June 2024

All Home Types Detached Attached

Local Market Insight

Haverford Township (Delaware, PA)



Presented by
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Closed Sales		40	
53.8% from May 2024:		-18.4% from Jun 2023:	
YTD	2024 141	2023 161	+/- -12.4%
5-year Jun average: 46			

Median Sold Price \$623,750 1.3% from May 2024: \$615,500 16.6% from Jun 2023: \$535,000 YTD 2024 2023 +/- \$570,000 \$570,000 \$525,000 8.6%

5-year Jun average: \$509,250

Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for June was \$623,750, representing an increase of 1.3% compared to last month and an increase of 16.6% from Jun 2023. The average days on market for units sold in June was 12 days, 18% below the 5-year June average of 15 days. There was a 5% month over month decrease in new contract activity with 38 New Pendings; a 1.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 57; and a 2.5% decrease in supply to 39 active units.

This activity resulted in a Contract Ratio of 1.46 pendings per active listing, up from 1.45 in May and a decrease from 3.10 in June 2023. The Contract Ratio is 35% lower than the 5-year June average of 2.23. 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.







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Haverford Township (Delaware, PA) - Attached

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Median Sold Price \$460,000 ◆9.4% from May 2024: \$420,500 ★22.7% from Jun 2023: \$375,000 YTD 2024 2023 +/- \$380,000 \$353,000 7.6%

5-year Jun average: \$370,800

Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for June was \$460,000, representing an increase of 9.4% compared to last month and an increase of 22.7% from Jun 2023. The average days on market for units sold in June was 11 days, 22% above the 5-year June average of 9 days. There was a 23.1% 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 May) to 12; and a 50% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 4.00 pendings per active listing, down from 8.50 in May and a decrease from 11.00 in June 2023. The Contract Ratio is 32% lower than the 5-year June average of 5.92. 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.





