

# June 2024

All Home Types  
Detached  
Attached

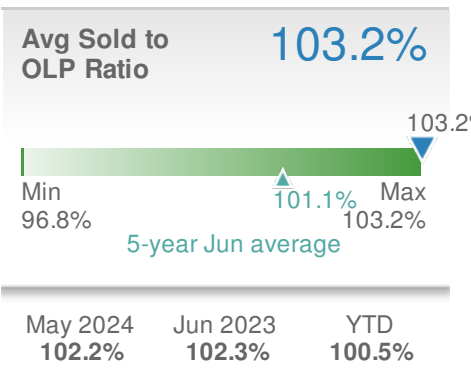
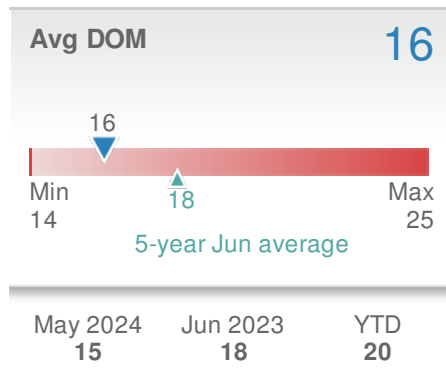
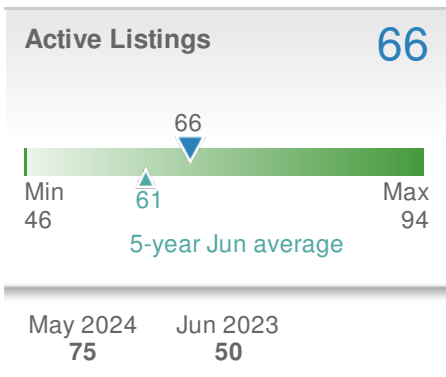
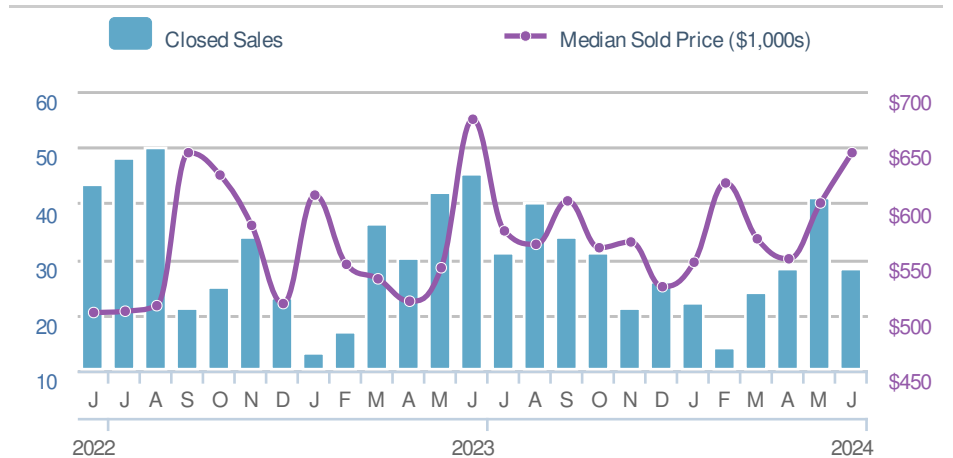
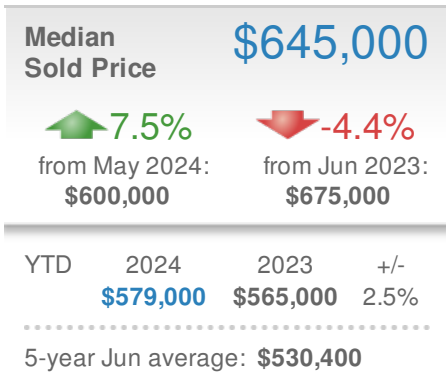
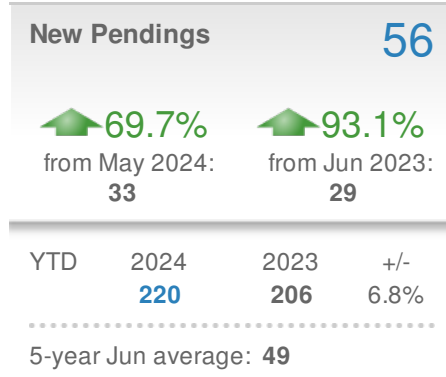
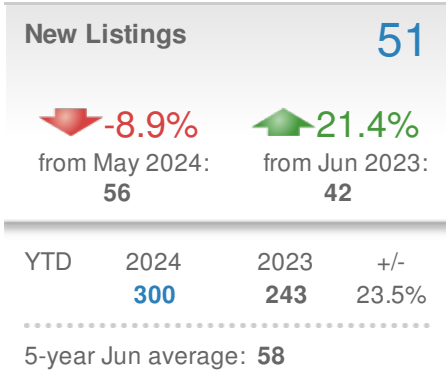
## Local Market Insight

### Marple Newtown (Delaware, PA)

**June 2024**

Marple Newtown (Delaware, PA)

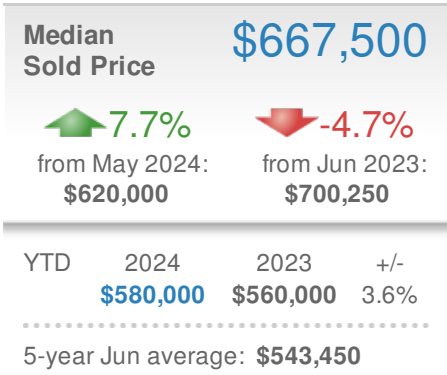
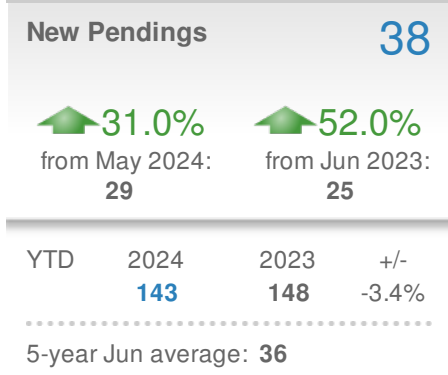
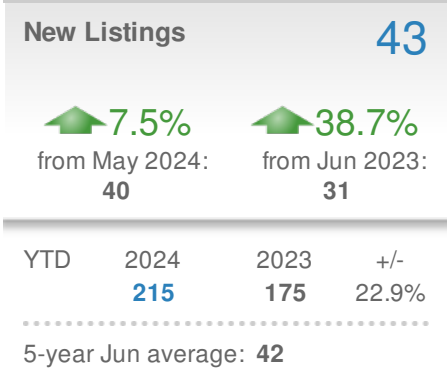
Email: ldavis@tcsr.realtor



**June 2024**

Marple Newtown (Delaware, PA) - Detached

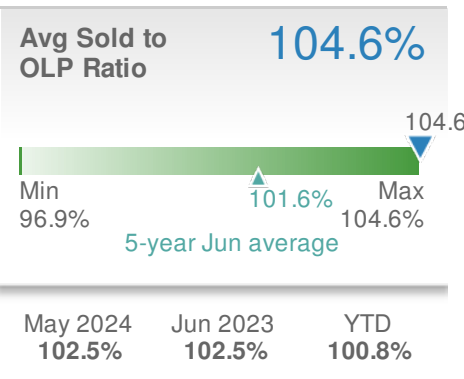
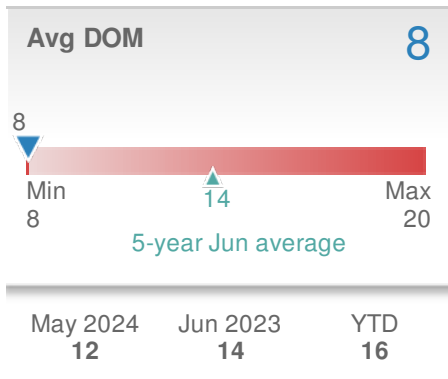
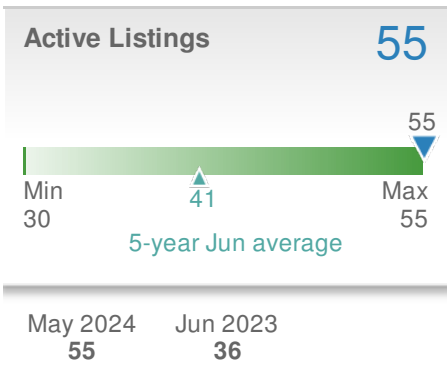
Tri-County Suburban REALTORS  
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**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for June was \$667,500, representing an increase of 7.7% compared to last month and a decrease of 4.7% from Jun 2023. The average days on market for units sold in June was 8 days, 42% below the 5-year June average of 14 days. There was a 31% month over month increase in new contract activity with 38 New Pendings; a 34.8% MoM increase in All Pendings (new contracts + contracts carried over from May) to 62; and no change in supply with 55 active units.

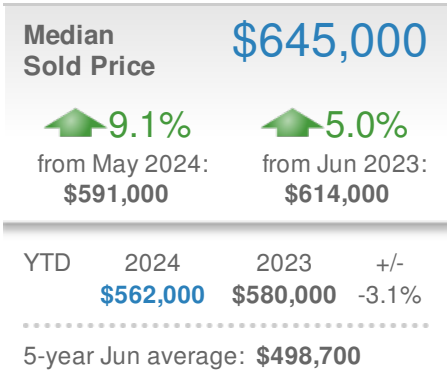
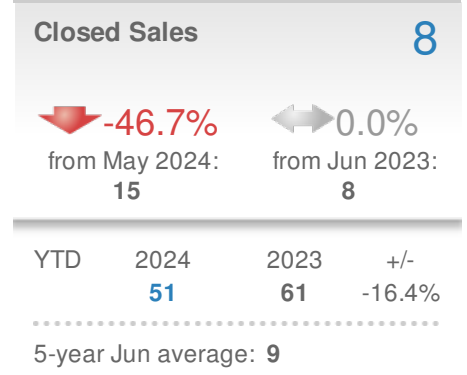
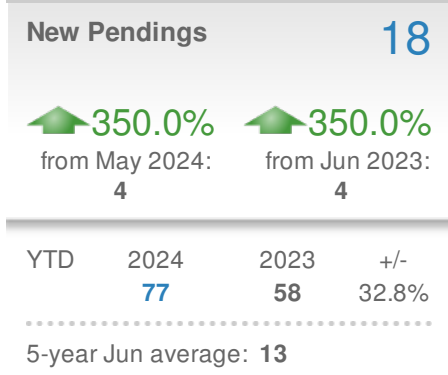
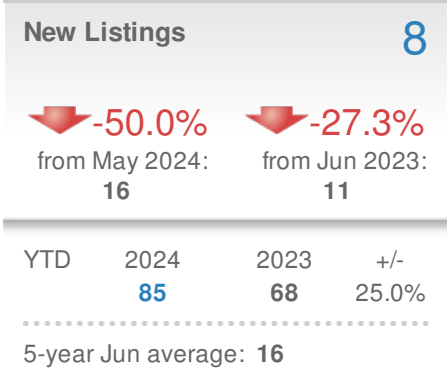
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 0.84 in May and a decrease from 1.31 in June 2023. The Contract Ratio is 23% lower than the 5-year June average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Marple Newtown (Delaware, PA) - Attached

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**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for June was \$645,000, representing an increase of 9.1% compared to last month and an increase of 5% from Jun 2023. The average days on market for units sold in June was 36 days, 8% above the 5-year June average of 33 days. There was a 350% month over month increase in new contract activity with 18 New Pendings; a 41.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 34; and a 45% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 3.09 pendings per active listing, up from 1.20 in May and an increase from 0.86 in June 2023. The Contract Ratio is 53% higher than the 5-year June average of 2.02. 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.

