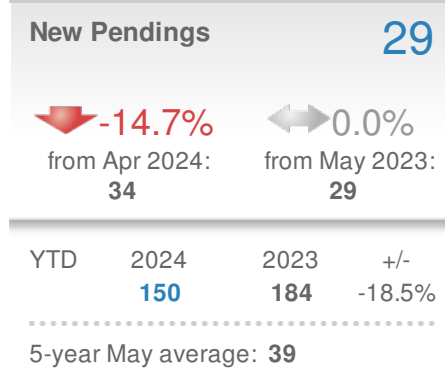
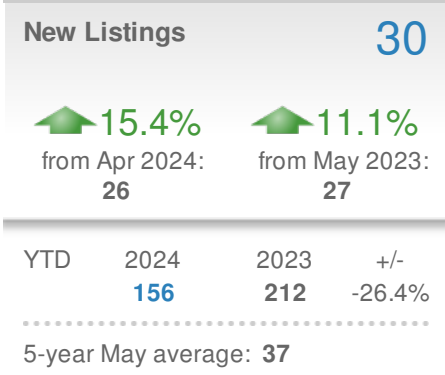
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 0.57 in April and an increase from 1.17 in May 2023. The Contract Ratio is 28% lower than the 5-year May average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Southeast Delco (Delaware, PA) - Attached

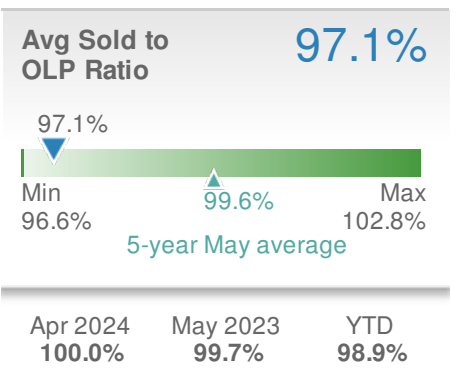
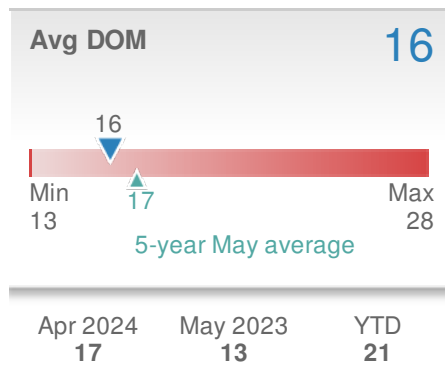
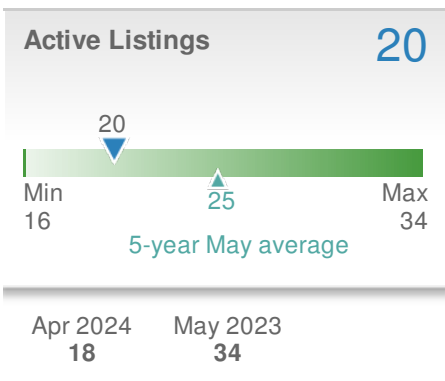
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for May was \$200,000, representing no change compared to last month and a decrease of 2% from May 2023. The average days on market for units sold in May was 16 days, 7% below the 5-year May average of 17 days. There was a 14.7% month over month decrease in new contract activity with 29 New Pendings; a 14% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 37; and an 11.1% increase in supply to 20 active units.

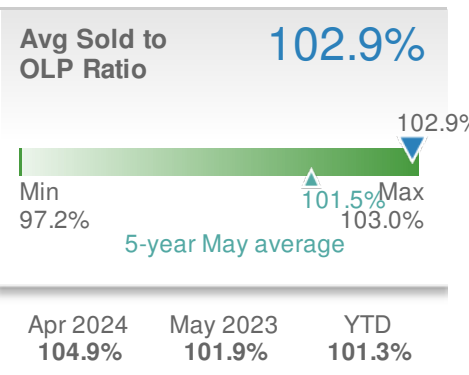
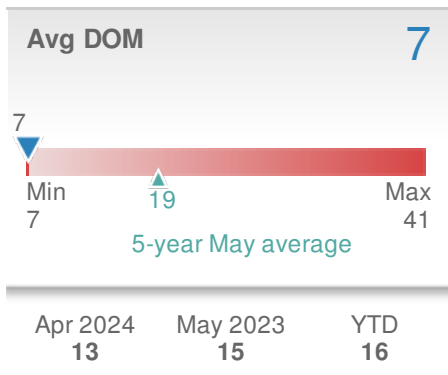
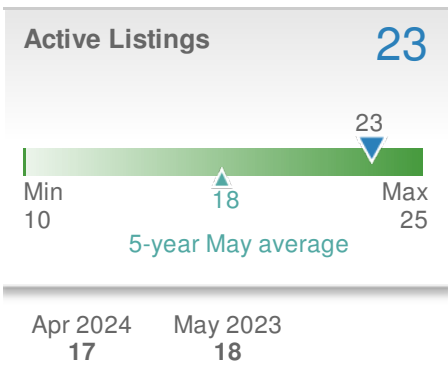
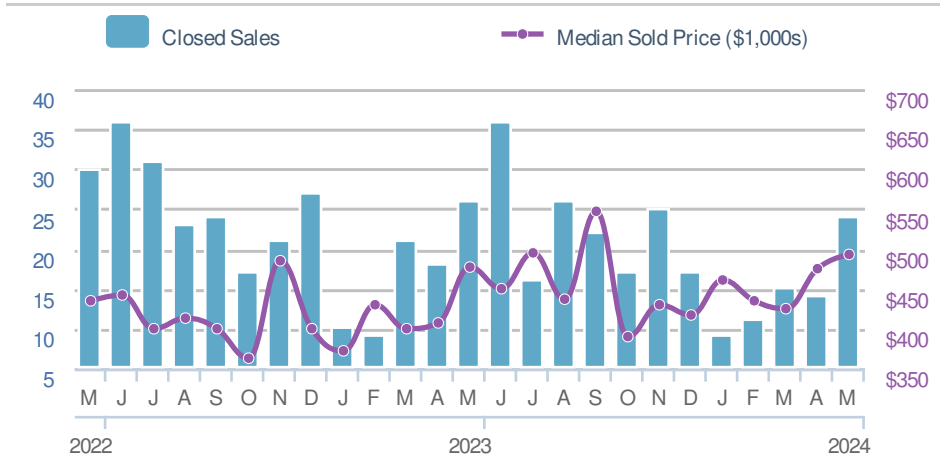
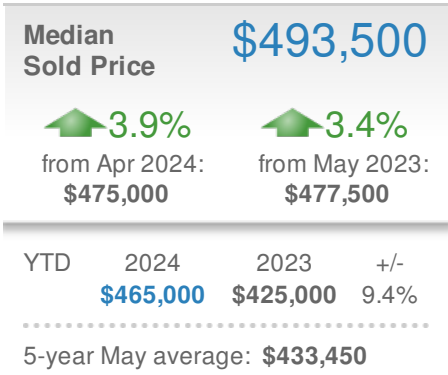
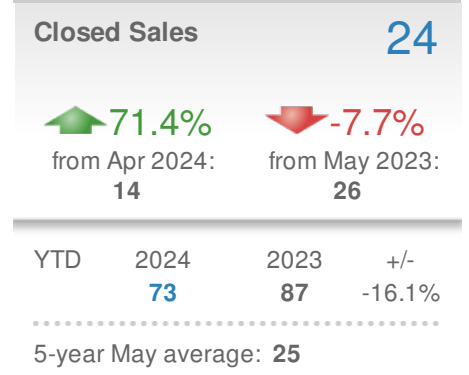
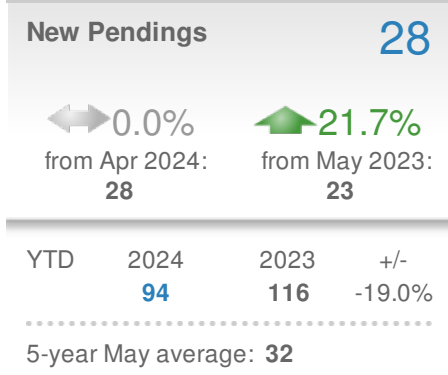
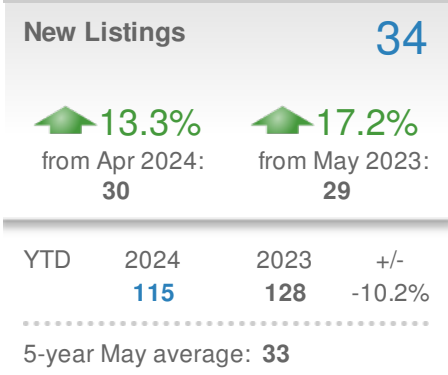
This activity resulted in a Contract Ratio of 1.85 pendings per active listing, down from 2.39 in April and an increase from 1.32 in May 2023. The Contract Ratio is 28% lower than the 5-year May average of 2.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Springfield (Delaware, PA)

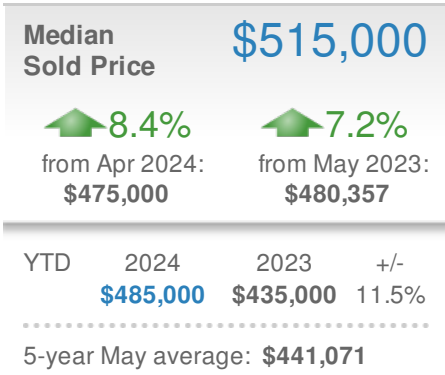
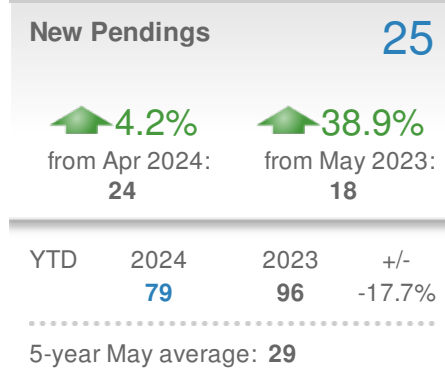
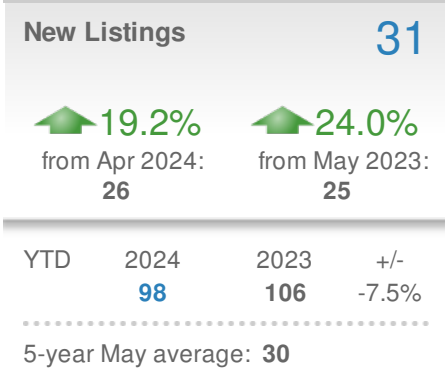
Email: ldavis@tcsr.realtor



**May 2024**

Springfield (Delaware, PA) - Detached

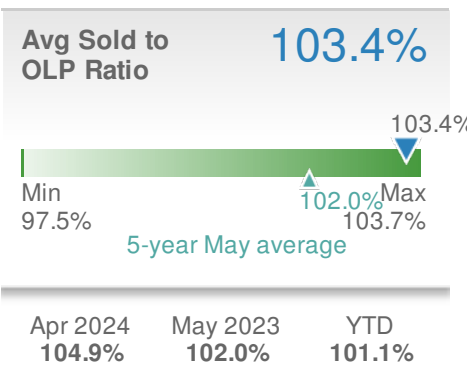
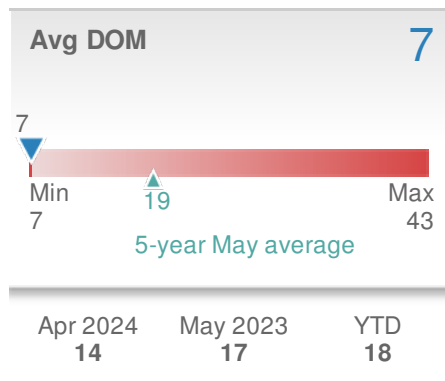
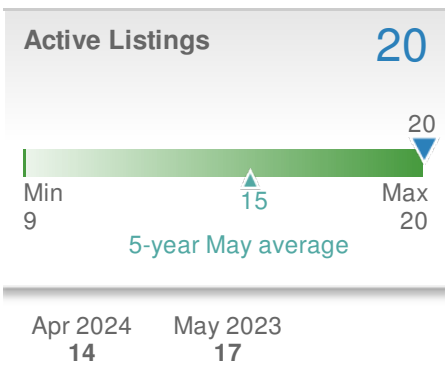
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for May was \$515,000, representing an increase of 8.4% compared to last month and an increase of 7.2% from May 2023. The average days on market for units sold in May was 7 days, 62% below the 5-year May average of 19 days. There was a 4.2% month over month increase in new contract activity with 25 New Pendings; a 14.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 31; and a 42.9% increase in supply to 20 active units.

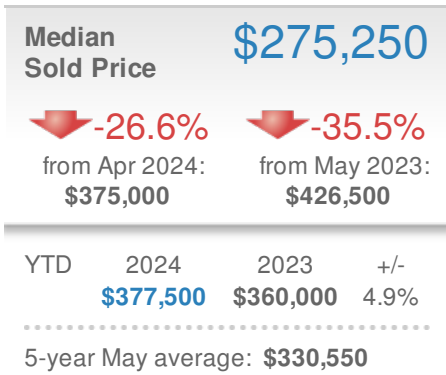
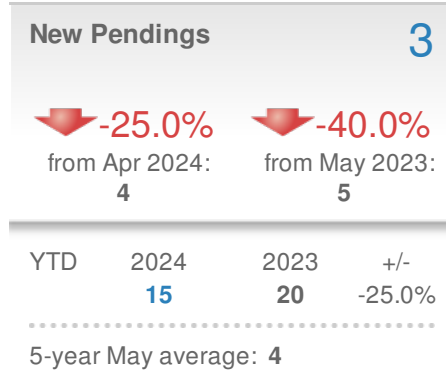
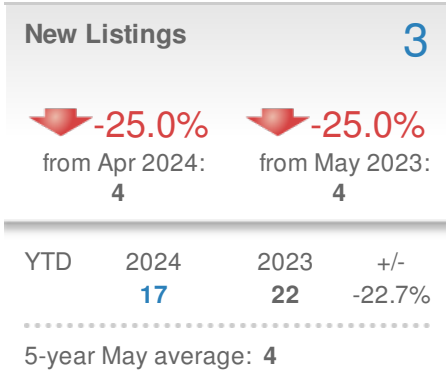
This activity resulted in a Contract Ratio of 1.55 pendings per active listing, down from 1.93 in April and a decrease from 2.06 in May 2023. The Contract Ratio is 47% lower than the 5-year May average of 2.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Springfield (Delaware, PA) - Attached

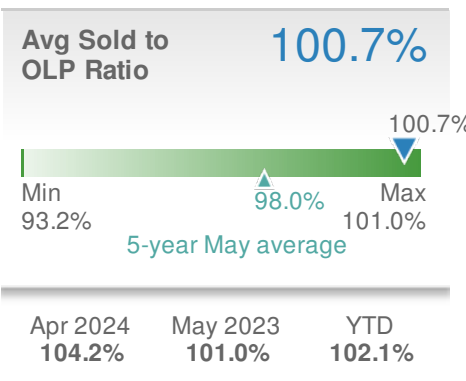
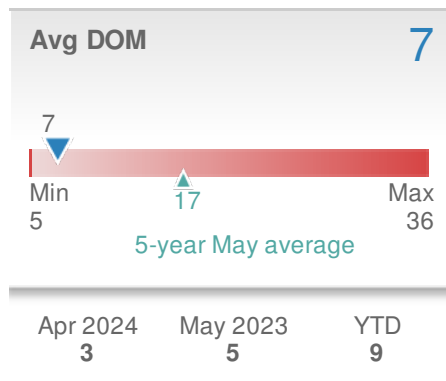
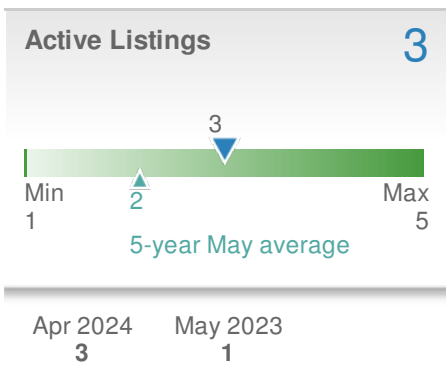
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for May was \$275,250, representing a decrease of 26.6% compared to last month and a decrease of 35.5% from May 2023. The average days on market for units sold in May was 7 days, 59% below the 5-year May average of 17 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 2; and no change in supply with 3 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.33 in April and a decrease from 5.00 in May 2023. The Contract Ratio is 79% lower than the 5-year May average of 3.25. 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.

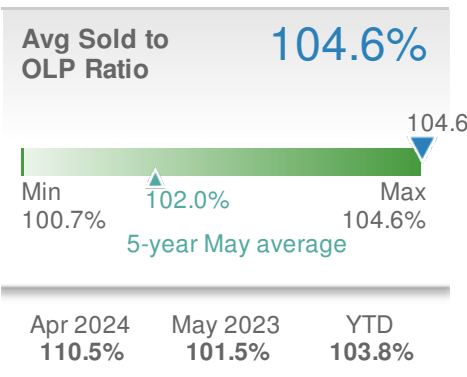
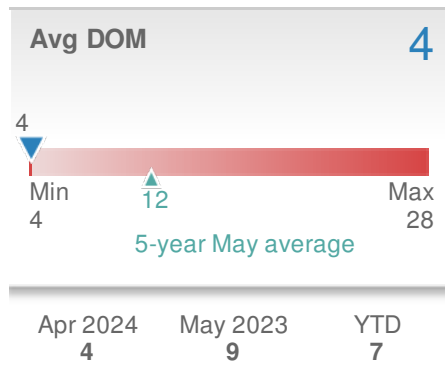
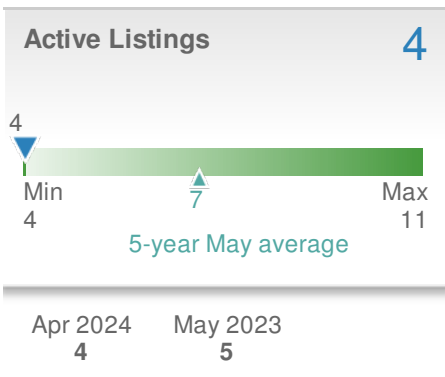
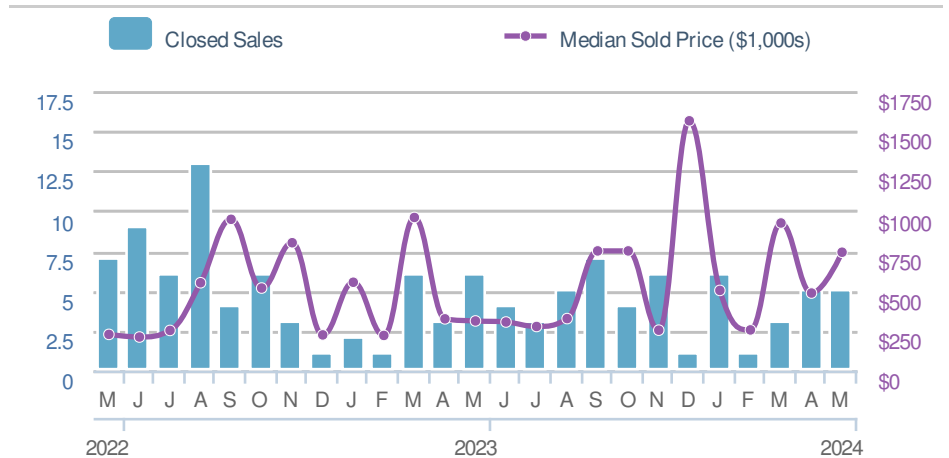
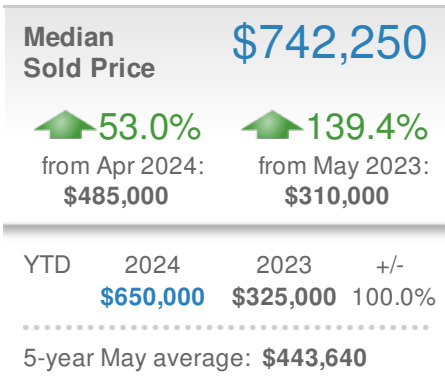
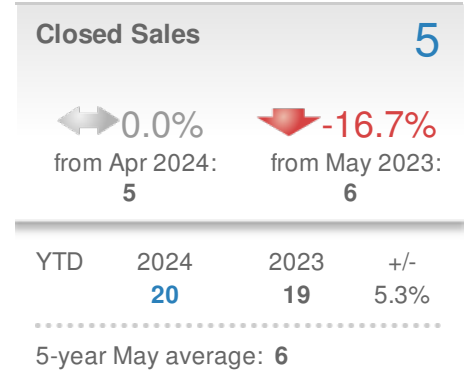
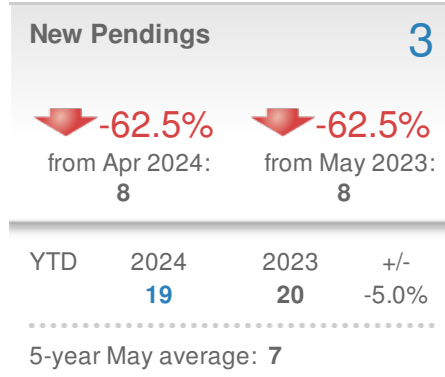
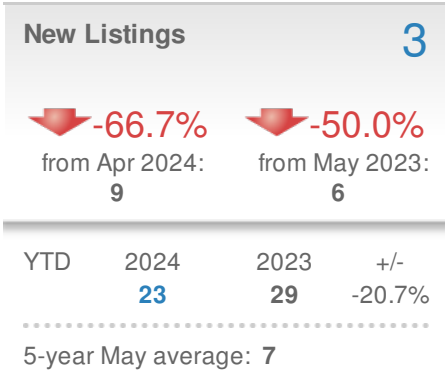




**May 2024**

Unionville-Chadds Ford (Delaware, PA)

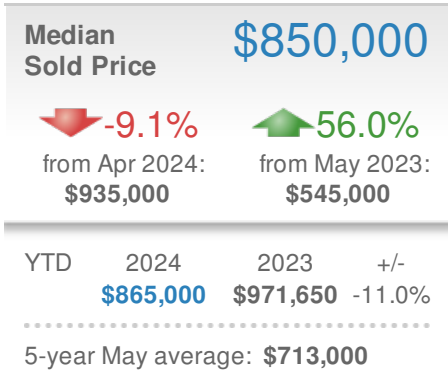
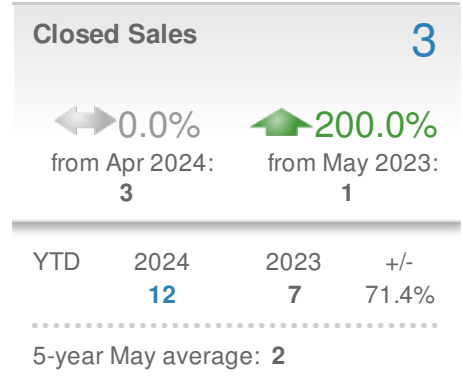
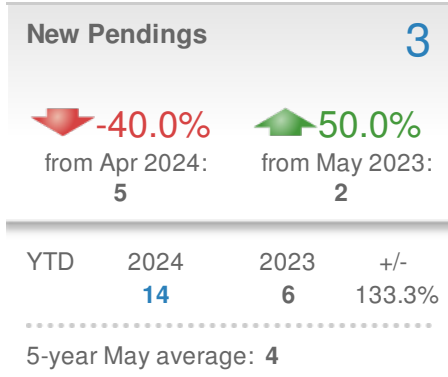
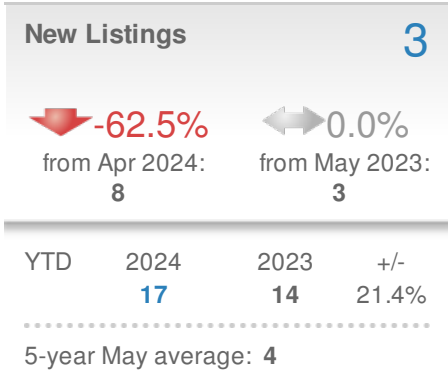
Email: ldavis@tcsr.realtor



**May 2024**

Unionville-Chadds Ford (Delaware, PA) - Detached

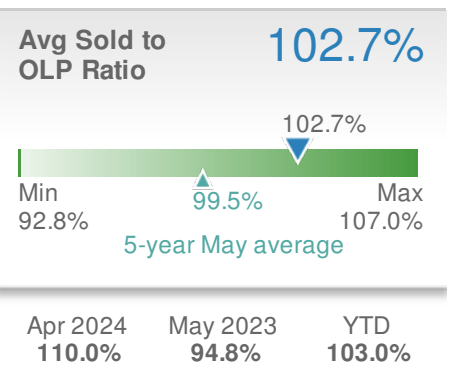
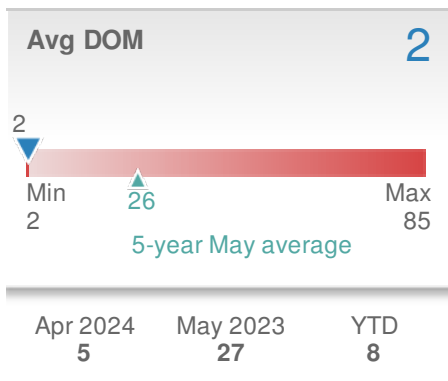
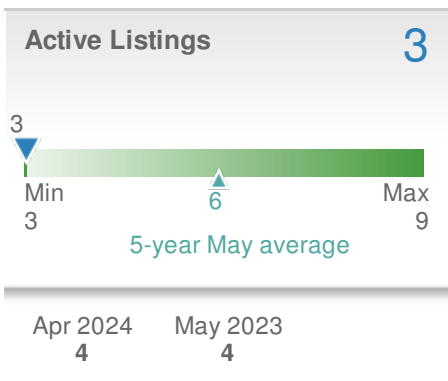
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for May was \$850,000, representing a decrease of 9.1% compared to last month and an increase of 56% from May 2023. The average days on market for units sold in May was 2 days, 92% below the 5-year May average of 26 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 5; and a 25% decrease in supply to 3 active units.

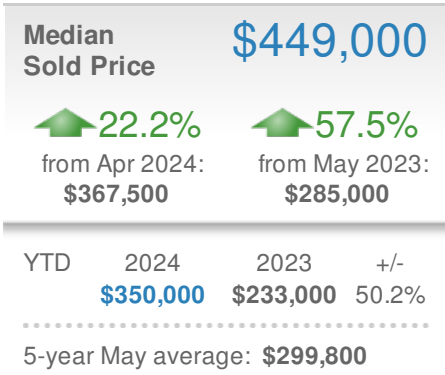
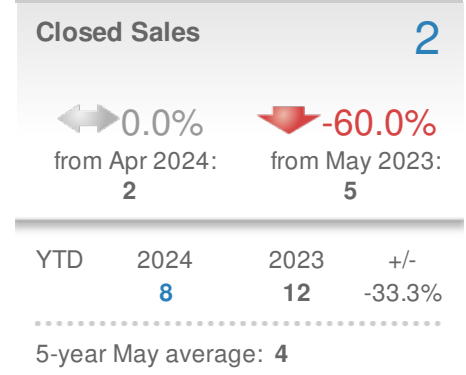
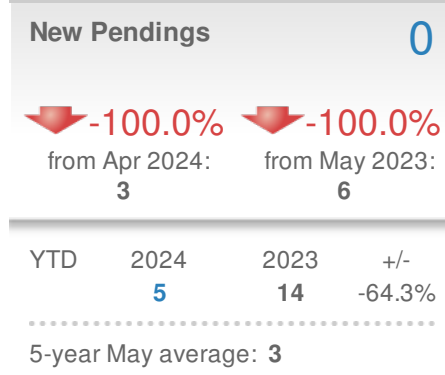
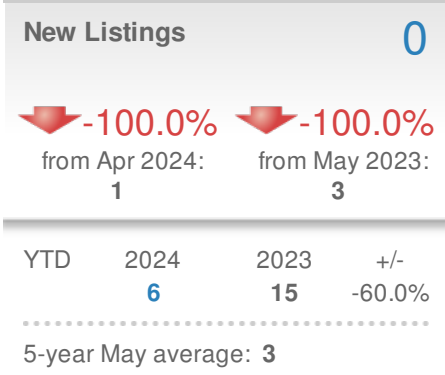
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 1.25 in April and an increase from 0.25 in May 2023. The Contract Ratio is 78% higher than the 5-year May average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Unionville-Chadds Ford (Delaware, PA) - Attached

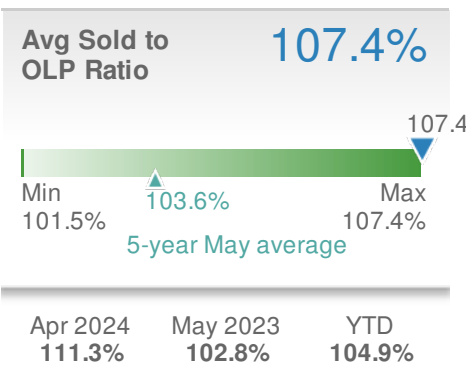
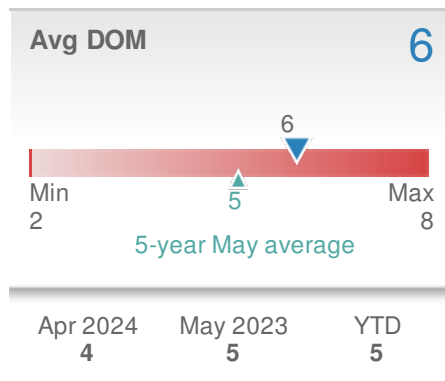
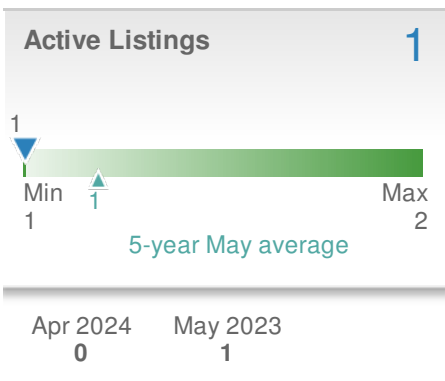
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for May was \$449,000, representing an increase of 22.2% compared to last month and an increase of 57.5% from May 2023. The average days on market for units sold in May was 6 days, 15% above the 5-year May average of 5 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 0; and a 0% increase in supply to 1 active units.

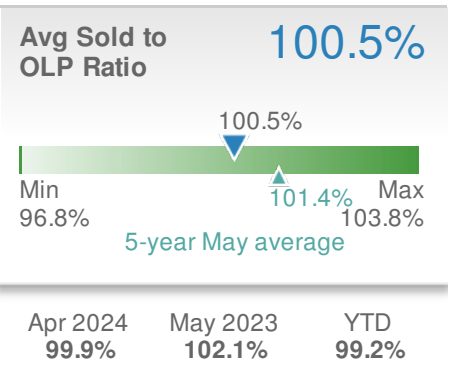
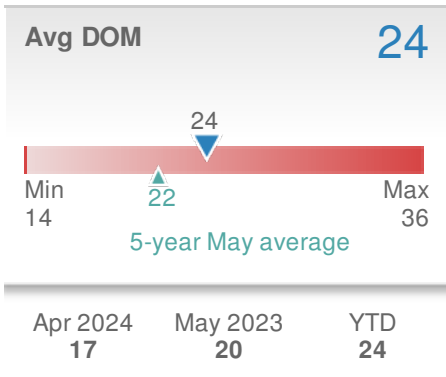
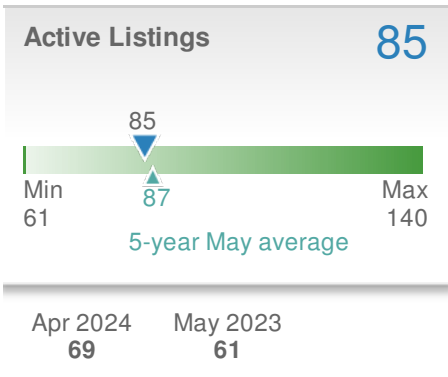
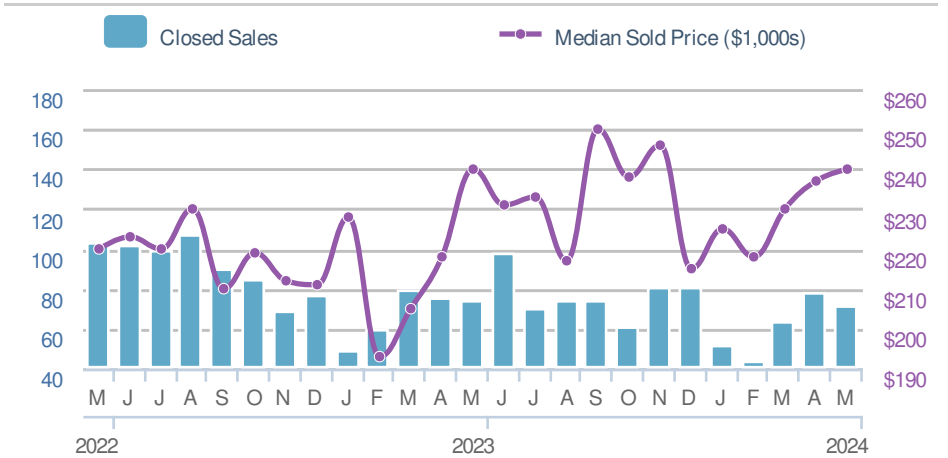
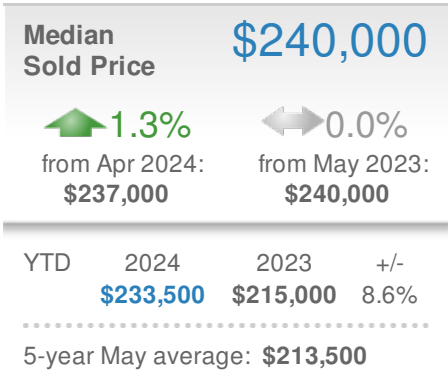
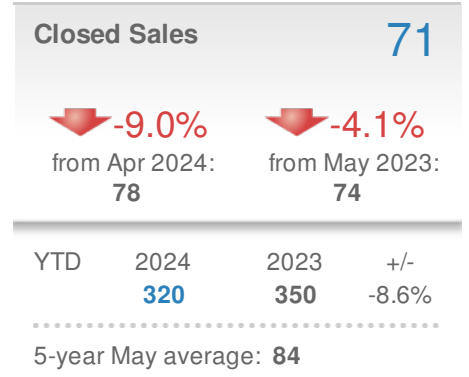
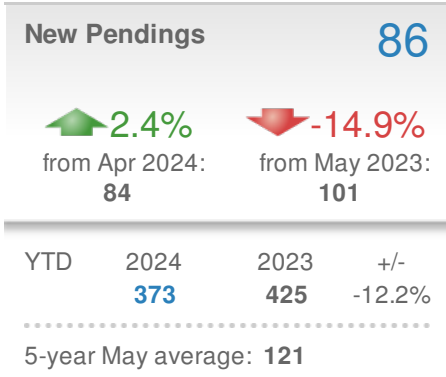
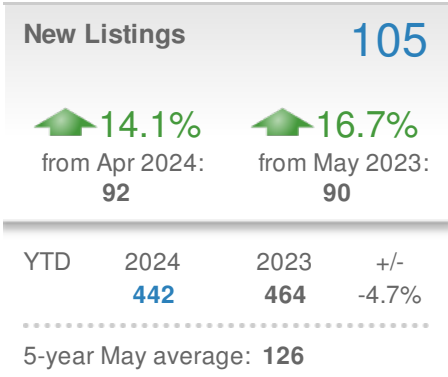
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and a decrease from 3.00 in May 2023. The Contract Ratio is 100% lower than the 5-year May average of 3.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Upper Darby (Delaware, PA)

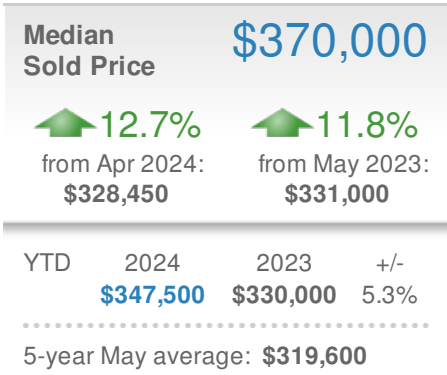
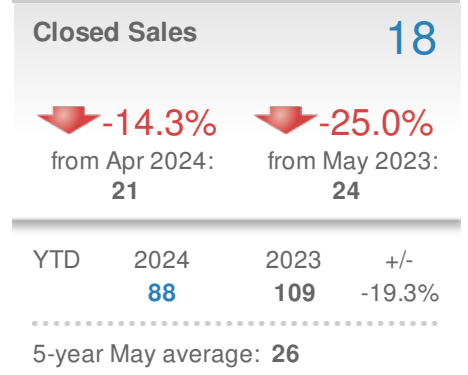
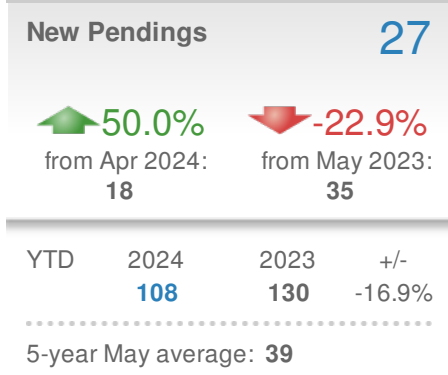
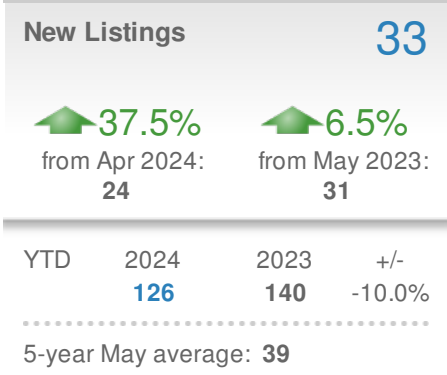
Email: ldavis@tcsr.realtor



**May 2024**

Upper Darby (Delaware, PA) - Detached

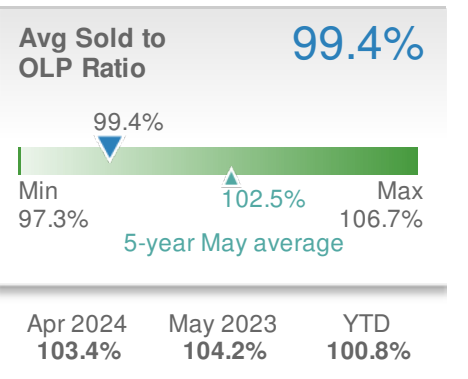
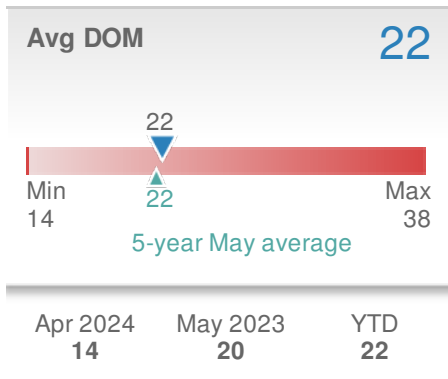
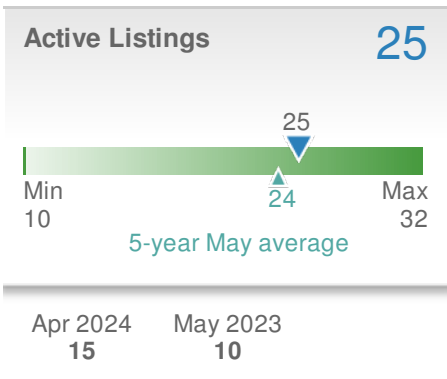
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for May was \$370,000, representing an increase of 12.7% compared to last month and an increase of 11.8% from May 2023. The average days on market for units sold in May was 22 days, the same as the 5-year May average of 22 days. There was a 50% month over month increase in new contract activity with 27 New Pendings; a 32.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 37; and a 66.7% increase in supply to 25 active units.

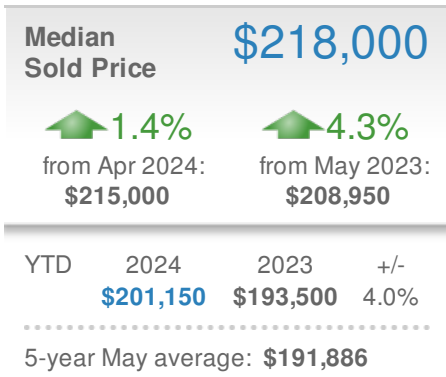
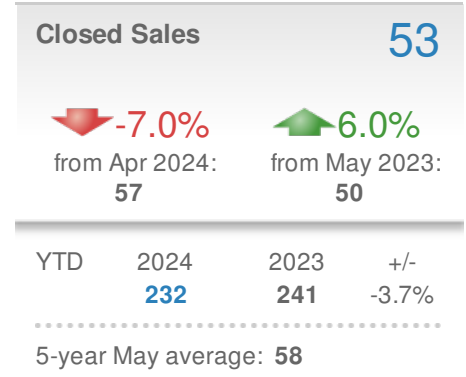
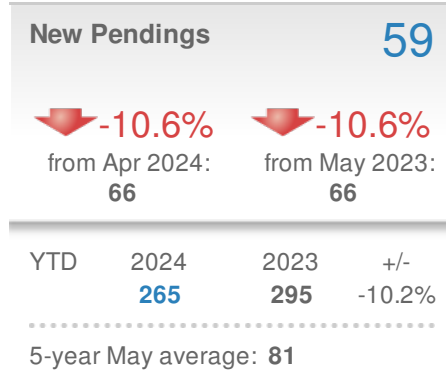
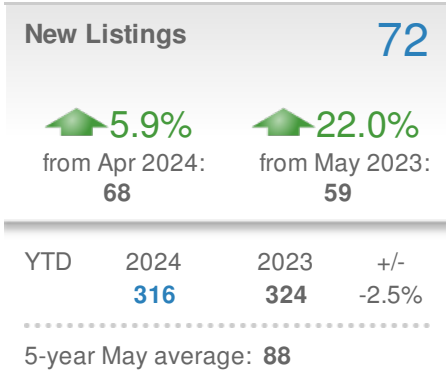
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, down from 1.87 in April and a decrease from 4.70 in May 2023. The Contract Ratio is 45% lower than the 5-year May average of 2.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Upper Darby (Delaware, PA) - Attached

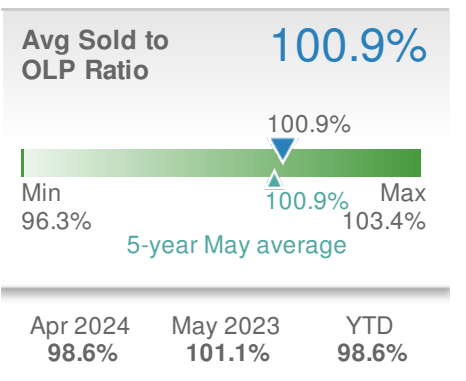
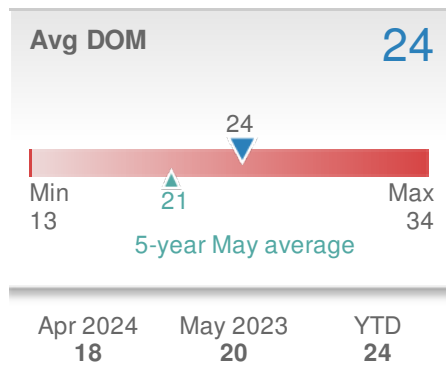
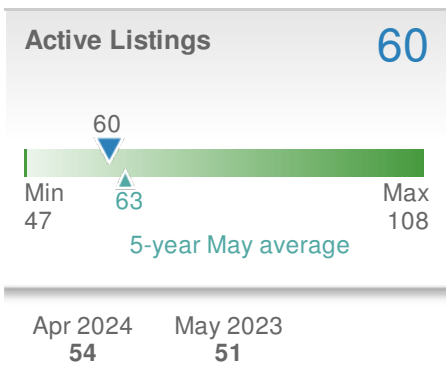
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for May was \$218,000, representing an increase of 1.4% compared to last month and an increase of 4.3% from May 2023. The average days on market for units sold in May was 24 days, 15% above the 5-year May average of 21 days. There was a 10.6% month over month decrease in new contract activity with 59 New Pendings; a 3.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 79; and an 11.1% increase in supply to 60 active units.

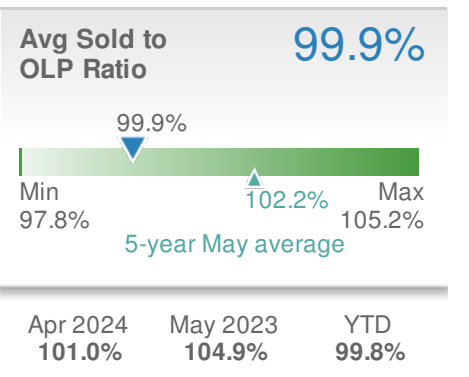
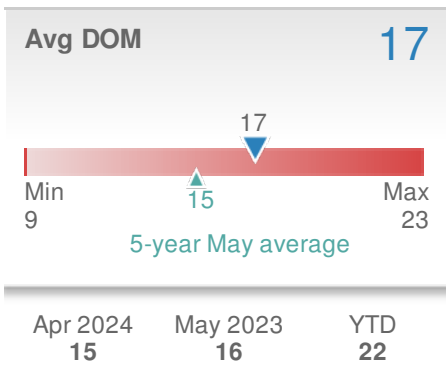
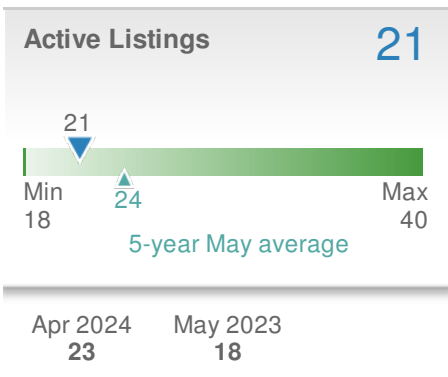
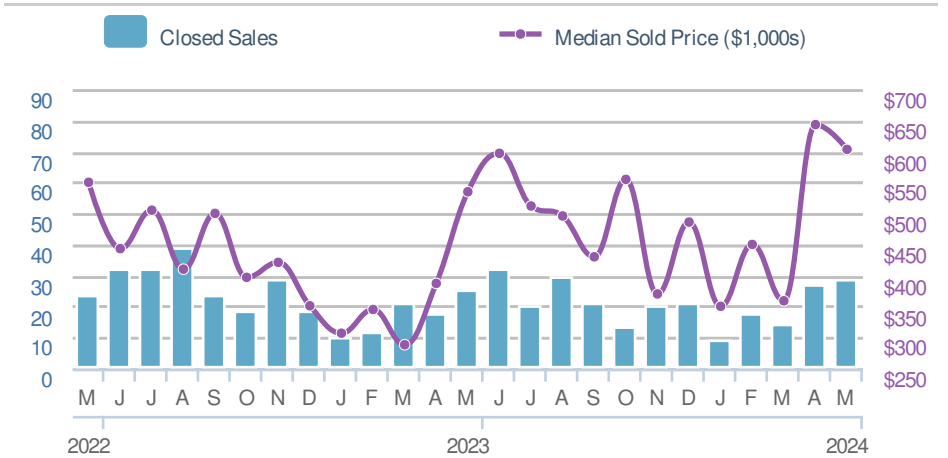
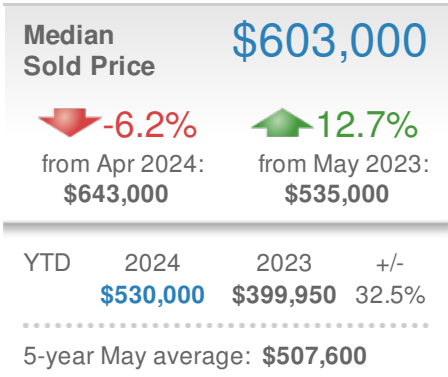
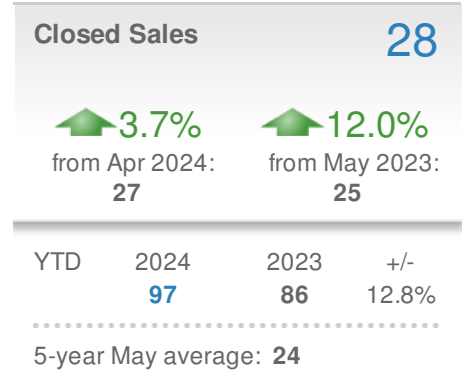
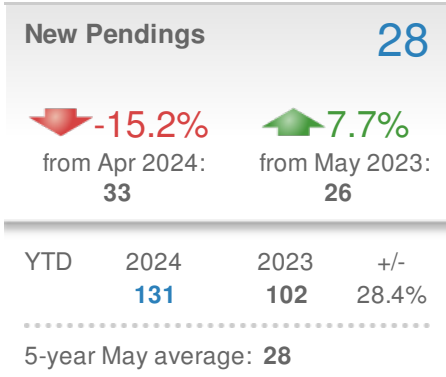
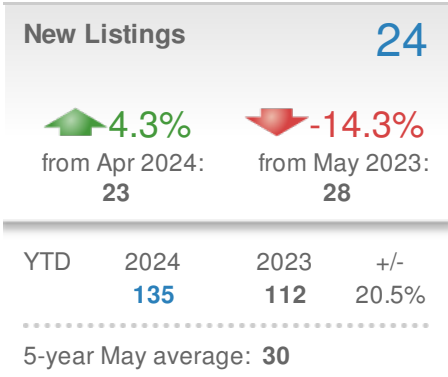
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 1.52 in April and a decrease from 1.82 in May 2023. The Contract Ratio is 39% lower than the 5-year May average of 2.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

Wallingford-Swarthmore (Delaware, PA)

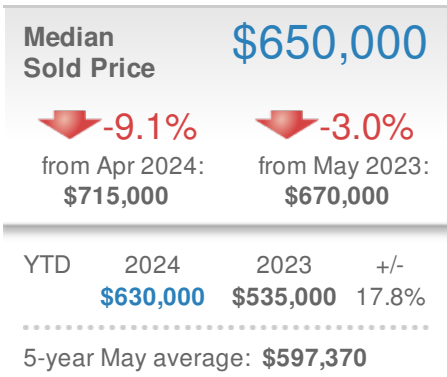
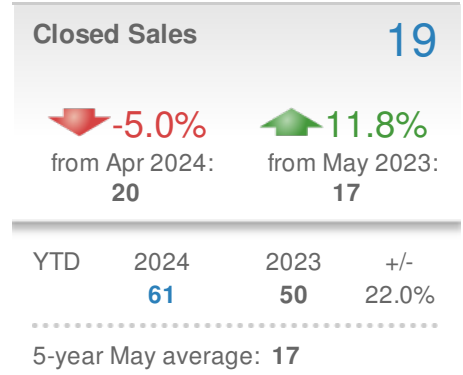
Email: ldavis@tcsr.realtor



**May 2024**

Wallingford-Swarthmore (Delaware, PA) - Detached

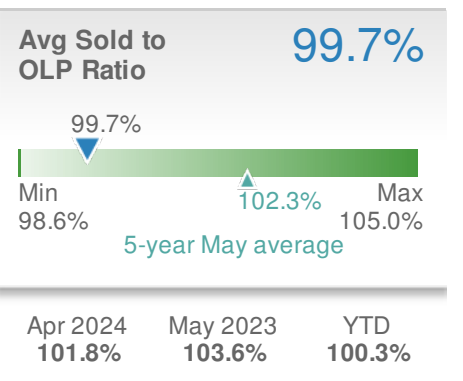
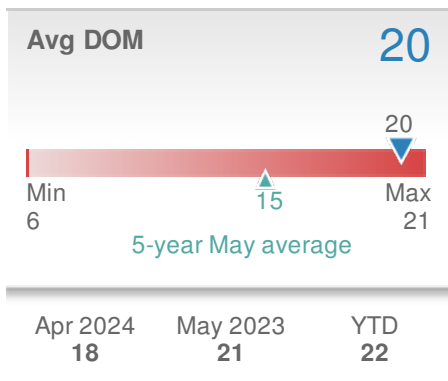
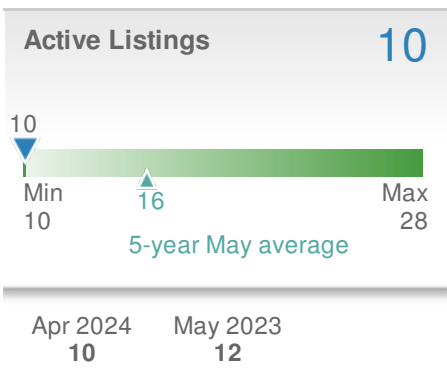
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for May was \$650,000, representing a decrease of 9.1% compared to last month and a decrease of 3% from May 2023. The average days on market for units sold in May was 20 days, 32% above the 5-year May average of 15 days. There was a 10% month over month decrease in new contract activity with 18 New Pendings; a 4.2% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 23; and no change in supply with 10 active units.

This activity resulted in a Contract Ratio of 2.30 pendings per active listing, down from 2.40 in April and a decrease from 2.58 in May 2023. The Contract Ratio is the same as the 5-year May average of 2.29. 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.

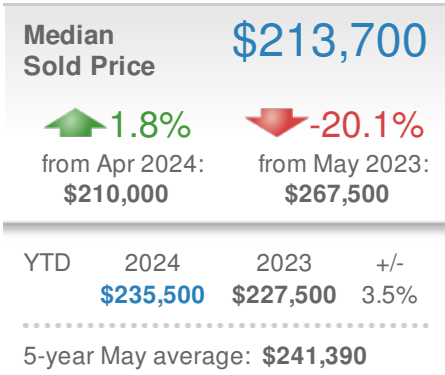
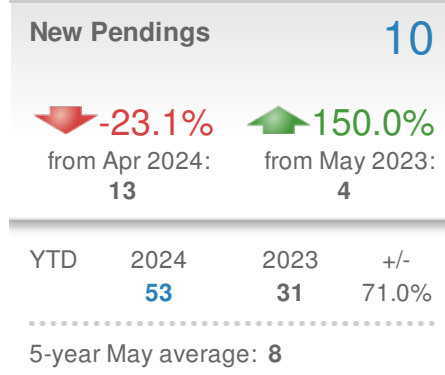
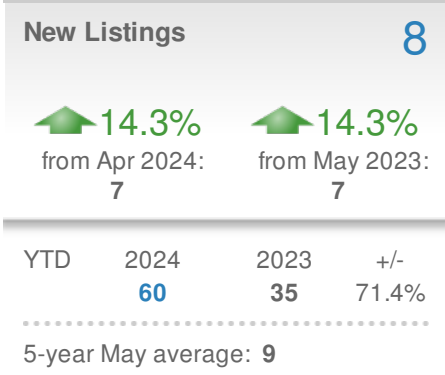




**May 2024**

Wallingford-Swarthmore (Delaware, PA) - Attached

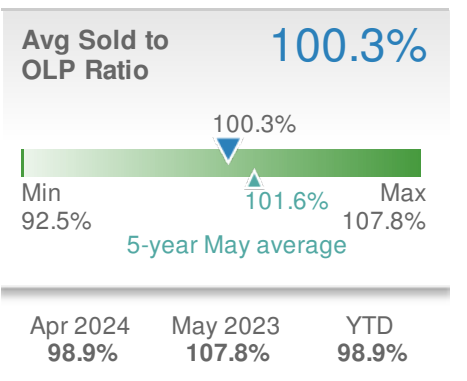
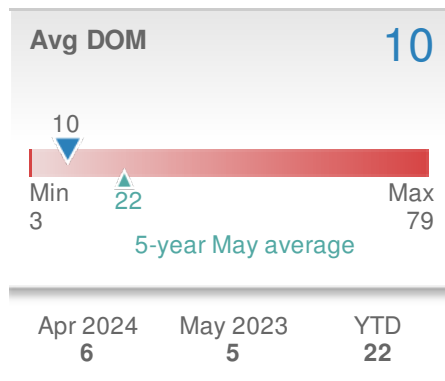
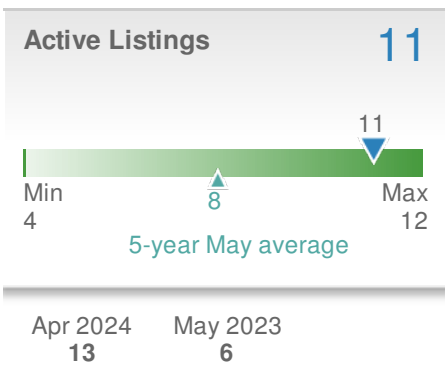
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for May was \$213,700, representing an increase of 1.8% compared to last month and a decrease of 20.1% from May 2023. The average days on market for units sold in May was 10 days, 55% below the 5-year May average of 22 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 23; and a 15.4% decrease in supply to 11 active units.

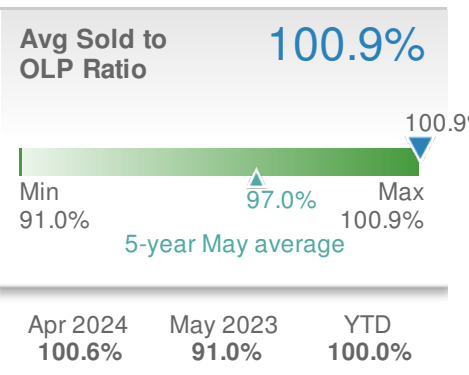
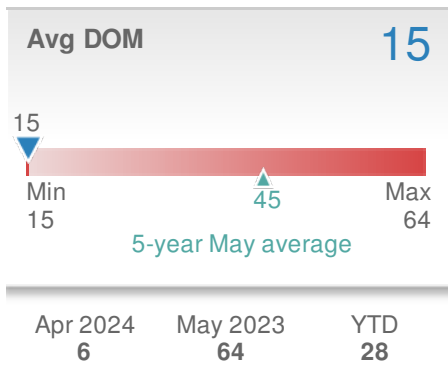
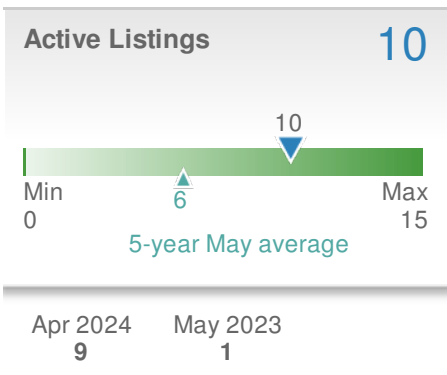
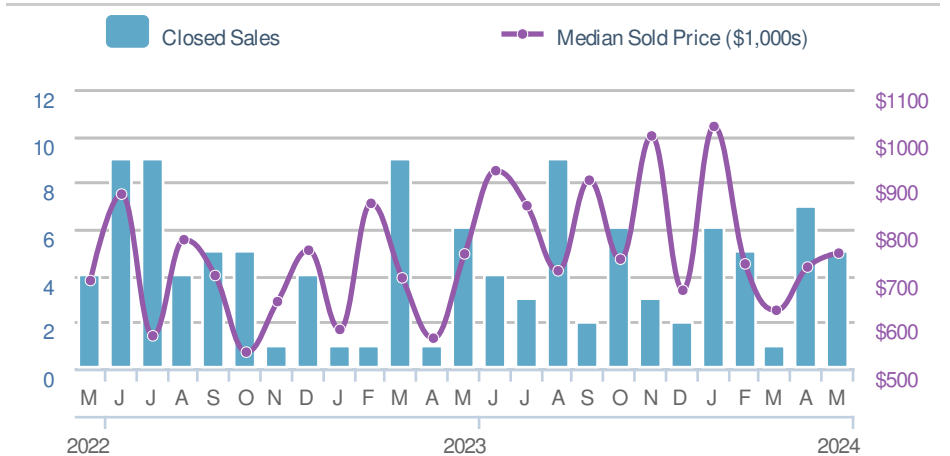
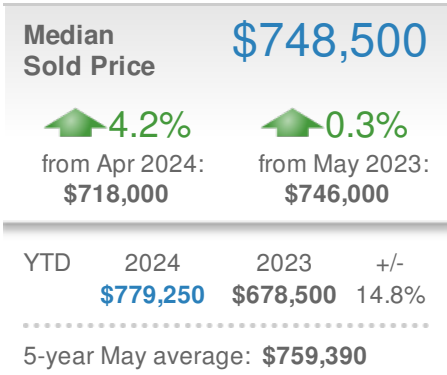
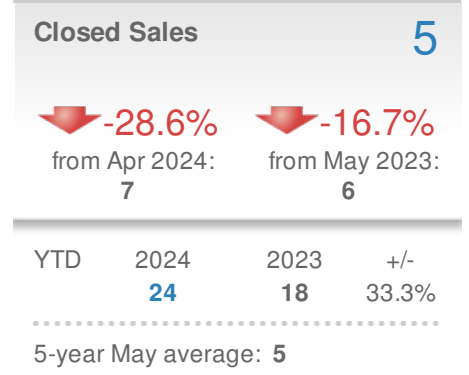
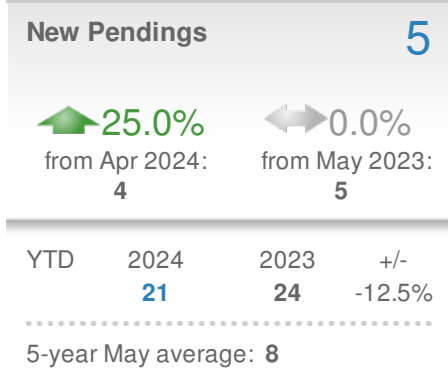
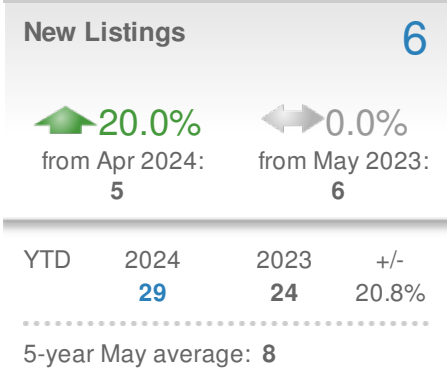
This activity resulted in a Contract Ratio of 2.09 pendings per active listing, up from 1.69 in April and an increase from 0.83 in May 2023. The Contract Ratio is 17% lower than the 5-year May average of 2.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

West Chester Area (Delaware, PA)

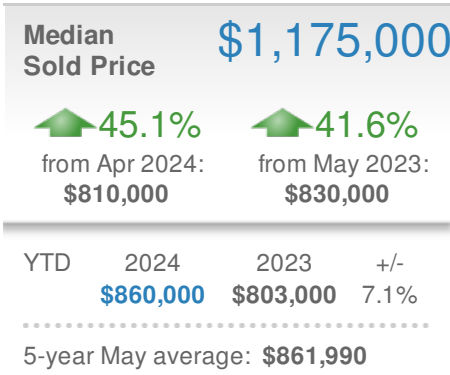
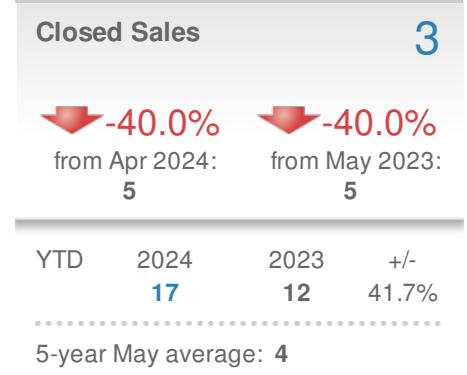
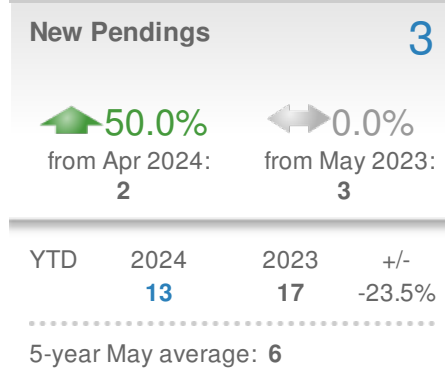
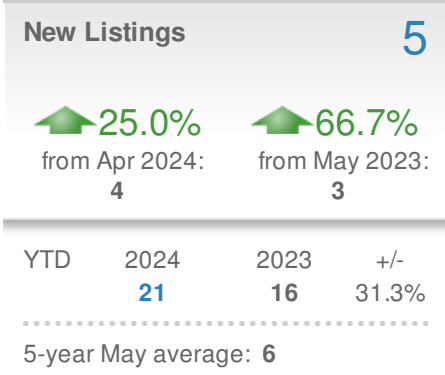
Email: ldavis@tcsr.realtor



**May 2024**

West Chester Area (Delaware, PA) - Detached

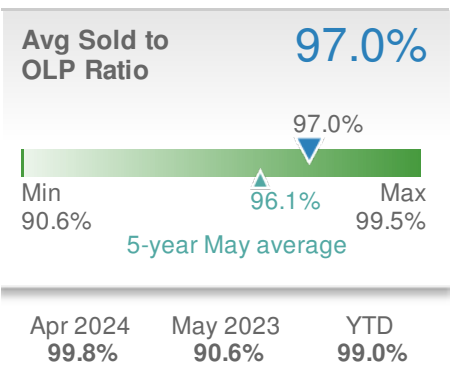
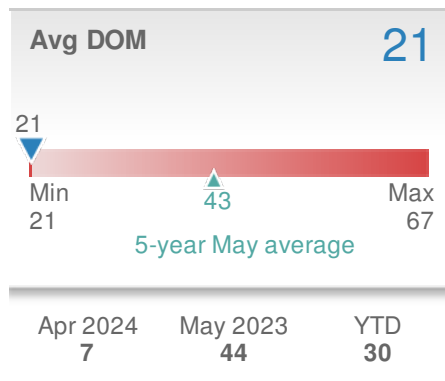
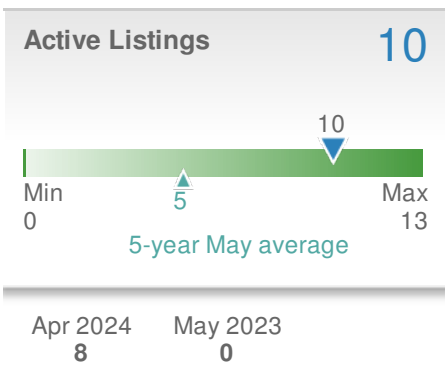
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for May was \$1,175,000, representing an increase of 45.1% compared to last month and an increase of 41.6% from May 2023. The average days on market for units sold in May was 21 days, 51% below the 5-year May average of 43 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 4; and a 25% increase in supply to 10 active units.

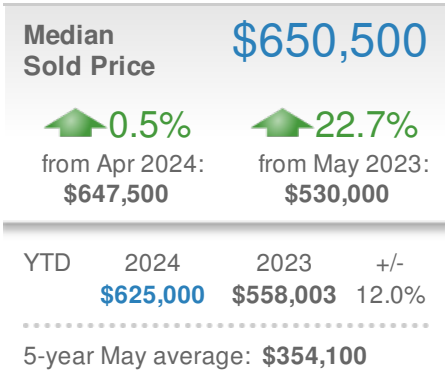
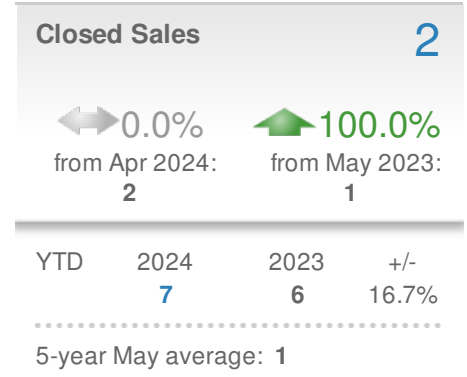
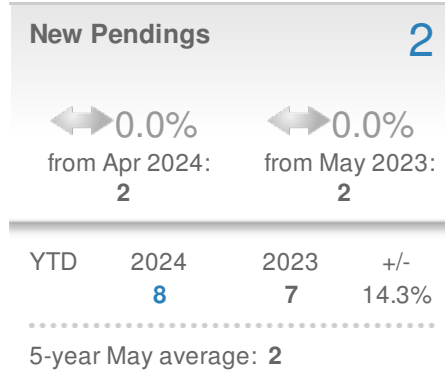
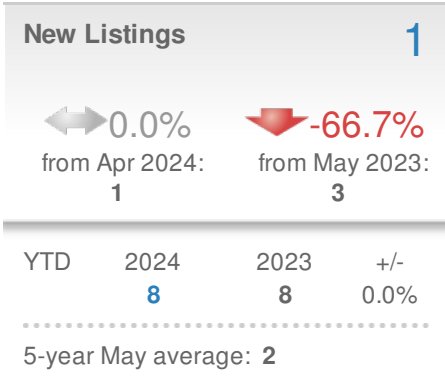
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.50 in April and an increase from 0.00 in May 2023. The Contract Ratio is 57% lower than the 5-year May average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

West Chester Area (Delaware, PA) - Attached

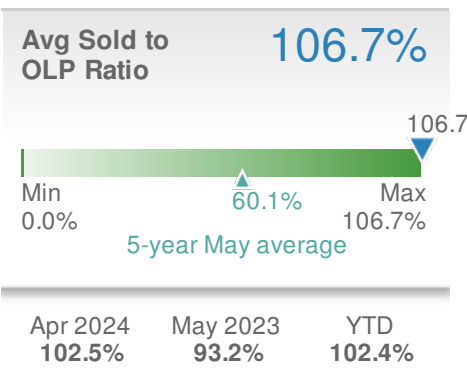
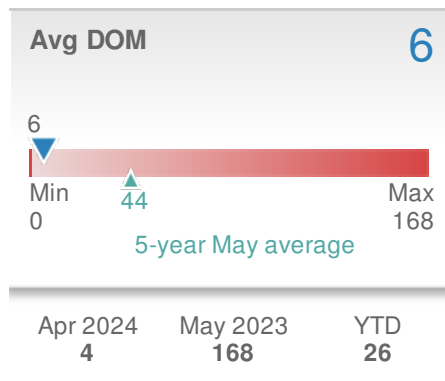
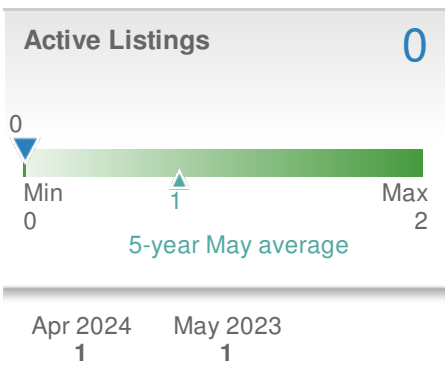
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for May was \$650,500, representing an increase of 0.5% compared to last month and an increase of 22.7% from May 2023. The average days on market for units sold in May was 6 days, 86% below the 5-year May average of 44 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 3; and a 100% decrease in supply to 0 active units.

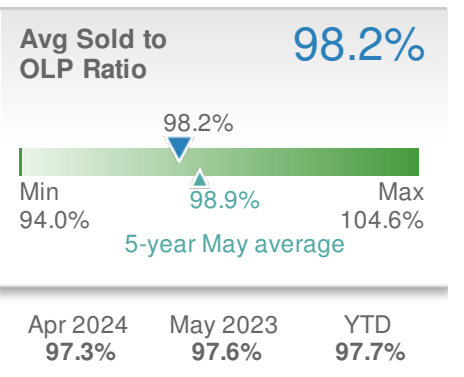
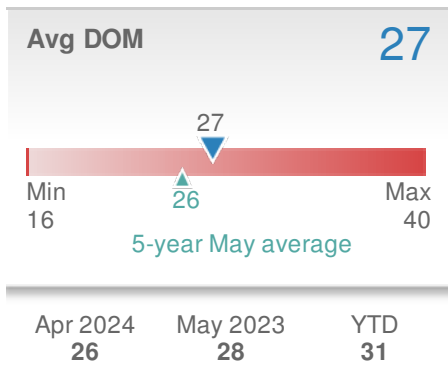
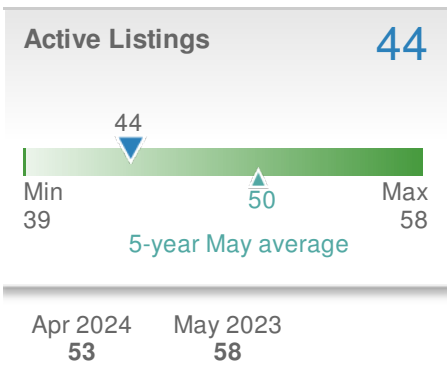
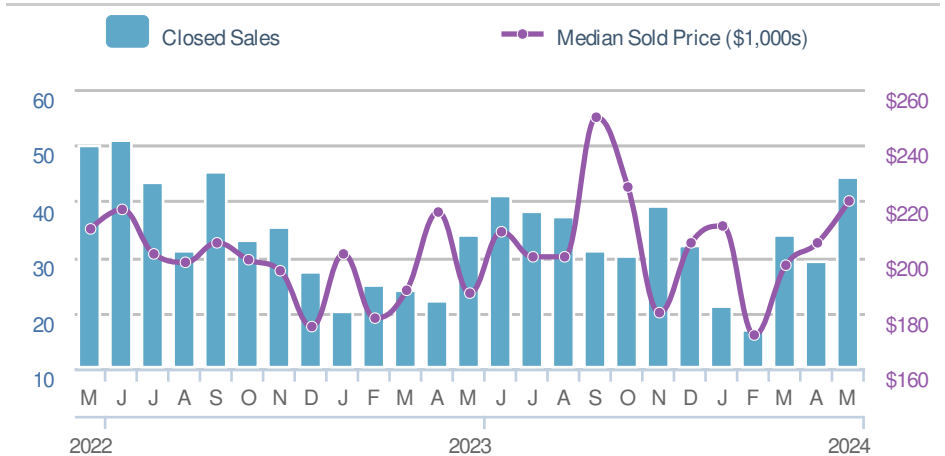
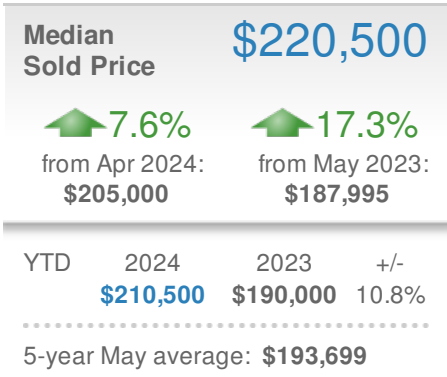
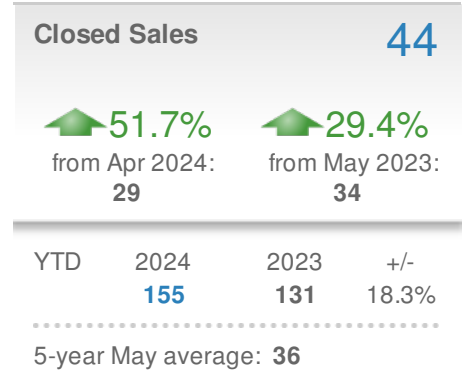
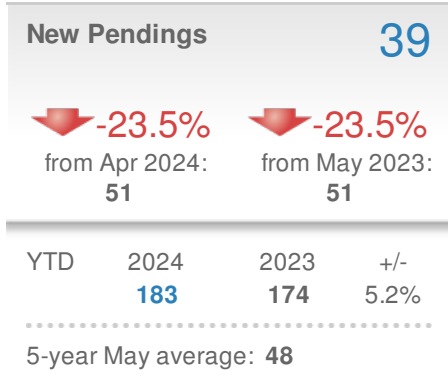
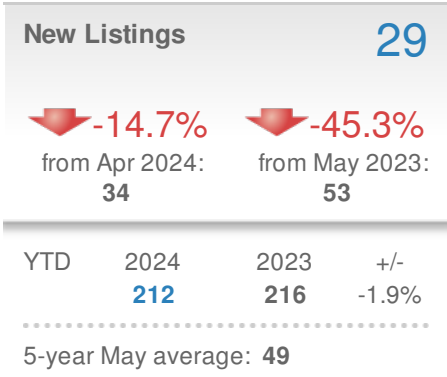
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.00 in April and a decrease from 2.00 in May 2023. The Contract Ratio is 100% lower than the 5-year May average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



## May 2024

William Penn (Delaware, PA)

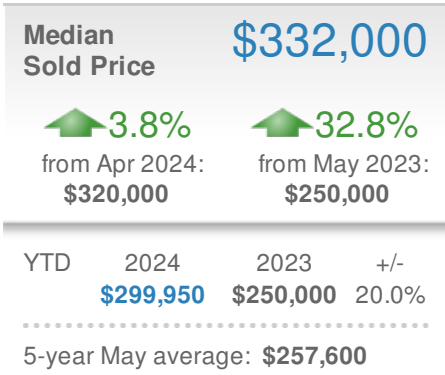
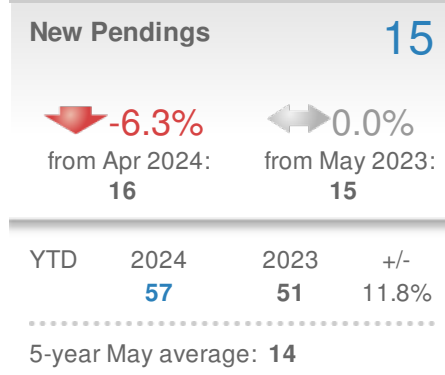
Email: ldavis@tcsr.realtor



**May 2024**

William Penn (Delaware, PA) - Detached

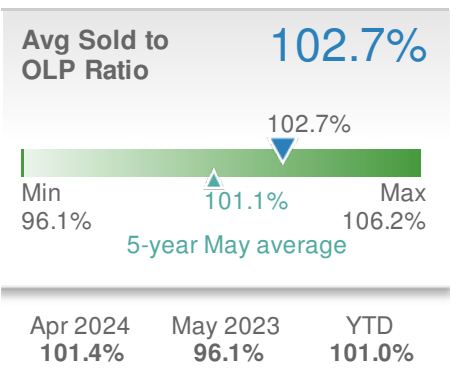
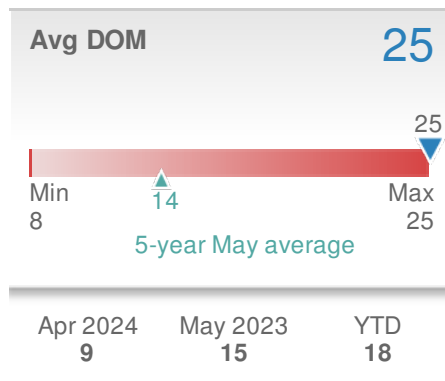
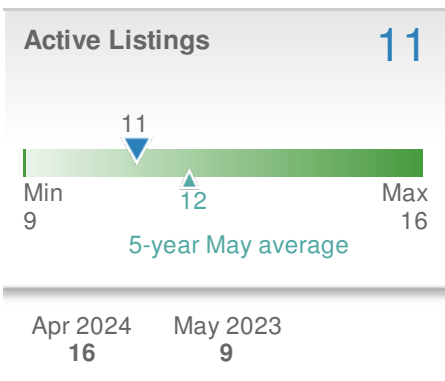
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for May was \$332,000, representing an increase of 3.8% compared to last month and an increase of 32.8% from May 2023. The average days on market for units sold in May was 25 days, 81% above the 5-year May average of 14 days. There was a 6.3% month over month decrease in new contract activity with 15 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 24; and a 31.3% decrease in supply to 11 active units.

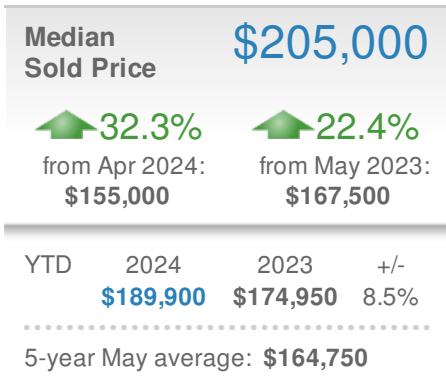
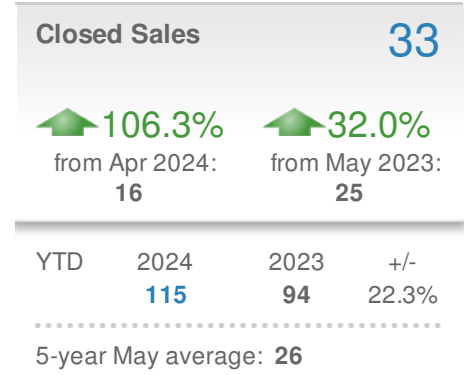
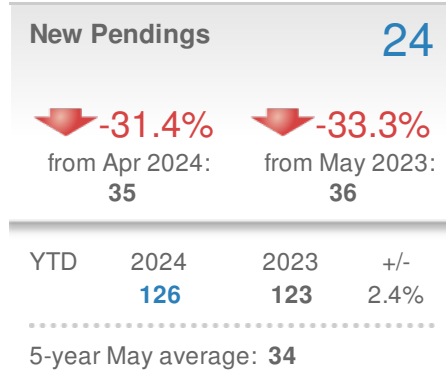
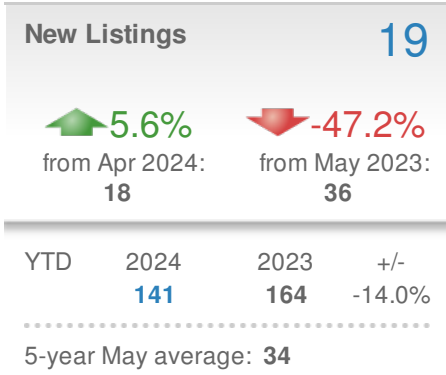
This activity resulted in a Contract Ratio of 2.18 pendings per active listing, up from 1.31 in April and a decrease from 2.22 in May 2023. The Contract Ratio is 19% higher than the 5-year May average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2024**

William Penn (Delaware, PA) - Attached

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



**Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for May was \$205,000, representing an increase of 32.3% compared to last month and an increase of 22.4% from May 2023. The average days on market for units sold in May was 28 days, 4% below the 5-year May average of 29 days. There was a 31.4% month over month decrease in new contract activity with 24 New Pendings; a 37.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 32; and a 10.8% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 1.38 in April and a decrease from 1.04 in May 2023. The Contract Ratio is 27% lower than the 5-year May average of 1.32. 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.

