

# June 2024

All Home Types  
Detached  
Attached

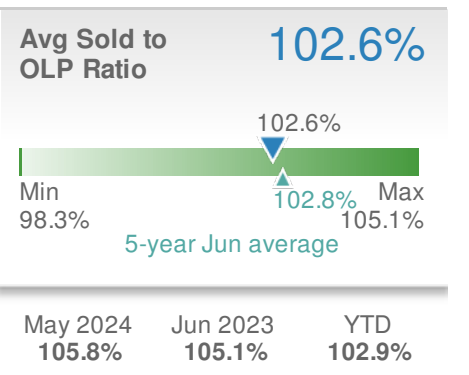
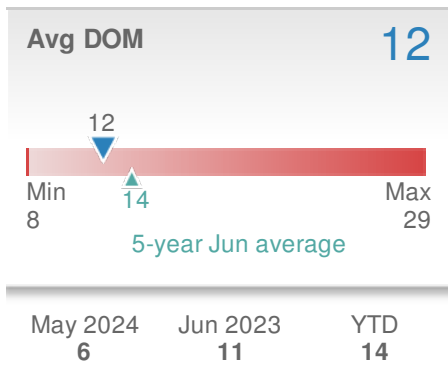
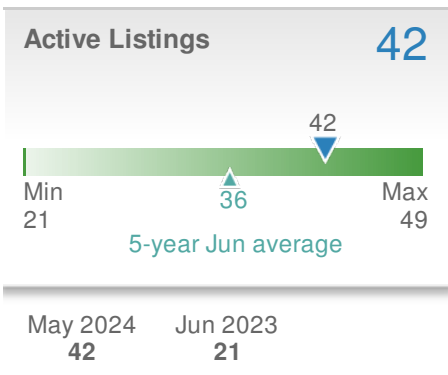
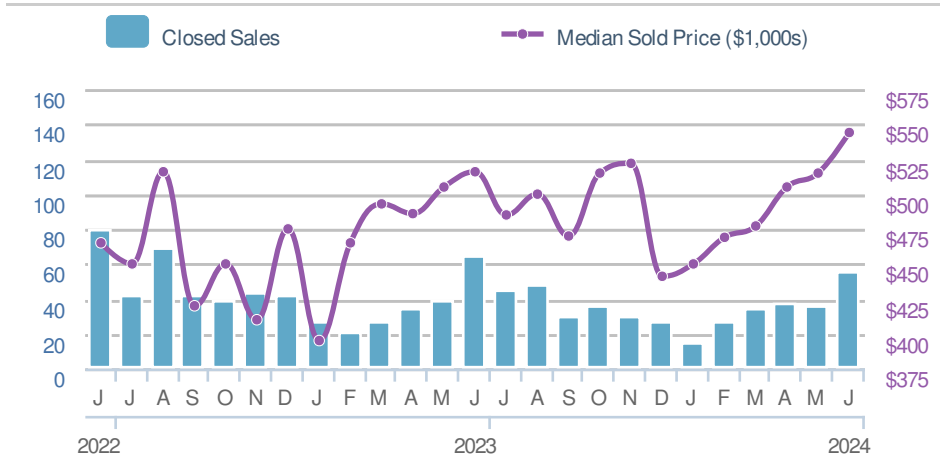
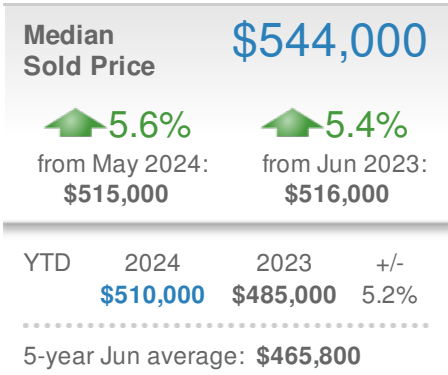
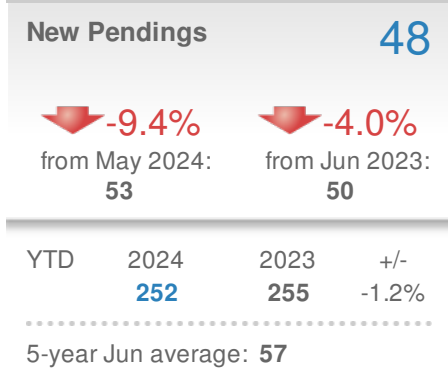
## Local Market Insight

### Haverford Township (Delaware, PA)

**June 2024**

Haverford Township (Delaware, PA)

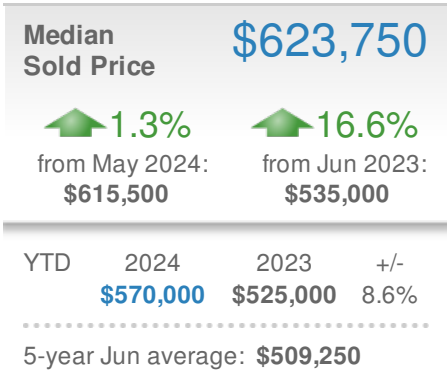
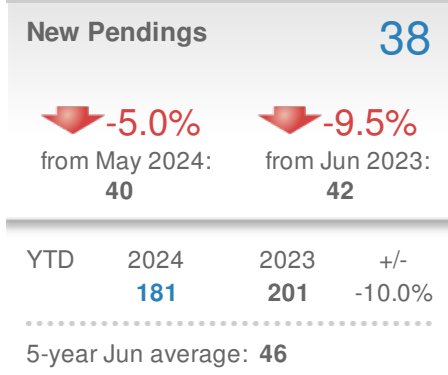
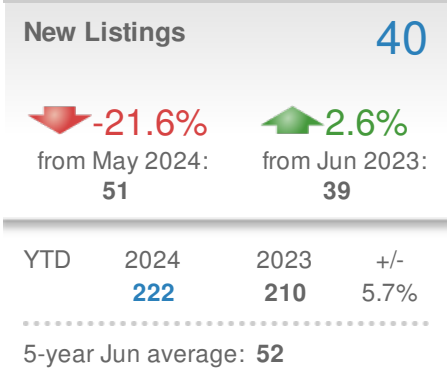
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**June 2024**

Haverford Township (Delaware, PA) - Detached

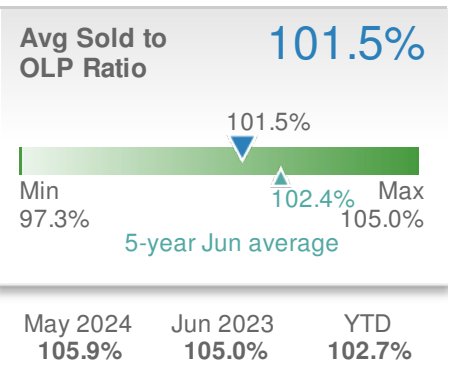
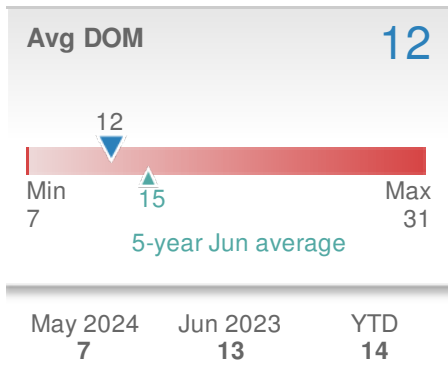
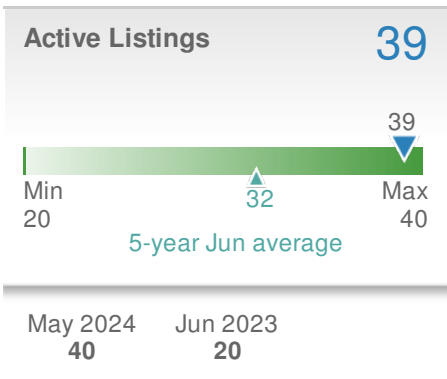
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**Summary**

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.

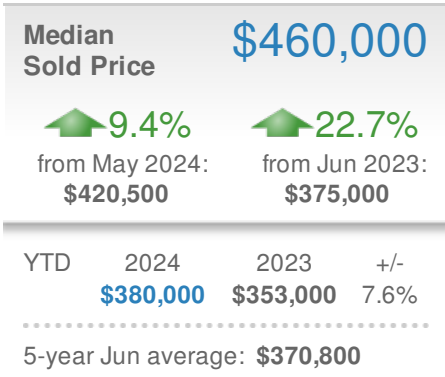
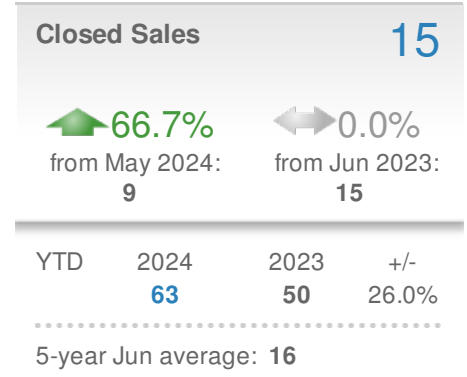
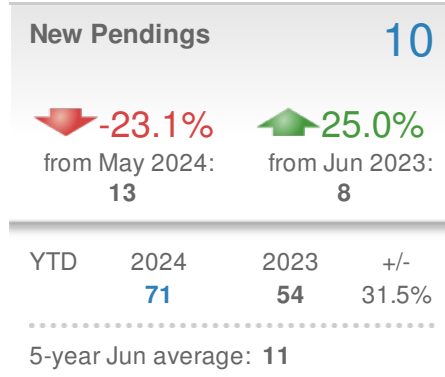
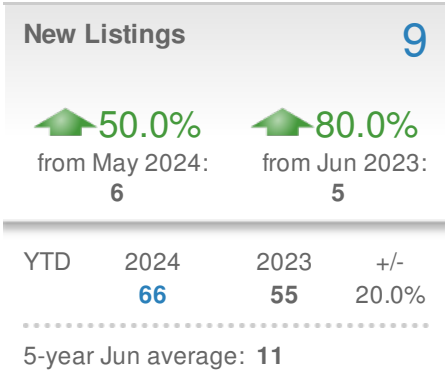
This activity resulted in a Contract Ratio of 1.46 pendings per active listing, up from 1.45 in May and a decrease from 3.10 in June 2023. The Contract Ratio is 35% lower than the 5-year June average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



**June 2024**

Haverford Township (Delaware, PA) - Attached

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**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.

