

April 2025

All Home Types
Detached
Attached

Local Market Insight

Delaware County, PA

April 2025

Delaware County, PA

Email: ldavis@tcsr.realtor

New Listings**601****↑12.8%**from Mar 2025:
533**↓-9.4%**from Apr 2024:
663

YTD	2025	2024	+/-
	2,124	2,290	-7.2%

5-year Apr average: **723****New Pendings****518****↓-7.7%**from Mar 2025:
561**↓-15.5%**from Apr 2024:
613

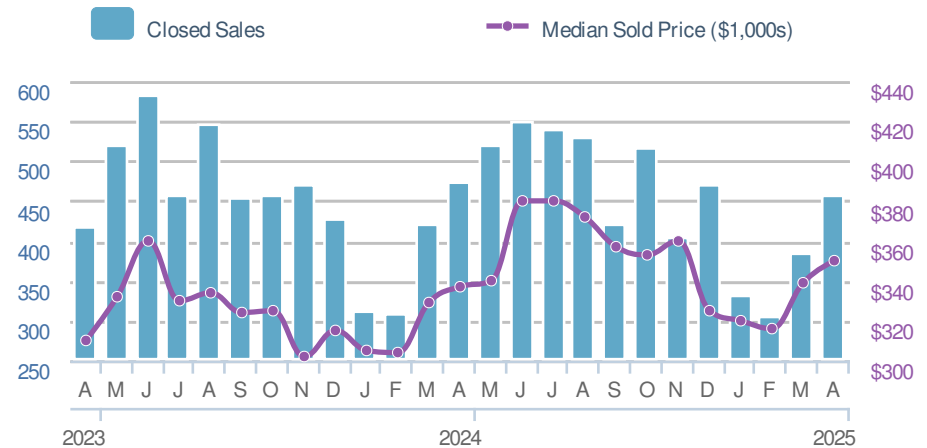
YTD	2025	2024	+/-
	1,807	1,960	-7.8%

5-year Apr average: **650****Closed Sales****457****↑19.0%**from Mar 2025:
384**↓-3.4%**from Apr 2024:
473

YTD	2025	2024	+/-
	1,519	1,563	-2.8%

5-year Apr average: **493****Median Sold Price****\$350,000****↑3.0%**from Mar 2025:
\$339,900**↑3.9%**from Apr 2024:
\$337,000

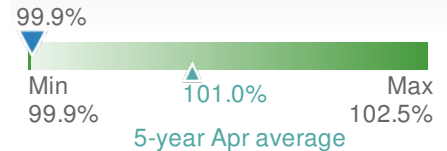
YTD	2025	2024	+/-
	\$332,500	\$320,000	3.9%

5-year Apr average: **\$316,660****Active Listings****652**

Mar 2025	Apr 2024
535	571

Avg DOM**23**

Mar 2025	Apr 2024	YTD
28	16	27

Avg Sold to OLP Ratio**99.9%**

Mar 2025	Apr 2024	YTD
99.3%	100.9%	99.0%

April 2025

Delaware County, PA - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****333** **19.8%**from Mar 2025:
278 **-9.8%**from Apr 2024:
369

YTD	2025	2024	+/-
	1,063	1,122	-5.3%

5-year Apr average: **393****New Pendings****279** **0.0%**from Mar 2025:
279 **-6.1%**from Apr 2024:
297

YTD	2025	2024	+/-
	904	921	-1.8%

5-year Apr average: **338****Closed Sales****229** **25.1%**from Mar 2025:
183 **-3.4%**from Apr 2024:
237

YTD	2025	2024	+/-
	743	721	3.1%

5-year Apr average: **251****Median
Sold Price****\$505,000** **9.7%**from Mar 2025:
\$460,349 **4.1%**from Apr 2024:
\$485,000

YTD	2025	2024	+/-
	\$485,000	\$450,000	7.8%

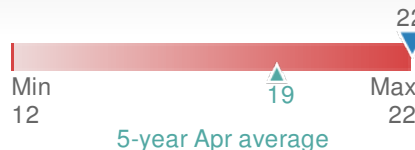
5-year Apr average: **\$446,420****Summary**

In Delaware County, PA, the median sold price for Detached properties for April was \$505,000, representing an increase of 9.7% compared to last month and an increase of 4.1% from Apr 2024. The average days on market for units sold in April was 22 days, 17% above the 5-year April average of 19 days. There was no month over month change in new contract activity with 279 New Pendings; a 12.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 425; and a 25% increase in supply to 320 active units.

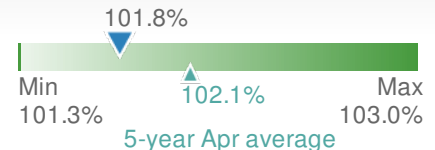
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.48 in March and a decrease from 1.37 in April 2024. The Contract Ratio is 30% lower than the 5-year April average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**320**

Mar 2025	Apr 2024
256	312

Avg DOM**22**

Mar 2025	Apr 2024	YTD
27	12	28

**Avg Sold to
OLP Ratio****101.8%**

Mar 2025	Apr 2024	YTD
100.7%	102.5%	99.9%

April 2025

Delaware County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**268** **5.5%**from Mar 2025:
254 **-8.8%**from Apr 2024:
294

YTD	2025	2024	+/-
	1,060	1,167	-9.2%

5-year Apr average: **330****New Pendings****239** **-14.6%**from Mar 2025:
280 **-24.4%**from Apr 2024:
316

YTD	2025	2024	+/-
	900	1,038	-13.3%

5-year Apr average: **312****Closed Sales****226** **12.4%**from Mar 2025:
201 **-4.2%**from Apr 2024:
236

YTD	2025	2024	+/-
	773	841	-8.1%

5-year Apr average: **241****Median
Sold Price****\$240,000** **4.3%**from Mar 2025:
\$230,000 **4.3%**from Apr 2024:
\$230,000

YTD	2025	2024	+/-
	\$239,900	\$225,000	6.6%

5-year Apr average: **\$214,000****Summary**

In Delaware County, PA, the median sold price for Attached properties for April was \$240,000, representing an increase of 4.3% compared to last month and an increase of 4.3% from Apr 2024. The average days on market for units sold in April was 24 days, 4% above the 5-year April average of 23 days. There was a 14.6% month over month decrease in new contract activity with 239 New Pendings; a 3.2% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 358; and a 19% increase in supply to 332 active units.

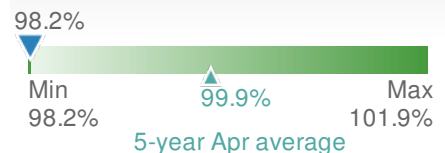
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.33 in March and a decrease from 1.77 in April 2024. The Contract Ratio is 46% lower than the 5-year April average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**332**

Mar 2025	Apr 2024
279	259

Avg DOM**24**

Mar 2025	Apr 2024	YTD
30	20	27

**Avg Sold to
OLP Ratio****98.2%**

Mar 2025	Apr 2024	YTD
98.0%	99.3%	98.3%

April 2025

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**40****↑53.8%**from Mar 2025:
26**↑8.1%**from Apr 2024:
37

YTD	2025	2024	+/-
	147	134	9.7%

5-year Apr average: **34****New Pendings****22****↓-38.9%**from Mar 2025:
36**↓-15.4%**from Apr 2024:
26

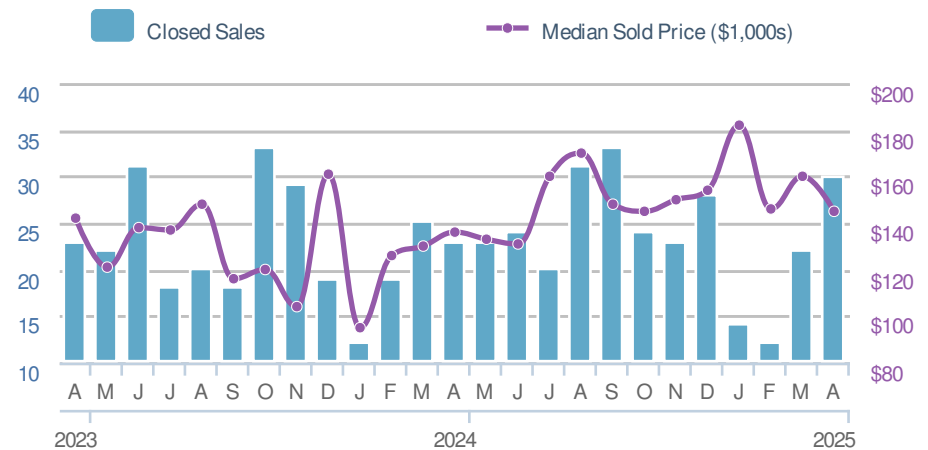
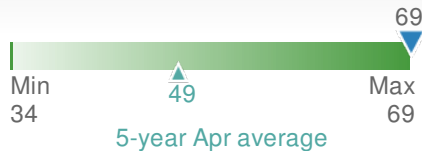
YTD	2025	2024	+/-
	100	103	-2.9%

5-year Apr average: **27****Closed Sales****30****↑36.4%**from Mar 2025:
22**↑30.4%**from Apr 2024:
23

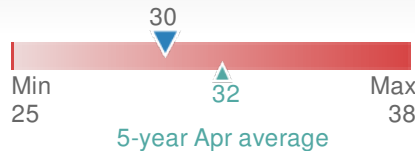
YTD	2025	2024	+/-
	82	84	-2.4%

5-year Apr average: **25****Median Sold Price****\$145,250****↓-9.2%**from Mar 2025:
\$160,000**↑6.7%**from Apr 2024:
\$136,100

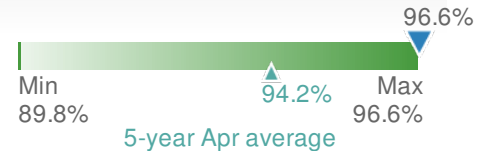
YTD	2025	2024	+/-
	\$150,000	\$131,000	14.5%

5-year Apr average: **\$113,559****Active Listings****69**

Mar 2025	Apr 2024
55	59

Avg DOM**30**

Mar 2025	Apr 2024	YTD
34	25	29

Avg Sold to OLP Ratio**96.6%**

Mar 2025	Apr 2024	YTD
96.4%	95.6%	95.5%

April 2025

Chester-Upland (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**

↔ 0.0%

from Mar 2025:
0

↑ 40.0%

from Apr 2024:
5

YTD	2025	2024	+/-
	14	16	-12.5%

5-year Apr average: 5

New Pendings**2**

↑ 100.0%

from Mar 2025:
1

↔ 0.0%

from Apr 2024:
2

YTD	2025	2024	+/-
	3	13	-76.9%

5-year Apr average: 3

Closed Sales**0**

↔ 0.0%

from Mar 2025:
0

↓ -100.0%

from Apr 2024:
3

YTD	2025	2024	+/-
	4	14	-71.4%

5-year Apr average: 3

Median Sold Price**\$0**

↔ 0.0%

from Mar 2025:
\$0

↓ -100.0%

from Apr 2024:
\$170,000

YTD	2025	2024	+/-
	\$265,000	\$162,500	63.1%

5-year Apr average: \$117,600

Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for April was \$0, representing no change compared to last month and a decrease of 100% from Apr 2024. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 22 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 5; and a 71.4% increase in supply to 12 active units.

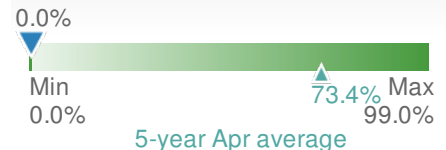
This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 0.43 in March and an increase from 0.33 in April 2024. The Contract Ratio is 34% lower than the 5-year April average of 0.63. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**12**

Mar 2025	Apr 2024
7	9

Avg DOM**0**

Mar 2025	Apr 2024	YTD
0	57	15

Avg Sold to OLP Ratio**0.0%**

Mar 2025	Apr 2024	YTD
0.0%	95.7%	99.7%

April 2025

Chester-Upland (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****33** **26.9%**from Mar 2025:
26 **3.1%**from Apr 2024:
32

YTD	2025	2024	+/-
	133	118	12.7%

5-year Apr average: **29****New Pendings****20** **-42.9%**from Mar 2025:
35 **-16.7%**from Apr 2024:
24

YTD	2025	2024	+/-
	96	90	6.7%

5-year Apr average: **24****Closed Sales****30** **36.4%**from Mar 2025:
22 **50.0%**from Apr 2024:
20

YTD	2025	2024	+/-
	77	70	10.0%

5-year Apr average: **22****Median Sold Price****\$145,250** **-9.2%**from Mar 2025:
\$160,000 **8.4%**from Apr 2024:
\$134,050

YTD	2025	2024	+/-
	\$150,000	\$127,000	18.1%

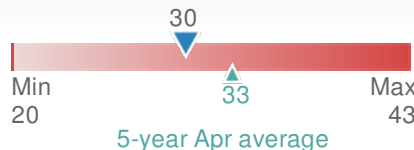
5-year Apr average: **\$111,960****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for April was \$145,250, representing a decrease of 9.2% compared to last month and an increase of 8.4% from Apr 2024. The average days on market for units sold in April was 30 days, 9% below the 5-year April average of 33 days. There was a 42.9% month over month decrease in new contract activity with 20 New Pendings; a 24.4% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 34; and an 18.8% increase in supply to 57 active units.

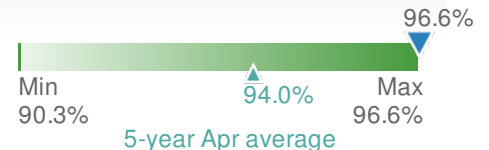
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.94 in March and a decrease from 0.70 in April 2024. The Contract Ratio is 38% lower than the 5-year April average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**57**

Mar 2025	Apr 2024
48	50

Avg DOM**30**

Mar 2025	Apr 2024	YTD
34	20	29

Avg Sold to OLP Ratio**96.6%**

Mar 2025	Apr 2024	YTD
96.4%	95.5%	95.7%

April 2025

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**33****↑94.1%**from Mar 2025:
17**↑26.9%**from Apr 2024:
26

YTD	2025	2024	+/-
	96	95	1.1%

5-year Apr average: **33****New Pendings****19****↓-26.9%**from Mar 2025:
26**↓-40.6%**from Apr 2024:
32

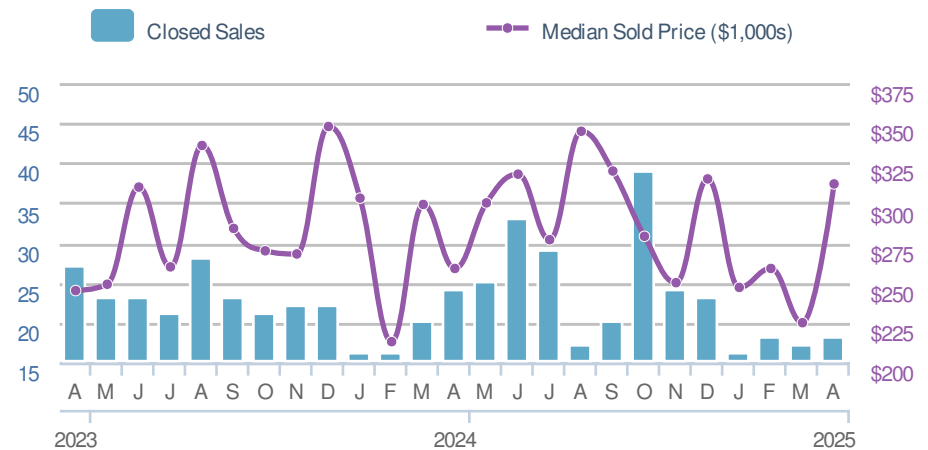
YTD	2025	2024	+/-
	78	92	-15.2%

5-year Apr average: **27****Closed Sales****18****↑5.9%**from Mar 2025:
17**↓-25.0%**from Apr 2024:
24

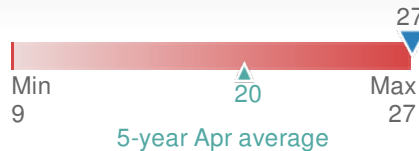
YTD	2025	2024	+/-
	71	80	-11.3%

5-year Apr average: **23****Median Sold Price****\$312,074****↑38.7%**from Mar 2025:
\$225,000**↑20.1%**from Apr 2024:
\$259,900

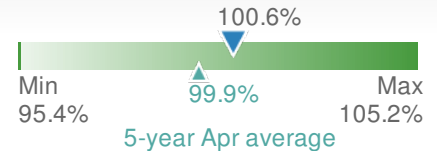
YTD	2025	2024	+/-
	\$264,000	\$260,000	1.5%

5-year Apr average: **\$259,795****Active Listings****34**

Mar 2025	Apr 2024
19	16

Avg DOM**27**

Mar 2025	Apr 2024	YTD
30	27	24

Avg Sold to OLP Ratio**100.6%**

Mar 2025	Apr 2024	YTD
97.7%	97.0%	98.9%

April 2025

Chichester (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**21**

250.0% **31.3%**
 from Mar 2025: from Apr 2024:
 6 16

YTD	2025	2024	+/-
	47	54	-13.0%

5-year Apr average: **20****New Pendings****11**

37.5% **-42.1%**
 from Mar 2025: from Apr 2024:
 8 19

YTD	2025	2024	+/-
	40	54	-25.9%

5-year Apr average: **17****Closed Sales****7**

0.0% **-41.7%**
 from Mar 2025: from Apr 2024:
 7 12

YTD	2025	2024	+/-
	33	43	-23.3%

5-year Apr average: **13****Median Sold Price****\$442,500**

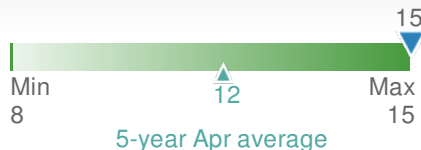
26.4% **37.0%**
 from Mar 2025: from Apr 2024:
 \$350,000 \$323,000

YTD	2025	2024	+/-
	\$329,000	\$336,000	-2.1%

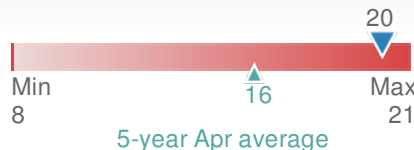
5-year Apr average: **\$332,200****Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for April was \$442,500, representing an increase of 26.4% compared to last month and an increase of 37% from Apr 2024. The average days on market for units sold in April was 20 days, 25% above the 5-year April average of 16 days. There was a 37.5% month over month increase in new contract activity with 11 New Pendings; a 23.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 16; and a 150% increase in supply to 15 active units.

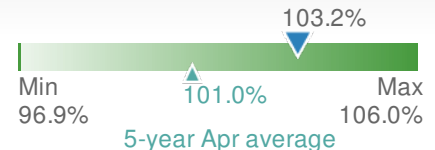
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, down from 2.17 in March and a decrease from 2.40 in April 2024. The Contract Ratio is 51% lower than the 5-year April average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**15**

Mar 2025	Apr 2024
6	10

Avg DOM**20**

Mar 2025	Apr 2024	YTD
27	21	22

Avg Sold to OLP Ratio**103.2%**

Mar 2025	Apr 2024	YTD
96.3%	98.3%	99.2%

April 2025

Chichester (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****12** **9.1%**from Mar 2025:
11 **20.0%**from Apr 2024:
10

YTD	2025	2024	+/-
	49	41	19.5%

5-year Apr average: **13****New Pendings****8** **-55.6%**from Mar 2025:
18 **-38.5%**from Apr 2024:
13

YTD	2025	2024	+/-
	38	38	0.0%

5-year Apr average: **9****Closed Sales****11** **10.0%**from Mar 2025:
10 **-8.3%**from Apr 2024:
12

YTD	2025	2024	+/-
	38	37	2.7%

5-year Apr average: **10****Median Sold Price****\$182,000** **-2.9%**from Mar 2025:
\$187,500 **-7.6%**from Apr 2024:
\$197,000

YTD	2025	2024	+/-
	\$187,499	\$188,500	-0.5%

5-year Apr average: **\$174,640****Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for April was \$182,000, representing a decrease of 2.9% compared to last month and a decrease of 7.6% from Apr 2024. The average days on market for units sold in April was 31 days, 36% above the 5-year April average of 23 days. There was a 55.6% month over month decrease in new contract activity with 8 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 10; and a 46.2% increase in supply to 19 active units.

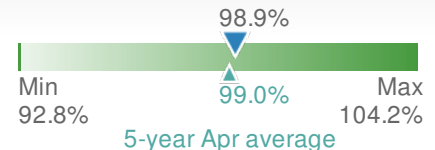
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 1.15 in March and a decrease from 2.00 in April 2024. The Contract Ratio is 71% lower than the 5-year April average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**19**

Mar 2025	Apr 2024
13	6

Avg DOM**31**

Mar 2025	Apr 2024	YTD
33	33	27

Avg Sold to OLP Ratio**98.9%**

Mar 2025	Apr 2024	YTD
98.7%	95.5%	98.6%

April 2025

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**39****↑ 8.3%**from Mar 2025:
36**↑ 8.3%**from Apr 2024:
36

YTD	2025	2024	+/-
	143	124	15.3%

5-year Apr average: **36****New Pendings****36****↑ 44.0%**from Mar 2025:
25**↑ 33.3%**from Apr 2024:
27

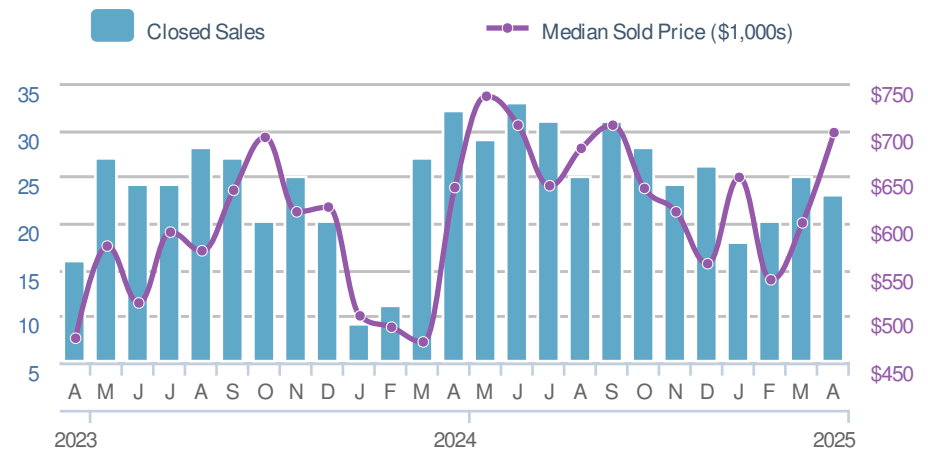
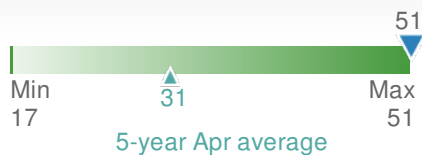
YTD	2025	2024	+/-
	107	101	5.9%

5-year Apr average: **31****Closed Sales****23****↓ -8.0%**from Mar 2025:
25**↓ -28.1%**from Apr 2024:
32

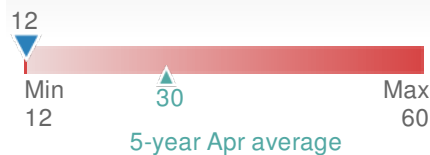
YTD	2025	2024	+/-
	96	78	23.1%

5-year Apr average: **24****Median Sold Price****\$697,000****↑ 16.2%**from Mar 2025:
\$600,000**↑ 9.2%**from Apr 2024:
\$638,500

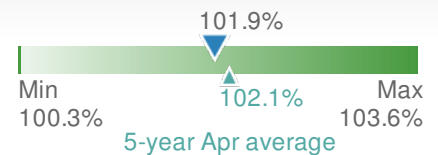
YTD	2025	2024	+/-
	\$651,495	\$494,237	31.8%

5-year Apr average: **\$568,920****Active Listings****51**

Mar 2025	Apr 2024
40	33

Avg DOM**12**

Mar 2025	Apr 2024	YTD
26	12	20

Avg Sold to OLP Ratio**101.9%**

Mar 2025	Apr 2024	YTD
105.2%	102.6%	102.6%

April 2025

Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****27** **17.4%**from Mar 2025:
23 **22.7%**from Apr 2024:
22

YTD	2025	2024	+/-
	87	71	22.5%

5-year Apr average: **26****New Pendings****22** **57.1%**from Mar 2025:
14 **15.8%**from Apr 2024:
19

YTD	2025	2024	+/-
	56	61	-8.2%

5-year Apr average: **21****Closed Sales****11** **-26.7%**from Mar 2025:
15 **-47.6%**from Apr 2024:
21

YTD	2025	2024	+/-
	47	43	9.3%

5-year Apr average: **15****Median Sold Price****\$697,000** **-11.8%**from Mar 2025:
\$790,000 **-3.2%**from Apr 2024:
\$720,000

YTD	2025	2024	+/-
	\$760,000	\$720,000	5.6%

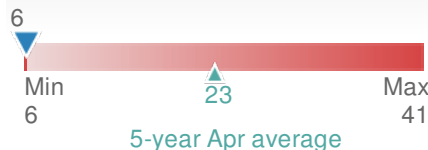
5-year Apr average: **\$614,290****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for April was \$697,000, representing a decrease of 11.8% compared to last month and a decrease of 3.2% from Apr 2024. The average days on market for units sold in April was 6 days, 74% below the 5-year April average of 23 days. There was a 57.1% month over month increase in new contract activity with 22 New Pendings; a 34.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 31; and a 41.4% increase in supply to 41 active units.

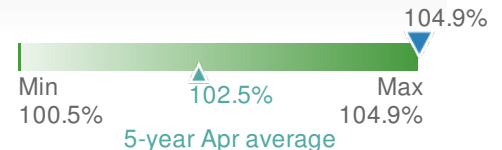
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 0.79 in March and a decrease from 2.10 in April 2024. The Contract Ratio is 55% lower than the 5-year April average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**41**

Mar 2025	Apr 2024
29	21

Avg DOM**6**

Mar 2025	Apr 2024	YTD
38	11	22

Avg Sold to OLP Ratio**104.9%**

Mar 2025	Apr 2024	YTD
103.2%	102.1%	104.2%

April 2025

Garnet Valley (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****12** **-7.7%**from Mar 2025:
13 **-14.3%**from Apr 2024:
14

YTD	2025	2024	+/-
	56	53	5.7%

5-year Apr average: **10****New Pendings****14** **27.3%**from Mar 2025:
11 **75.0%**from Apr 2024:
8

YTD	2025	2024	+/-
	51	40	27.5%

5-year Apr average: **10****Closed Sales****12** **20.0%**from Mar 2025:
10 **9.1%**from Apr 2024:
11

YTD	2025	2024	+/-
	49	35	40.0%

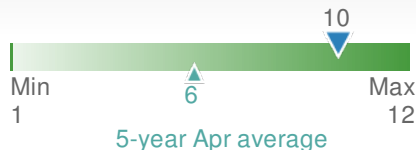
5-year Apr average: **9****Median
Sold Price****\$676,120** **31.7%**from Mar 2025:
\$513,500 **59.1%**from Apr 2024:
\$425,000

YTD	2025	2024	+/-
	\$604,990	\$377,500	60.3%

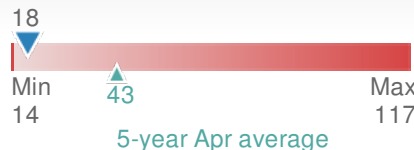
5-year Apr average: **\$418,124****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for April was \$676,120, representing an increase of 31.7% compared to last month and an increase of 59.1% from Apr 2024. The average days on market for units sold in April was 18 days, 58% below the 5-year April average of 43 days. There was a 27.3% month over month increase in new contract activity with 14 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 24; and a 9.1% decrease in supply to 10 active units.

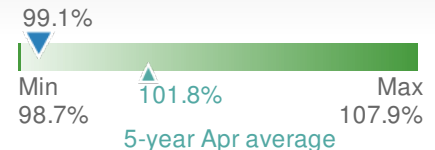
This activity resulted in a Contract Ratio of 2.40 pendings per active listing, up from 2.36 in March and an increase from 1.17 in April 2024. The Contract Ratio is 49% lower than the 5-year April average of 4.71. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**10**

Mar 2025	Apr 2024
11	12

Avg DOM**18**

Mar 2025	Apr 2024	YTD
9	14	19

**Avg Sold to
OLP Ratio****99.1%**

Mar 2025	Apr 2024	YTD
108.3%	103.5%	101.0%

April 2025

Haverford Township (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**44**

↓ -10.2% ↓ -33.3%
from Mar 2025: from Apr 2024:
49 66

YTD	2025	2024	+/-
	161	175	-8.0%

5-year Apr average: **63****New Pendings****40**

↓ -20.0% ↓ -20.0%
from Mar 2025: from Apr 2024:
50 50

YTD	2025	2024	+/-
	148	152	-2.6%

5-year Apr average: **58****Closed Sales****43**

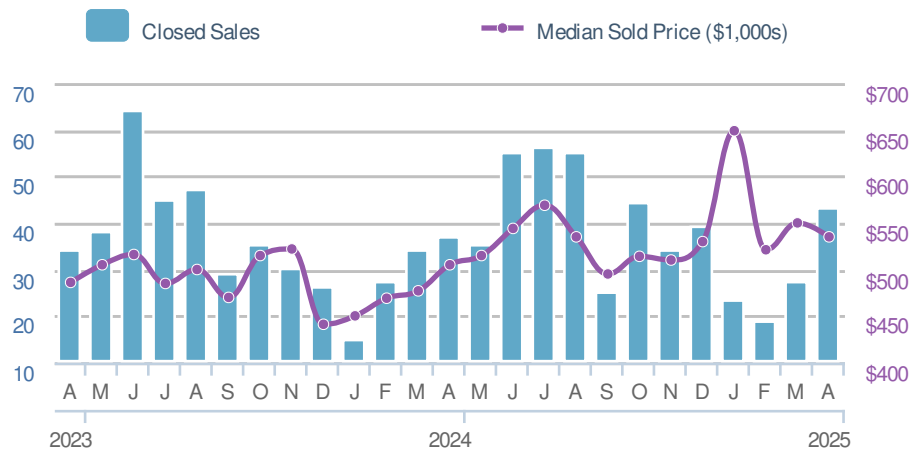
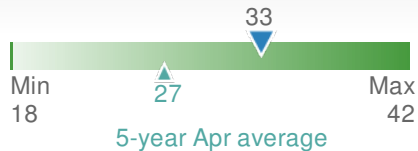
↑ 59.3% ↑ 16.2%
from Mar 2025: from Apr 2024:
27 37

YTD	2025	2024	+/-
	116	113	2.7%

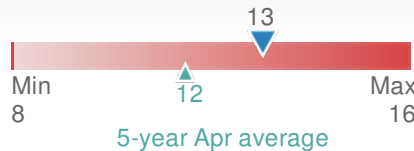
5-year Apr average: **43****Median Sold Price****\$535,000**

↓ -2.7% ↑ 5.9%
from Mar 2025: from Apr 2024:
\$550,000 \$505,000

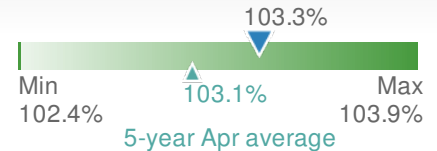
YTD	2025	2024	+/-
	\$540,500	\$475,000	13.8%

5-year Apr average: **\$479,900****Active Listings****33**

Mar 2025	Apr 2024
26	42

Avg DOM**13**

Mar 2025	Apr 2024	YTD
14	10	16

Avg Sold to OLP Ratio**103.3%**

Mar 2025	Apr 2024	YTD
102.0%	102.7%	101.6%

April 2025

Haverford Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**35** **2.9%**from Mar 2025:
34 **-31.4%**from Apr 2024:
51

YTD	2025	2024	+/-
	120	126	-4.8%

5-year Apr average: **48****New Pendings****25** **-35.9%**from Mar 2025:
39 **-35.9%**from Apr 2024:
39

YTD	2025	2024	+/-
	109	102	6.9%

5-year Apr average: **43****Closed Sales****31** **47.6%**from Mar 2025:
21 **29.2%**from Apr 2024:
24

YTD	2025	2024	+/-
	90	74	21.6%

5-year Apr average: **31****Median
Sold Price****\$555,000** **-1.8%**from Mar 2025:
\$565,000 **2.3%**from Apr 2024:
\$542,500

YTD	2025	2024	+/-
	\$577,450	\$535,000	7.9%

5-year Apr average: **\$524,850****Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for April was \$555,000, representing a decrease of 1.8% compared to last month and an increase of 2.3% from Apr 2024. The average days on market for units sold in April was 16 days, 38% above the 5-year April average of 12 days. There was a 35.9% month over month decrease in new contract activity with 25 New Pendings; a 10.4% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 43; and a 40% increase in supply to 28 active units.

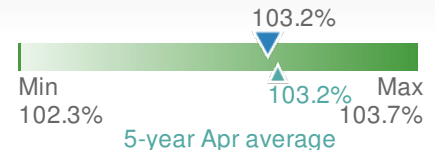
This activity resulted in a Contract Ratio of 1.54 pendings per active listing, down from 2.40 in March and an increase from 1.36 in April 2024. The Contract Ratio is 57% lower than the 5-year April average of 3.57. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**28**

Mar 2025	Apr 2024
20	33

Avg DOM**16**

Mar 2025	Apr 2024	YTD
14	5	18


**Avg Sold to
OLP Ratio****103.2%**

Mar 2025	Apr 2024	YTD
101.7%	103.5%	100.9%

April 2025



Haverford Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****9**

 **-40.0%**
 from Mar 2025: **15**
 **-40.0%**
 from Apr 2024: **15**

YTD	2025	2024	+/-
	41	49	-16.3%

5-year Apr average: **15****New Pendings****15**

 **36.4%**
 from Mar 2025: **11**
 **36.4%**
 from Apr 2024: **11**



YTD	2025	2024	+/-
	39	50	-22.0%

5-year Apr average: **15****Closed Sales****12**

 **100.0%**
 from Mar 2025: **6**
 **-7.7%**
 from Apr 2024: **13**

YTD	2025	2024	+/-
	26	39	-33.3%

5-year Apr average: **12****Median Sold Price****\$383,500**

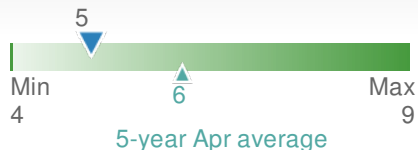
 **-13.2%**
 from Mar 2025: **\$442,000**
 **5.1%**
 from Apr 2024: **\$365,000**

YTD	2025	2024	+/-
	\$422,500	\$355,000	19.0%

5-year Apr average: **\$349,990****Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for April was \$383,500, representing a decrease of 13.2% compared to last month and an increase of 5.1% from Apr 2024. The average days on market for units sold in April was 7 days, 41% below the 5-year April average of 12 days. There was a 36.4% month over month increase in new contract activity with 15 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 15; and a 16.7% decrease in supply to 5 active units.

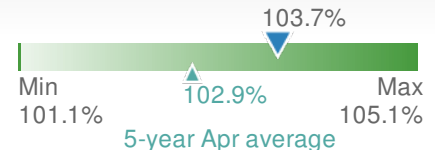
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.17 in March and an increase from 1.67 in April 2024. The Contract Ratio is 4% lower than the 5-year April average of 3.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings**5**

Mar 2025	Apr 2024
6	9

Avg DOM**7**

Mar 2025	Apr 2024	YTD
14	19	9

Avg Sold to OLP Ratio**103.7%**

Mar 2025	Apr 2024	YTD
102.9%	101.1%	104.1%

April 2025

Interboro (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**22** **10.0%**from Mar 2025:
20 **-8.3%**from Apr 2024:
24

YTD	2025	2024	+/-
	74	85	-12.9%

5-year Apr average: **25****New Pendings****23** **43.8%**from Mar 2025:
16 **-14.8%**from Apr 2024:
27

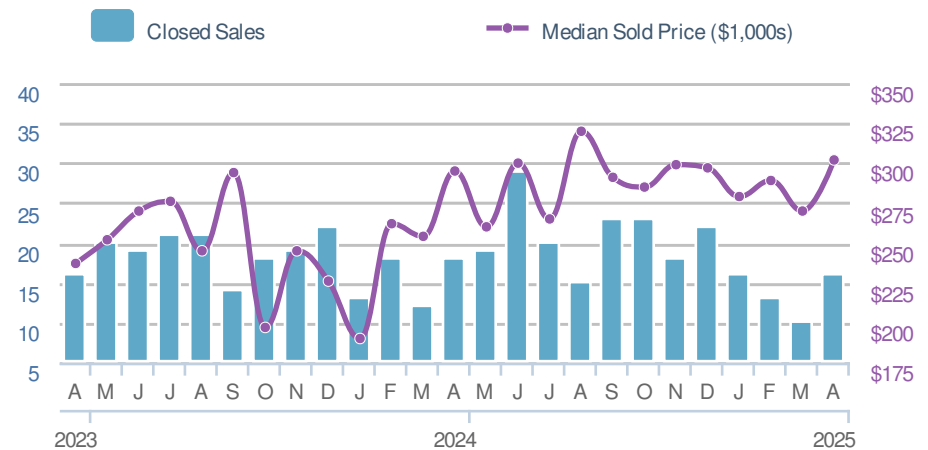
YTD	2025	2024	+/-
	63	77	-18.2%

5-year Apr average: **27****Closed Sales****16** **60.0%**from Mar 2025:
10 **-11.1%**from Apr 2024:
18

YTD	2025	2024	+/-
	55	62	-11.3%

5-year Apr average: **19****Median Sold Price****\$302,450** **11.7%**from Mar 2025:
\$270,650 **2.5%**from Apr 2024:
\$295,000

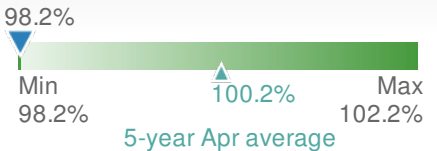
YTD	2025	2024	+/-
	\$275,000	\$257,000	7.0%

5-year Apr average: **\$255,490****Active Listings****22**

Mar 2025	Apr 2024
19	16

Avg DOM**31**

Mar 2025	Apr 2024	YTD
27	13	35

Avg Sold to OLP Ratio**98.2%**

Mar 2025	Apr 2024	YTD
98.5%	100.3%	96.1%

April 2025

Interboro (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**11**

↑ **83.3%** ↓ **-26.7%**
from Mar 2025: from Apr 2024:
6 15

YTD	2025	2024	+/-
	26	48	-45.8%

5-year Apr average: **14****New Pendings****9**

↑ **50.0%** ↓ **-47.1%**
from Mar 2025: from Apr 2024:
6 17

YTD	2025	2024	+/-
	25	42	-40.5%

5-year Apr average: **14****Closed Sales****7**

↑ **133.3%** ↓ **-30.0%**
from Mar 2025: from Apr 2024:
3 10

YTD	2025	2024	+/-
	27	29	-6.9%

5-year Apr average: **9****Median
Sold Price****\$299,900**

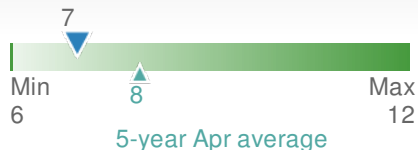
↑ **13.2%** ↓ **-3.4%**
from Mar 2025: from Apr 2024:
\$265,000 **\$310,500**

YTD	2025	2024	+/-
	\$300,000	\$306,000	-2.0%

5-year Apr average: **\$292,040****Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for April was \$299,900, representing an increase of 13.2% compared to last month and a decrease of 3.4% from Apr 2024. The average days on market for units sold in April was 35 days, 61% above the 5-year April average of 22 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 12; and a 40% increase in supply to 7 active units.

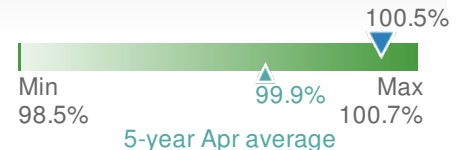
This activity resulted in a Contract Ratio of 1.71 pendings per active listing, down from 1.80 in March and a decrease from 2.63 in April 2024. The Contract Ratio is 35% lower than the 5-year April average of 2.64. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**7**

Mar 2025	Apr 2024
5	8

Avg DOM**35**

Mar 2025	Apr 2024	YTD
8	11	42

**Avg Sold to
OLP Ratio****100.5%**

Mar 2025	Apr 2024	YTD
102.6%	100.5%	96.4%

April 2025

Interboro (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11** **-21.4%**from Mar 2025:
14 **22.2%**from Apr 2024:
9

YTD	2025	2024	+/-
	48	37	29.7%

5-year Apr average: **11****New Pendings****14** **40.0%**from Mar 2025:
10 **40.0%**from Apr 2024:
10

YTD	2025	2024	+/-
	38	35	8.6%

5-year Apr average: **12****Closed Sales****9** **28.6%**from Mar 2025:
7 **12.5%**from Apr 2024:
8

YTD	2025	2024	+/-
	28	33	-15.2%

5-year Apr average: **10****Median
Sold Price****\$305,000** **10.9%**from Mar 2025:
\$275,000 **13.6%**from Apr 2024:
\$268,500

YTD	2025	2024	+/-
	\$245,000	\$220,000	11.4%

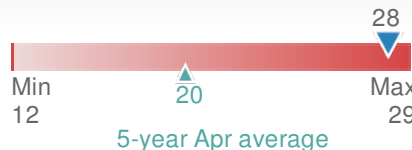
5-year Apr average: **\$232,500****Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for April was \$305,000, representing an increase of 10.9% compared to last month and an increase of 13.6% from Apr 2024. The average days on market for units sold in April was 28 days, 43% above the 5-year April average of 20 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 17; and a 7.1% increase in supply to 15 active units.

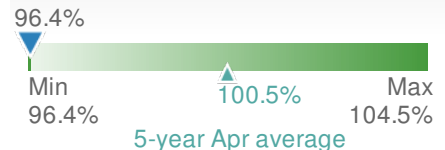
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 1.00 in March and a decrease from 1.50 in April 2024. The Contract Ratio is 62% lower than the 5-year April average of 3.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings**15**

Mar 2025	Apr 2024
14	8

Avg DOM**28**

Mar 2025	Apr 2024	YTD
35	16	28

**Avg Sold to
OLP Ratio****96.4%**

Mar 2025	Apr 2024	YTD
96.7%	100.1%	95.7%

April 2025

Marple Newtown (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**38****↑ 2.7%**from Mar 2025:
37**↓ -29.6%**from Apr 2024:
54

YTD	2025	2024	+/-
	139	183	-24.0%

5-year Apr average: **53****New Pendings****35****↓ -16.7%**from Mar 2025:
42**↓ -25.5%**from Apr 2024:
47

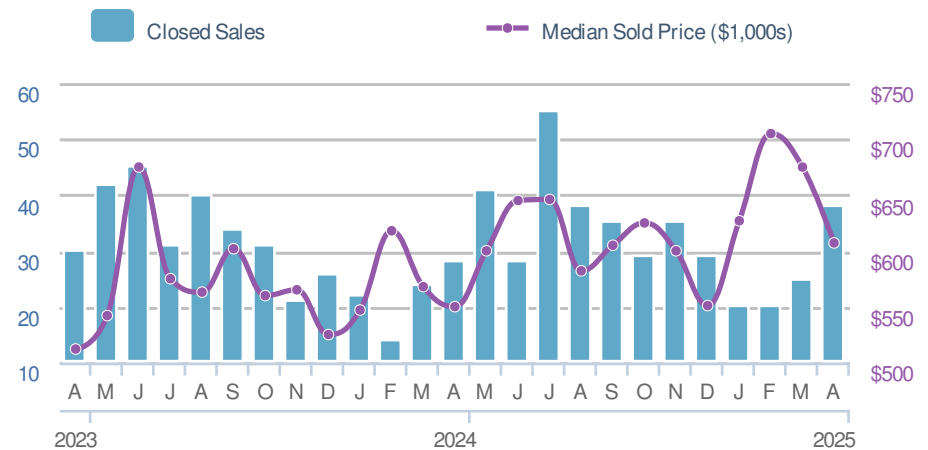
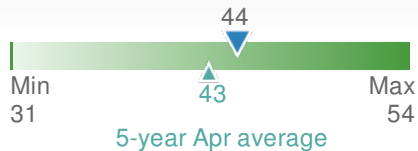
YTD	2025	2024	+/-
	129	136	-5.1%

5-year Apr average: **45****Closed Sales****38****↑ 52.0%**from Mar 2025:
25**↑ 35.7%**from Apr 2024:
28

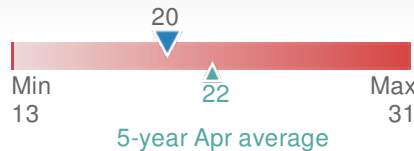
YTD	2025	2024	+/-
	106	91	16.5%

5-year Apr average: **34****Median Sold Price****\$607,500****↓ -10.0%**from Mar 2025:
\$675,000**↑ 10.5%**from Apr 2024:
\$550,000

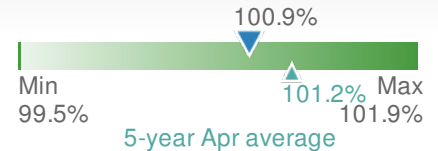
YTD	2025	2024	+/-
	\$632,500	\$575,000	10.0%

5-year Apr average: **\$528,100****Active Listings****44**

Mar 2025	Apr 2024
37	54

Avg DOM**20**

Mar 2025	Apr 2024	YTD
34	13	30

Avg Sold to OLP Ratio**100.9%**

Mar 2025	Apr 2024	YTD
100.5%	101.9%	100.7%

April 2025

Marple Newtown (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**33** **6.5%**from Mar 2025:
31 **-13.2%**from Apr 2024:
38

YTD	2025	2024	+/-
	106	126	-15.9%

5-year Apr average: **41****New Pendings****29** **0.0%**from Mar 2025:
29 **16.0%**from Apr 2024:
25

YTD	2025	2024	+/-
	89	80	11.3%

5-year Apr average: **32****Closed Sales****25** **56.3%**from Mar 2025:
16 **38.9%**from Apr 2024:
18

YTD	2025	2024	+/-
	67	64	4.7%

5-year Apr average: **25****Median
Sold Price****\$580,000** **-14.0%**from Mar 2025:
\$674,500 **9.6%**from Apr 2024:
\$529,250

YTD	2025	2024	+/-
	\$650,000	\$575,000	13.0%

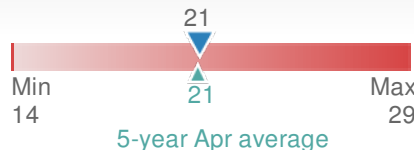
5-year Apr average: **\$510,950****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for April was \$580,000, representing a decrease of 14% compared to last month and an increase of 9.6% from Apr 2024. The average days on market for units sold in April was 21 days, the same as the 5-year April average of 21 days. There was no month over month change in new contract activity with 29 New Pendings; a 9.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 56; and a 23.3% increase in supply to 37 active units.

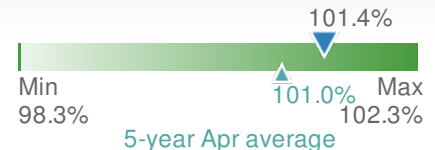
This activity resulted in a Contract Ratio of 1.51 pendings per active listing, down from 1.70 in March and an increase from 0.94 in April 2024. The Contract Ratio is 12% lower than the 5-year April average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**37**

Mar 2025	Apr 2024
30	49

Avg DOM**21**

Mar 2025	Apr 2024	YTD
34	14	30


**Avg Sold to
OLP Ratio****101.4%**


Mar 2025	Apr 2024	YTD
100.4%	102.3%	100.9%

April 2025

Marple Newtown (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

 **-16.7%**
 from Mar 2025: **6**

 **-68.8%**
 from Apr 2024: **16**

YTD	2025	2024	+/-
	33	57	-42.1%


5-year Apr average: **12****New Pendings****6**


 **-53.8%**
 from Mar 2025: **13**

 **-72.7%**
 from Apr 2024: **22**

YTD	2025	2024	+/-
	40	56	-28.6%


5-year Apr average: **13****Closed Sales****13**


 **44.4%**
 from Mar 2025: **9**

 **30.0%**
 from Apr 2024: **10**

YTD	2025	2024	+/-
	39	27	44.4%

5-year Apr average: **9****Median Sold Price****\$635,000**

 **-5.9%**
 from Mar 2025: **\$675,000**

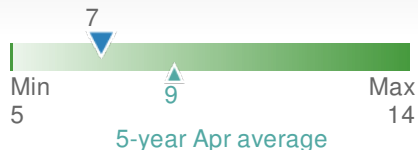
 **11.7%**
 from Apr 2024: **\$568,500**

YTD	2025	2024	+/-
	\$630,000	\$562,000	12.1%

5-year Apr average: **\$575,000****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for April was \$635,000, representing a decrease of 5.9% compared to last month and an increase of 11.7% from Apr 2024. The average days on market for units sold in April was 20 days, 27% below the 5-year April average of 27 days. There was a 53.8% month over month decrease in new contract activity with 6 New Pendings; a 29.6% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 19; and no change in supply with 7 active units.

This activity resulted in a Contract Ratio of 2.71 pendings per active listing, down from 3.86 in March and a decrease from 7.40 in April 2024. The Contract Ratio is 33% lower than the 5-year April average of 4.03. 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.

Active Listings**7**

Mar 2025	Apr 2024
7	5

Avg DOM**20**

Mar 2025	Apr 2024	YTD
35	12	29



Avg Sold to OLP Ratio**100.0%**

Mar 2025	Apr 2024	YTD
100.8%	101.2%	100.4%


April 2025

Penn-Delco (Delaware, PA)



Email: ldavis@tcsr.realtor

New Listings**29** **20.8%**
from Mar 2025:
24 **-14.7%**
from Apr 2024:
34



YTD	2025	2024	+/-
	100	130	-23.1%

5-year Apr average: **40****New Pendings****33** **17.9%**
from Mar 2025:
28 **10.0%**
from Apr 2024:
30

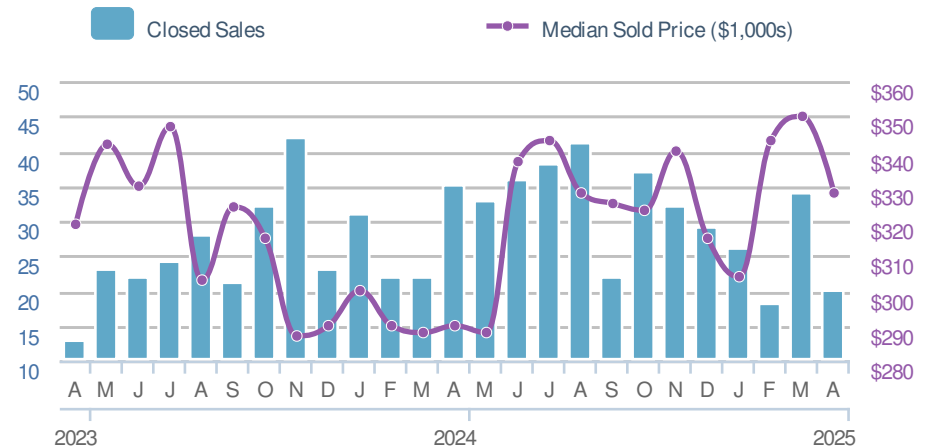
YTD	2025	2024	+/-
	109	123	-11.4%

5-year Apr average: **36****Closed Sales****20** **-41.2%**
from Mar 2025:
34 **-42.9%**
from Apr 2024:
35

YTD	2025	2024	+/-
	98	112	-12.5%

5-year Apr average: **24****Median Sold Price****\$328,500** **-6.3%**
from Mar 2025:
\$350,500 **13.3%**
from Apr 2024:
\$290,000

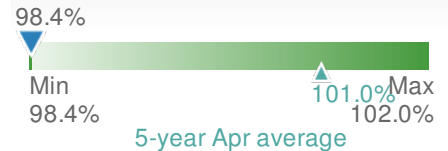
YTD	2025	2024	+/-
	\$325,000	\$299,900	8.4%

5-year Apr average: **\$300,830****Active Listings****19**

Mar 2025	Apr 2024
19	22

Avg DOM**28**

Mar 2025	Apr 2024	YTD
21	13	27

Avg Sold to OLP Ratio**98.4%**

Mar 2025	Apr 2024	YTD
98.2%	101.4%	97.5%

April 2025

Penn-Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20** **17.6%**from Mar 2025:
17 **0.0%**from Apr 2024:
20

YTD	2025	2024	+/-
	64	70	-8.6%

5-year Apr average: **26****New Pendings****22** **15.8%**from Mar 2025:
19 **57.1%**from Apr 2024:
14

YTD	2025	2024	+/-
	71	63	12.7%

5-year Apr average: **22****Closed Sales****11** **-50.0%**from Mar 2025:
22 **-38.9%**from Apr 2024:
18

YTD	2025	2024	+/-
	56	57	-1.8%

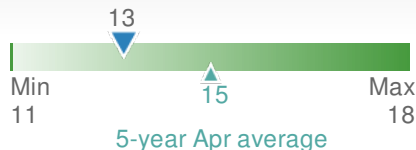
5-year Apr average: **14****Median
Sold Price****\$350,000** **-12.6%**from Mar 2025:
\$400,500 **-7.1%**from Apr 2024:
\$376,750

YTD	2025	2024	+/-
	\$375,250	\$351,250	6.8%

5-year Apr average: **\$350,000****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for April was \$350,000, representing a decrease of 12.6% compared to last month and a decrease of 7.1% from Apr 2024. The average days on market for units sold in April was 30 days, 69% above the 5-year April average of 18 days. There was a 15.8% month over month increase in new contract activity with 22 New Pendings; a 52.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 29; and no change in supply with 13 active units.

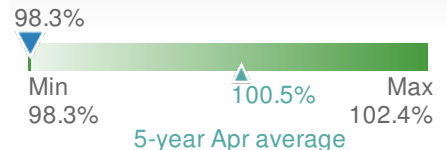
This activity resulted in a Contract Ratio of 2.23 pendings per active listing, up from 1.46 in March and an increase from 1.25 in April 2024. The Contract Ratio is 5% higher than the 5-year April average of 2.12. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**13**

Mar 2025	Apr 2024
13	16

Avg DOM**30**

Mar 2025	Apr 2024	YTD
18	10	31

**Avg Sold to
OLP Ratio****98.3%**

Mar 2025	Apr 2024	YTD
100.3%	99.0%	97.5%

April 2025

Penn-Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****9****↑28.6%**from Mar 2025:
7**↓-35.7%**from Apr 2024:
14

YTD	2025	2024	+/-
	36	60	-40.0%

5-year Apr average: **13****New Pendings****11****↑22.2%**from Mar 2025:
9**↓-31.3%**from Apr 2024:
16

YTD	2025	2024	+/-
	38	60	-36.7%

5-year Apr average: **13****Closed Sales****9****↓-25.0%**from Mar 2025:
12**↓-47.1%**from Apr 2024:
17

YTD	2025	2024	+/-
	42	55	-23.6%

5-year Apr average: **10****Median Sold Price****\$300,000****↑51.9%**from Mar 2025:
\$197,500**↑20.0%**from Apr 2024:
\$250,000

YTD	2025	2024	+/-
	\$285,000	\$250,000	14.0%

5-year Apr average: **\$222,850****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for April was \$300,000, representing an increase of 51.9% compared to last month and an increase of 20% from Apr 2024. The average days on market for units sold in April was 26 days, 110% above the 5-year April average of 12 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from March) to 11; and no change in supply with 6 active units.

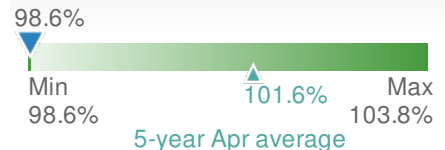
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.67 in March and a decrease from 4.00 in April 2024. The Contract Ratio is 52% lower than the 5-year April average of 3.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings**6**

Mar 2025	Apr 2024
6	6

Avg DOM**26**

Mar 2025	Apr 2024	YTD
26	16	21

Avg Sold to OLP Ratio**98.6%**

Mar 2025	Apr 2024	YTD
94.3%	103.8%	97.5%

April 2025

Radnor Township (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**31****↑29.2%**from Mar 2025:
24**↓-35.4%**from Apr 2024:
48

YTD	2025	2024	+/-
	111	124	-10.5%

5-year Apr average: **44****New Pendings****24****↓-22.6%**from Mar 2025:
31**↓-36.8%**from Apr 2024:
38

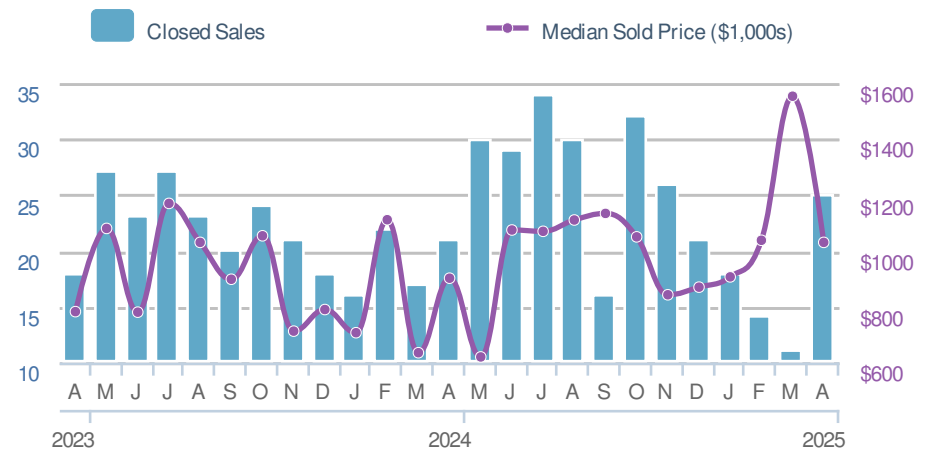
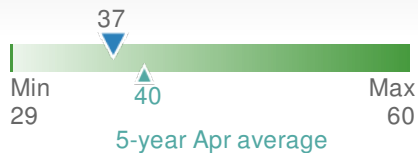
YTD	2025	2024	+/-
	87	104	-16.3%

5-year Apr average: **36****Closed Sales****25****↑127.3%**from Mar 2025:
11**↑19.0%**from Apr 2024:
21

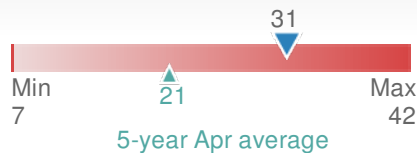
YTD	2025	2024	+/-
	68	76	-10.5%

5-year Apr average: **26****Median Sold Price****\$1,030,000****↓-33.7%**from Mar 2025:
\$1,554,000**↑14.2%**from Apr 2024:
\$902,000

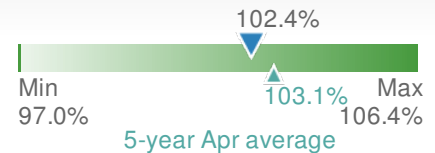
YTD	2025	2024	+/-
	\$1,100,000	\$853,500	28.9%

5-year Apr average: **\$837,571****Active Listings****37**

Mar 2025	Apr 2024
29	37

Avg DOM**31**

Mar 2025	Apr 2024	YTD
13	15	36

Avg Sold to OLP Ratio**102.4%**

Mar 2025	Apr 2024	YTD
104.0%	106.0%	100.8%

April 2025

Radnor Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**20**

↑ **11.1%** ↓ **-37.5%**
from Mar 2025: 18 from Apr 2024: 32

YTD	2025	2024	+/-
	76	83	-8.4%

5-year Apr average: **30****New Pendings****18**

↔ **0.0%** ↓ **-14.3%**
from Mar 2025: 18 from Apr 2024: 21

YTD	2025	2024	+/-
	63	67	-6.0%

5-year Apr average: **24****Closed Sales****16**

↑ **77.8%** ↑ **14.3%**
from Mar 2025: 9 from Apr 2024: 14

YTD	2025	2024	+/-
	48	49	-2.0%

5-year Apr average: **18****Median Sold Price****\$1,237,509**

↓ **-21.3%** ↑ **1.6%**
from Mar 2025: **\$1,571,500** from Apr 2024: **\$1,217,500**

YTD	2025	2024	+/-
	\$1,342,500	\$1,225,000	9.6%

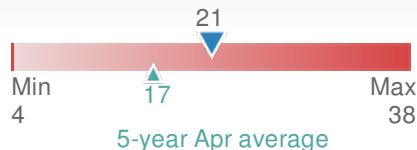
5-year Apr average: **\$1,050,202****Summary**

In Radnor Township (Delaware, PA), the median sold price for Detached properties for April was \$1,237,509, representing a decrease of 21.3% compared to last month and an increase of 1.6% from Apr 2024. The average days on market for units sold in April was 21 days, 27% above the 5-year April average of 17 days. There was no month over month change in new contract activity with 18 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 40; and a 13.6% increase in supply to 25 active units.

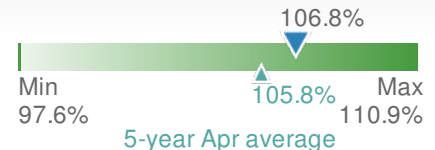
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 1.59 in March and an increase from 1.34 in April 2024. The Contract Ratio is 7% lower than the 5-year April average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings**25**

Mar 2025	Apr 2024
22	29

Avg DOM**21**

Mar 2025	Apr 2024	YTD
11	4	31

Avg Sold to OLP Ratio**106.8%**

Mar 2025	Apr 2024	YTD
105.5%	110.9%	101.9%

April 2025

Radnor Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11** **83.3%**from Mar 2025:
6 **-31.3%**from Apr 2024:
16

YTD	2025	2024	+/-
	35	41	-14.6%

5-year Apr average: **14****New Pendings****6** **-53.8%**from Mar 2025:
13 **-64.7%**from Apr 2024:
17

YTD	2025	2024	+/-
	24	37	-35.1%

5-year Apr average: **12****Closed Sales****9** **350.0%**from Mar 2025:
2 **28.6%**from Apr 2024:
7

YTD	2025	2024	+/-
	20	27	-25.9%

5-year Apr average: **8****Median Sold Price****\$390,000** **100.0%**from Mar 2025:
\$195,000 **81.4%**from Apr 2024:
\$215,000

YTD	2025	2024	+/-
	\$470,000	\$332,500	41.4%

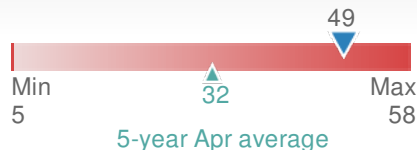
5-year Apr average: **\$281,740****Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached properties for April was \$390,000, representing an increase of 100% compared to last month and an increase of 81.4% from Apr 2024. The average days on market for units sold in April was 49 days, 52% above the 5-year April average of 32 days. There was a 53.8% month over month decrease in new contract activity with 6 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 10; and a 71.4% increase in supply to 12 active units.

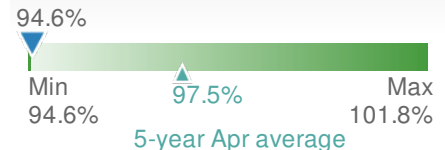
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 1.86 in March and a decrease from 2.13 in April 2024. The Contract Ratio is 54% lower than the 5-year April average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**12**

Mar 2025	Apr 2024
7	8

Avg DOM**49**

Mar 2025	Apr 2024	YTD
21	40	46


Avg Sold to OLP Ratio**94.6%**

Mar 2025	Apr 2024	YTD
97.4%	94.6%	97.9%


April 2025

Ridley (Delaware, PA)


Email: ldavis@tcsr.realtor

New Listings**45** **12.5%**
from Mar 2025:
40 **15.4%**
from Apr 2024:
39



YTD	2025	2024	+/-
	162	137	18.2%

5-year Apr average: **50****New Pendings****46** **21.1%**
from Mar 2025:
38 **15.0%**
from Apr 2024:
40

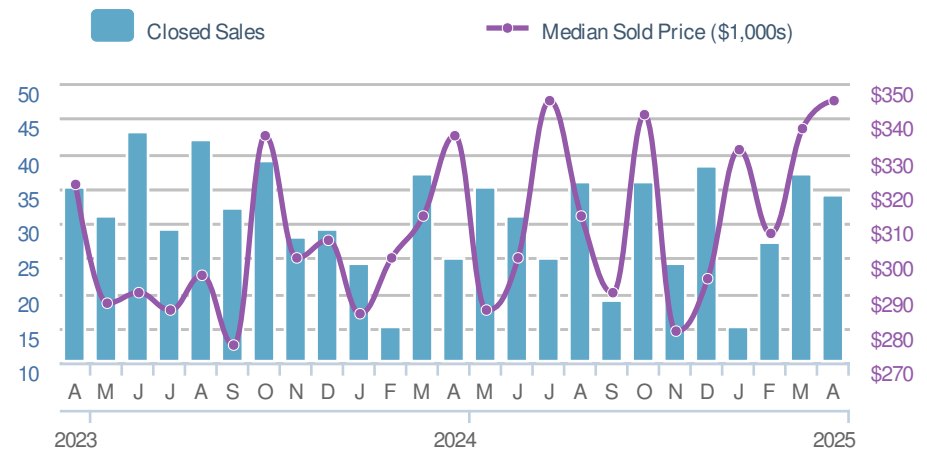
YTD	2025	2024	+/-
	145	123	17.9%

5-year Apr average: **47****Closed Sales****34** **-8.1%**
from Mar 2025:
37 **36.0%**
from Apr 2024:
25

YTD	2025	2024	+/-
	112	103	8.7%

5-year Apr average: **36****Median Sold Price****\$345,000** **2.2%**
from Mar 2025:
\$337,450 **3.0%**
from Apr 2024:
\$335,000

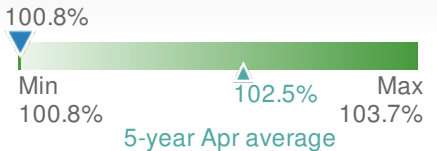
YTD	2025	2024	+/-
	\$331,000	\$312,500	5.9%

5-year Apr average: **\$306,700****Active Listings****33**

Mar 2025	Apr 2024
34	23

Avg DOM**22**

Mar 2025	Apr 2024	YTD
20	8	24

Avg Sold to OLP Ratio**100.8%**

Mar 2025	Apr 2024	YTD
99.9%	103.2%	99.5%

April 2025

Ridley (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****29** **-6.5%**from Mar 2025:
31 **16.0%**from Apr 2024:
25

YTD	2025	2024	+/-
	105	84	25.0%

5-year Apr average: **32****New Pendings****31** **19.2%**from Mar 2025:
26 **19.2%**from Apr 2024:
26

YTD	2025	2024	+/-
	89	80	11.3%

5-year Apr average: **30****Closed Sales****25** **19.0%**from Mar 2025:
21 **31.6%**from Apr 2024:
19

YTD	2025	2024	+/-
	71	68	4.4%

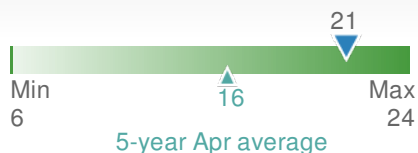
5-year Apr average: **24****Median Sold Price****\$375,000** **-2.6%**from Mar 2025:
\$385,000 **-1.3%**from Apr 2024:
\$379,900

YTD	2025	2024	+/-
	\$375,000	\$347,500	7.9%

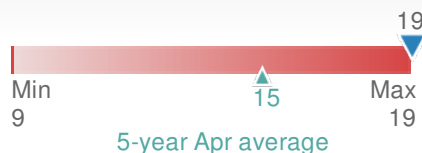
5-year Apr average: **\$334,805****Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for April was \$375,000, representing a decrease of 2.6% compared to last month and a decrease of 1.3% from Apr 2024. The average days on market for units sold in April was 19 days, 23% above the 5-year April average of 15 days. There was a 19.2% month over month increase in new contract activity with 31 New Pendings; a 25.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 34; and an 8.7% decrease in supply to 21 active units.

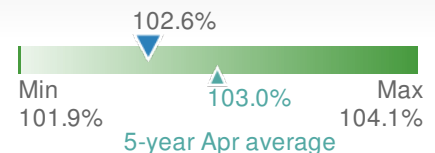
This activity resulted in a Contract Ratio of 1.62 pendings per active listing, up from 1.17 in March and a decrease from 2.50 in April 2024. The Contract Ratio is 48% lower than the 5-year April average of 3.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings**21**

Mar 2025	Apr 2024
23	12

Avg DOM**19**

Mar 2025	Apr 2024	YTD
12	9	19

Avg Sold to OLP Ratio**102.6%**

Mar 2025	Apr 2024	YTD
102.0%	103.8%	100.5%

April 2025

Ridley (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16** **77.8%**from Mar 2025:
9 **14.3%**from Apr 2024:
14

YTD	2025	2024	+/-
	57	53	7.5%

5-year Apr average: **18****New Pending****15** **25.0%**from Mar 2025:
12 **7.1%**from Apr 2024:
14

YTD	2025	2024	+/-
	56	43	30.2%

5-year Apr average: **16****Closed Sales****9** **-43.8%**from Mar 2025:
16 **50.0%**from Apr 2024:
6

YTD	2025	2024	+/-
	41	35	17.1%

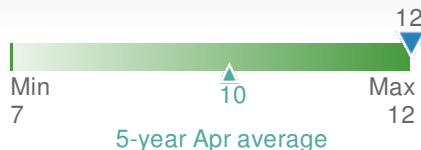
5-year Apr average: **12****Median
Sold Price****\$290,000** **19.9%**from Mar 2025:
\$241,950 **-1.3%**from Apr 2024:
\$293,750

YTD	2025	2024	+/-
	\$285,000	\$260,000	9.6%

5-year Apr average: **\$264,600****Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for April was \$290,000, representing an increase of 19.9% compared to last month and a decrease of 1.3% from Apr 2024. The average days on market for units sold in April was 30 days, 108% above the 5-year April average of 14 days. There was a 25% month over month increase in new contract activity with 15 New Pending; a 38.5% MoM increase in All Pending (new contracts + contracts carried over from March) to 18; and a 9.1% increase in supply to 12 active units.

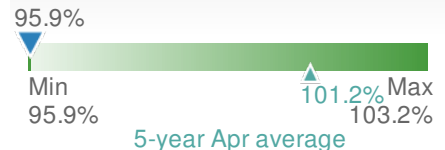
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.18 in March and a decrease from 1.55 in April 2024. The Contract Ratio is 39% lower than the 5-year April average of 2.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings**12**

Mar 2025	Apr 2024
11	11

Avg DOM**30**

Mar 2025	Apr 2024	YTD
29	6	33

**Avg Sold to
OLP Ratio****95.9%**

Mar 2025	Apr 2024	YTD
97.2%	101.5%	97.7%

April 2025

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**40** **8.1%**from Mar 2025:
37 **-42.0%**from Apr 2024:
69

YTD	2025	2024	+/-
	138	194	-28.9%

5-year Apr average: **56****New Pendings****39** **39.3%**from Mar 2025:
28 **-18.8%**from Apr 2024:
48

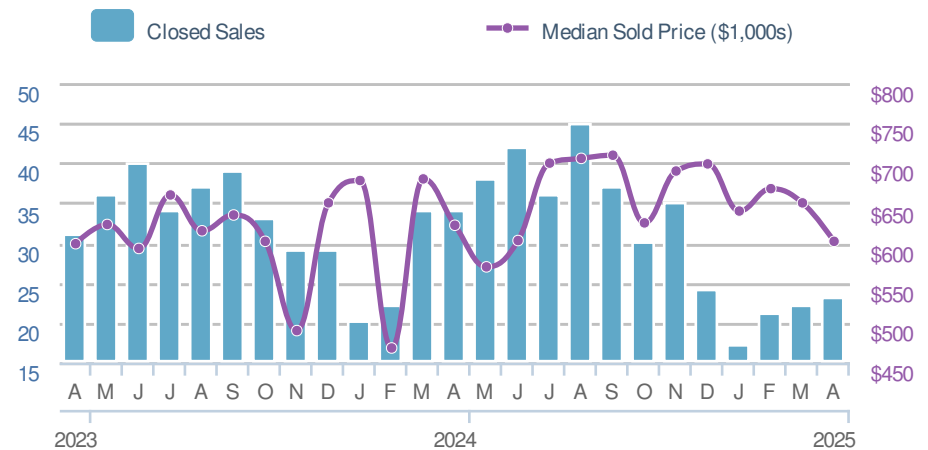
YTD	2025	2024	+/-
	109	152	-28.3%

5-year Apr average: **48****Closed Sales****23** **4.5%**from Mar 2025:
22 **-32.4%**from Apr 2024:
34

YTD	2025	2024	+/-
	85	123	-30.9%

5-year Apr average: **32****Median Sold Price****\$602,575** **-7.4%**from Mar 2025:
\$650,500 **-3.2%**from Apr 2024:
\$622,500

YTD	2025	2024	+/-
	\$645,000	\$620,000	4.0%

5-year Apr average: **\$550,955****Active Listings****47**

Mar 2025	Apr 2024
47	64

Avg DOM**15**

Mar 2025	Apr 2024	YTD
50	24	26

Avg Sold to OLP Ratio**101.0%**

Mar 2025	Apr 2024	YTD
98.4%	101.4%	101.2%


April 2025


Rose Tree Media (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor


New Listings**25**


 **-24.2%**
 from Mar 2025: **33**

 **-41.9%**
 from Apr 2024: **43**

YTD	2025	2024	+/-
	100	111	-9.9%


5-year Apr average: **36****New Pendings****25**


 **0.0%**
 from Mar 2025: **25**

 **0.0%**
 from Apr 2024: **25**

YTD	2025	2024	+/-
	78	78	0.0%


5-year Apr average: **29****Closed Sales****19**


 **18.8%**
 from Mar 2025: **16**

 **5.6%**
 from Apr 2024: **18**

YTD	2025	2024	+/-
	55	60	-8.3%

5-year Apr average: **20****Median Sold Price****\$645,000**

 **-10.4%**
 from Mar 2025: **\$719,500**

 **0.8%**
 from Apr 2024: **\$640,000**

YTD	2025	2024	+/-
	\$710,000	\$637,500	11.4%

5-year Apr average: **\$590,520****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for April was \$645,000, representing a decrease of 10.4% compared to last month and an increase of 0.8% from Apr 2024. The average days on market for units sold in April was 17 days, 2% below the 5-year April average of 17 days. There was no month over month change in new contract activity with 25 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 42; and a 5.6% decrease in supply to 34 active units.

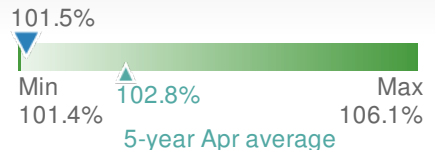
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, up from 1.00 in March and an increase from 0.85 in April 2024. The Contract Ratio is 8% lower than the 5-year April average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings**34**

Mar 2025	Apr 2024
36	48

Avg DOM**17**

Mar 2025	Apr 2024	YTD
54	17	30

Avg Sold to OLP Ratio**101.5%**

Mar 2025	Apr 2024	YTD
99.1%	102.4%	102.5%

April 2025

Rose Tree Media (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****15**

 **275.0%**  **-42.3%**
 from Mar 2025: 4 from Apr 2024: 26

YTD	2025	2024	+/-
	38	83	-54.2%

5-year Apr average: **21****New Pendings****14**

 **366.7%**  **-39.1%**
 from Mar 2025: 3 from Apr 2024: 23

YTD	2025	2024	+/-
	31	74	-58.1%

5-year Apr average: **19****Closed Sales****4**

 **-33.3%**  **-75.0%**
 from Mar 2025: 6 from Apr 2024: 16

YTD	2025	2024	+/-
	30	63	-52.4%

5-year Apr average: **13****Median Sold Price****\$365,000**

 **-29.1%**  **-40.2%**
 from Mar 2025: **\$515,000** from Apr 2024: **\$610,790**

YTD	2025	2024	+/-
	\$615,000	\$611,590	0.6%

5-year Apr average: **\$460,157****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for April was \$365,000, representing a decrease of 29.1% compared to last month and a decrease of 40.2% from Apr 2024. The average days on market for units sold in April was 7 days, 75% below the 5-year April average of 28 days. There was a 366.7% month over month increase in new contract activity with 14 New Pendings; a 250% MoM increase in All Pendings (new contracts + contracts carried over from March) to 14; and an 18.2% increase in supply to 13 active units.

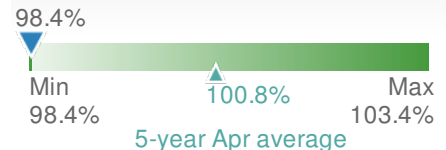
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.36 in March and a decrease from 4.25 in April 2024. The Contract Ratio is 68% lower than the 5-year April average of 3.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings**13**

Mar 2025	Apr 2024
11	16

Avg DOM**7**

Mar 2025	Apr 2024	YTD
39	32	21

Avg Sold to OLP Ratio**98.4%**

Mar 2025	Apr 2024	YTD
96.6%	100.4%	98.8%

April 2025

Southeast Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**28**

↔ 0.0%

from Mar 2025:
28

↓ -12.5%

from Apr 2024:
32

YTD	2025	2024	+/-
	120	150	-20.0%

5-year Apr average: **48****New Pendings****24**

↓ -25.0%

from Mar 2025:
32

↓ -35.1%

from Apr 2024:
37

YTD	2025	2024	+/-
	105	141	-25.5%

5-year Apr average: **45****Closed Sales****26**

↓ -3.7%

from Mar 2025:
27

↓ -23.5%

from Apr 2024:
34

YTD	2025	2024	+/-
	86	125	-31.2%

5-year Apr average: **33****Median Sold Price****\$231,000**

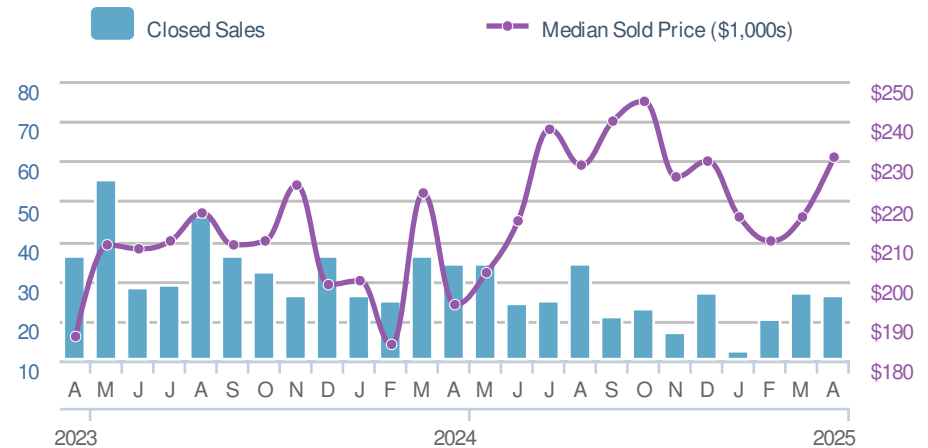
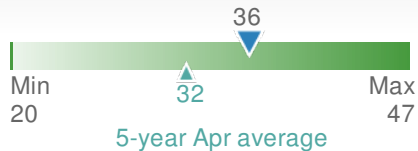
↑ 6.8%

from Mar 2025:
\$216,200

↑ 19.1%

from Apr 2024:
\$194,000

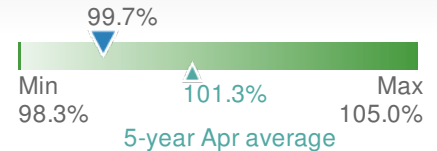
YTD	2025	2024	+/-
	\$220,000	\$198,500	10.8%

5-year Apr average: **\$197,150****Active Listings****36**

Mar 2025	Apr 2024
30	25

Avg DOM**29**

Mar 2025	Apr 2024	YTD
41	18	31

Avg Sold to OLP Ratio**99.7%**

Mar 2025	Apr 2024	YTD
94.4%	99.3%	97.5%

April 2025

Southeast Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**4** **33.3%**from Mar 2025:
3 **-33.3%**from Apr 2024:
6

YTD	2025	2024	+/-
	14	24	-41.7%

5-year Apr average: **7****New Pendings****3** **-40.0%**from Mar 2025:
5 **0.0%**from Apr 2024:
3

YTD	2025	2024	+/-
	14	16	-12.5%

5-year Apr average: **6****Closed Sales****2** **-50.0%**from Mar 2025:
4 **-60.0%**from Apr 2024:
5

YTD	2025	2024	+/-
	9	12	-25.0%

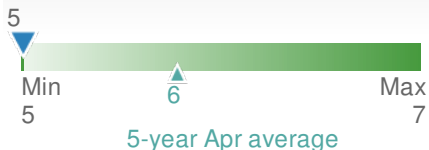
5-year Apr average: **5****Median
Sold Price****\$275,000** **-10.4%**from Mar 2025:
\$307,000 **51.9%**from Apr 2024:
\$181,000

YTD	2025	2024	+/-
	\$275,000	\$210,000	31.0%

5-year Apr average: **\$218,200****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for April was \$275,000, representing a decrease of 10.4% compared to last month and an increase of 51.9% from Apr 2024. The average days on market for units sold in April was 23 days, 37% below the 5-year April average of 36 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 7; and a 25% increase in supply to 5 active units.

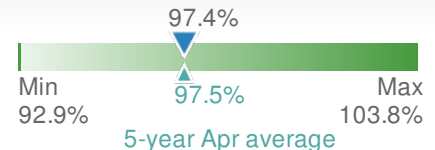
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 1.50 in March and an increase from 0.57 in April 2024. The Contract Ratio is 10% lower than the 5-year April average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**5**

Mar 2025	Apr 2024
4	7

Avg DOM**23**

Mar 2025	Apr 2024	YTD
72	23	47

**Avg Sold to
OLP Ratio****97.4%**

Mar 2025	Apr 2024	YTD
95.8%	95.0%	92.7%

April 2025

Southeast Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**24** **-4.0%**from Mar 2025:
25 **-7.7%**from Apr 2024:
26

YTD	2025	2024	+/-
	106	126	-15.9%

5-year Apr average: **41****New Pendings****21** **-22.2%**from Mar 2025:
27 **-38.2%**from Apr 2024:
34

YTD	2025	2024	+/-
	91	125	-27.2%

5-year Apr average: **39****Closed Sales****24** **4.3%**from Mar 2025:
23 **-17.2%**from Apr 2024:
29

YTD	2025	2024	+/-
	77	113	-31.9%

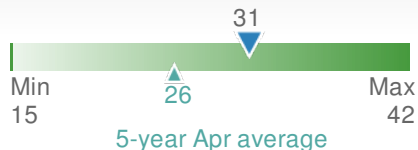
5-year Apr average: **29****Median
Sold Price****\$227,500** **13.7%**from Mar 2025:
\$200,121 **13.8%**from Apr 2024:
\$200,000

YTD	2025	2024	+/-
	\$212,000	\$198,500	6.8%

5-year Apr average: **\$194,700****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for April was \$227,500, representing an increase of 13.7% compared to last month and an increase of 13.8% from Apr 2024. The average days on market for units sold in April was 30 days, 56% above the 5-year April average of 19 days. There was a 22.2% month over month decrease in new contract activity with 21 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 30; and a 19.2% increase in supply to 31 active units.

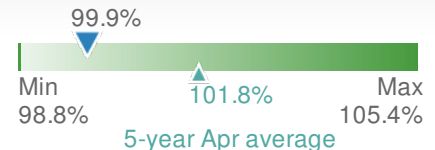
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 1.27 in March and a decrease from 2.39 in April 2024. The Contract Ratio is 63% lower than the 5-year April average of 2.63. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**31**

Mar 2025	Apr 2024
26	18

Avg DOM**30**

Mar 2025	Apr 2024	YTD
35	17	29

**Avg Sold to
OLP Ratio****99.9%**

Mar 2025	Apr 2024	YTD
94.1%	100.0%	98.0%

April 2025

Springfield (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**32****↑88.2%**from Mar 2025:
17**↑6.7%**from Apr 2024:
30

YTD	2025	2024	+/-
	87	79	10.1%

5-year Apr average: **30****New Pendings****27****↑58.8%**from Mar 2025:
17**↓-3.6%**from Apr 2024:
28

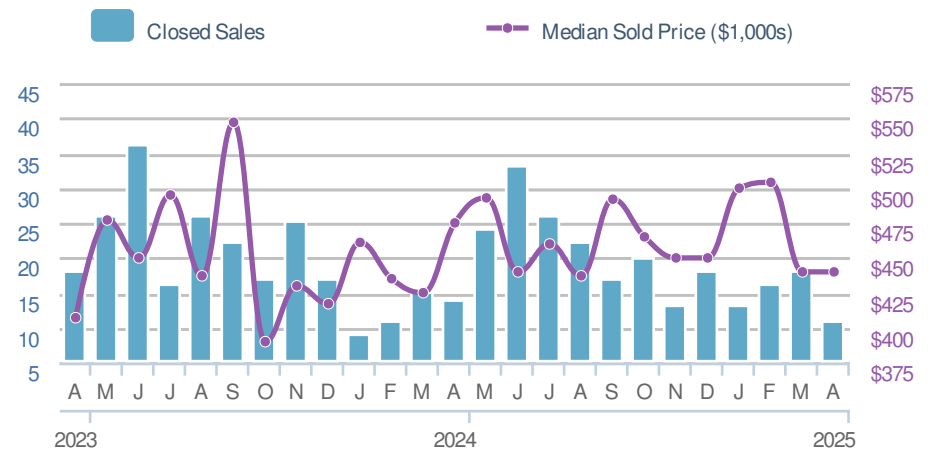
YTD	2025	2024	+/-
	74	68	8.8%

5-year Apr average: **29****Closed Sales****11****↓-38.9%**from Mar 2025:
18**↓-21.4%**from Apr 2024:
14

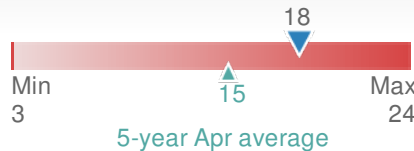
YTD	2025	2024	+/-
	59	49	20.4%

5-year Apr average: **19****Median Sold Price****\$440,000****↔0.0%**from Mar 2025:
\$440,000**↓-7.4%**from Apr 2024:
\$475,000

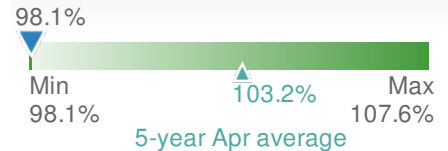
YTD	2025	2024	+/-
	\$460,000	\$461,000	-0.2%

5-year Apr average: **\$423,500****Active Listings****22**

Mar 2025	Apr 2024
14	17

Avg DOM**18**

Mar 2025	Apr 2024	YTD
13	13	22

Avg Sold to OLP Ratio**98.1%**

Mar 2025	Apr 2024	YTD
100.9%	104.9%	99.5%

April 2025

Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**27** **92.9%**from Mar 2025:
14 **3.8%**from Apr 2024:
26

YTD	2025	2024	+/-
	71	65	9.2%

5-year Apr average: **26****New Pendings****24** **100.0%**from Mar 2025:
12 **0.0%**from Apr 2024:
24

YTD	2025	2024	+/-
	61	56	8.9%

5-year Apr average: **26****Closed Sales****8** **-46.7%**from Mar 2025:
15 **-38.5%**from Apr 2024:
13

YTD	2025	2024	+/-
	49	40	22.5%

5-year Apr average: **15****Median
Sold Price****\$471,050** **7.1%**from Mar 2025:
\$440,000 **-0.8%**from Apr 2024:
\$475,000

YTD	2025	2024	+/-
	\$475,000	\$475,000	0.0%

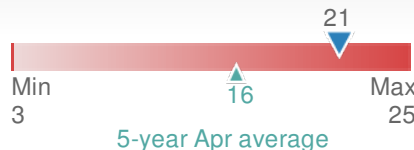
5-year Apr average: **\$440,920****Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for April was \$471,050, representing an increase of 7.1% compared to last month and a decrease of 0.8% from Apr 2024. The average days on market for units sold in April was 21 days, 35% above the 5-year April average of 16 days. There was a 100% month over month increase in new contract activity with 24 New Pendings; a 125% MoM increase in All Pendings (new contracts + contracts carried over from March) to 27; and a 54.5% increase in supply to 17 active units.

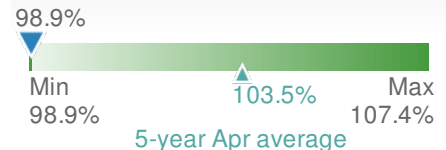
This activity resulted in a Contract Ratio of 1.59 pendings per active listing, up from 1.09 in March and a decrease from 1.93 in April 2024. The Contract Ratio is 47% lower than the 5-year April average of 2.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

Active Listings**17**

Mar 2025	Apr 2024
11	14

Avg DOM**21**

Mar 2025	Apr 2024	YTD
12	14	23

**Avg Sold to
OLP Ratio****98.9%**

Mar 2025	Apr 2024	YTD
100.9%	104.9%	99.6%

April 2025

Springfield (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**5** **66.7%**from Mar 2025:
3 **25.0%**from Apr 2024:
4

YTD	2025	2024	+/-
	16	14	14.3%

5-year Apr average: **4****New Pendings****3** **-40.0%**from Mar 2025:
5 **-25.0%**from Apr 2024:
4

YTD	2025	2024	+/-
	13	12	8.3%

5-year Apr average: **3****Closed Sales****3** **0.0%**from Mar 2025:
3 **200.0%**from Apr 2024:
1

YTD	2025	2024	+/-
	10	9	11.1%

5-year Apr average: **4****Median Sold Price****\$364,000** **-20.9%**from Mar 2025:
\$460,000 **-2.9%**from Apr 2024:
\$375,000

YTD	2025	2024	+/-
	\$411,500	\$400,000	2.9%

5-year Apr average: **\$342,950****Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for April was \$364,000, representing a decrease of 20.9% compared to last month and a decrease of 2.9% from Apr 2024. The average days on market for units sold in April was 9 days, 4% below the 5-year April average of 9 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 March) with 4; and a 66.7% increase in supply to 5 active units.

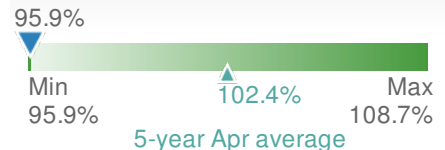
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.33 in March and a decrease from 1.33 in April 2024. The Contract Ratio is 40% lower than the 5-year April average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**5**

Mar 2025	Apr 2024
3	3

Avg DOM**9**

Mar 2025	Apr 2024	YTD
20	3	15

Avg Sold to OLP Ratio**95.9%**

Mar 2025	Apr 2024	YTD
101.0%	104.2%	99.3%

April 2025

Unionville-Chadds Ford (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**11****↑57.1%**from Mar 2025:
7**↑22.2%**from Apr 2024:
9

YTD	2025	2024	+/-
	27	20	35.0%

5-year Apr average: **10****New Pendings****3****↓-62.5%**from Mar 2025:
8**↓-62.5%**from Apr 2024:
8

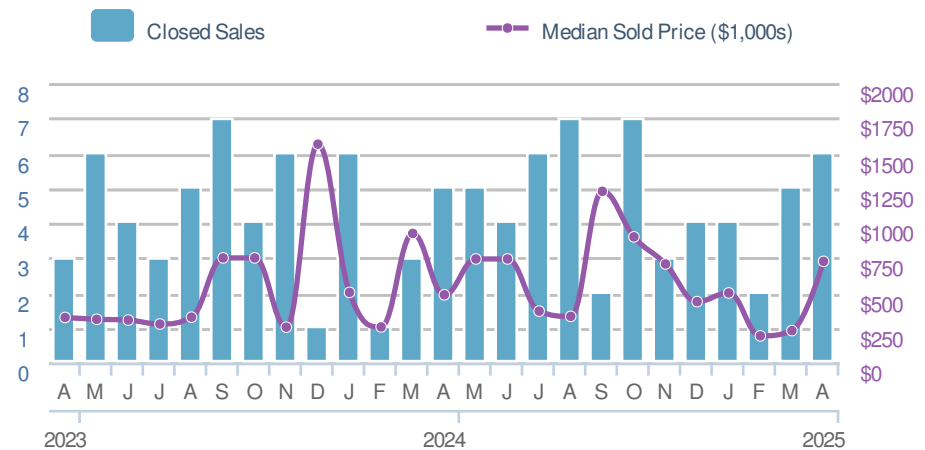
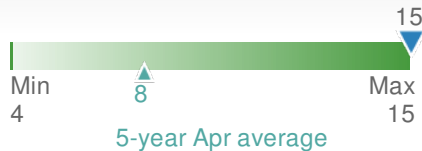
YTD	2025	2024	+/-
	19	16	18.8%

5-year Apr average: **7****Closed Sales****6****↑20.0%**from Mar 2025:
5**↑20.0%**from Apr 2024:
5

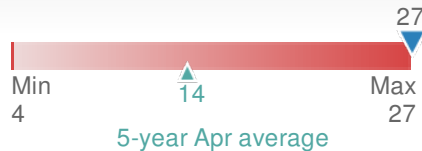
YTD	2025	2024	+/-
	18	15	20.0%

5-year Apr average: **5****Median Sold Price****\$724,000****↑217.5%**from Mar 2025:
\$228,000**↑49.3%**from Apr 2024:
\$485,000

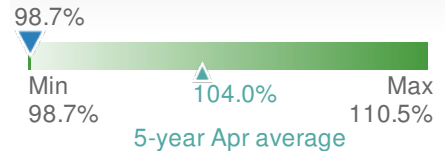
YTD	2025	2024	+/-
	\$252,500	\$645,000	-60.9%

5-year Apr average: **\$403,200****Active Listings****15**

Mar 2025	Apr 2024
6	4

Avg DOM**27**

Mar 2025	Apr 2024	YTD
24	4	32

Avg Sold to OLP Ratio**98.7%**

Mar 2025	Apr 2024	YTD
101.2%	110.5%	98.3%

April 2025

Unionville-Chadds Ford (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11** **450.0%**from Mar 2025:
2 **37.5%**from Apr 2024:
8

YTD	2025	2024	+/-
	17	14	21.4%

5-year Apr average: **7****New Pendings****3** **0.0%**from Mar 2025:
3 **-40.0%**from Apr 2024:
5

YTD	2025	2024	+/-
	7	11	-36.4%

5-year Apr average: **3****Closed Sales****4** **0.0%**from Mar 2025:
0 **33.3%**from Apr 2024:
3

YTD	2025	2024	+/-
	6	9	-33.3%

5-year Apr average: **2****Median Sold Price****\$795,000** **0.0%**from Mar 2025:
\$0 **-15.0%**from Apr 2024:
\$935,000

YTD	2025	2024	+/-
	\$740,000	\$925,000	-20.0%

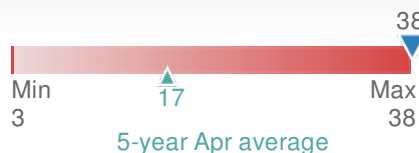
5-year Apr average: **\$1,004,150****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for April was \$795,000, representing an increase of 0% compared to last month and a decrease of 15% from Apr 2024. The average days on market for units sold in April was 38 days, 124% above the 5-year April average of 17 days. There was no month over month change in new contract activity with 3 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 3; and a 150% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.20 pendings per active listing, down from 0.67 in March and a decrease from 1.25 in April 2024. The Contract Ratio is 67% lower than the 5-year April average of 0.61. 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.

Active Listings**15**

Mar 2025	Apr 2024
6	4

Avg DOM**38**

Mar 2025	Apr 2024	YTD
0	5	52

Avg Sold to OLP Ratio**96.9%**

Mar 2025	Apr 2024	YTD
0.0%	110.0%	95.7%

April 2025

Unionville-Chadds Ford (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****0**

↓ -100.0% ↓ -100.0%
from Mar 2025: from Apr 2024:
5 1

YTD	2025	2024	+/-
	10	6	66.7%

5-year Apr average: 3

New Pendings**0**

↓ -100.0% ↓ -100.0%
from Mar 2025: from Apr 2024:
5 3

YTD	2025	2024	+/-
	12	5	140.0%

5-year Apr average: 3

Closed Sales**2**

↓ -60.0% ↔ 0.0%
from Mar 2025: from Apr 2024:
5 2

YTD	2025	2024	+/-
	12	6	100.0%

5-year Apr average: 3

**Median
Sold Price****\$301,000**

↑ 32.0% ↓ -18.1%
from Mar 2025: from Apr 2024:
\$228,000 \$367,500

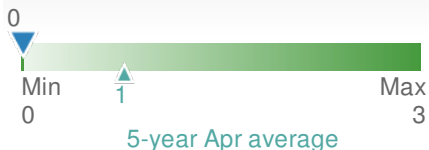
YTD	2025	2024	+/-
	\$217,500	\$302,500	-28.1%

5-year Apr average: \$263,600

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for April was \$301,000, representing an increase of 32% compared to last month and a decrease of 18.1% from Apr 2024. The average days on market for units sold in April was 5 days, 46% below the 5-year April average of 9 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 2; and no change in supply with 0 active units.

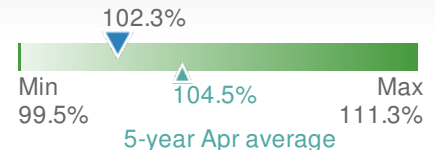
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2024. The Contract Ratio is 100% lower than the 5-year April average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.

Active Listings**0**

Mar 2025	Apr 2024
0	0

Avg DOM**5**

Mar 2025	Apr 2024	YTD
24	4	22

**Avg Sold to
OLP Ratio****102.3%**

Mar 2025	Apr 2024	YTD
101.2%	111.3%	99.6%

April 2025

Upper Darby (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**81**

↓ -12.9%
from Mar 2025:
93

↓ -12.0%
from Apr 2024:
92

YTD	2025	2024	+/-
	329	331	-0.6%

5-year Apr average: **114****New Pendings****83**

↓ -13.5%
from Mar 2025:
96

↓ -1.2%
from Apr 2024:
84

YTD	2025	2024	+/-
	297	291	2.1%

5-year Apr average: **107****Closed Sales****75**

↑ 27.1%
from Mar 2025:
59

↓ -3.8%
from Apr 2024:
78

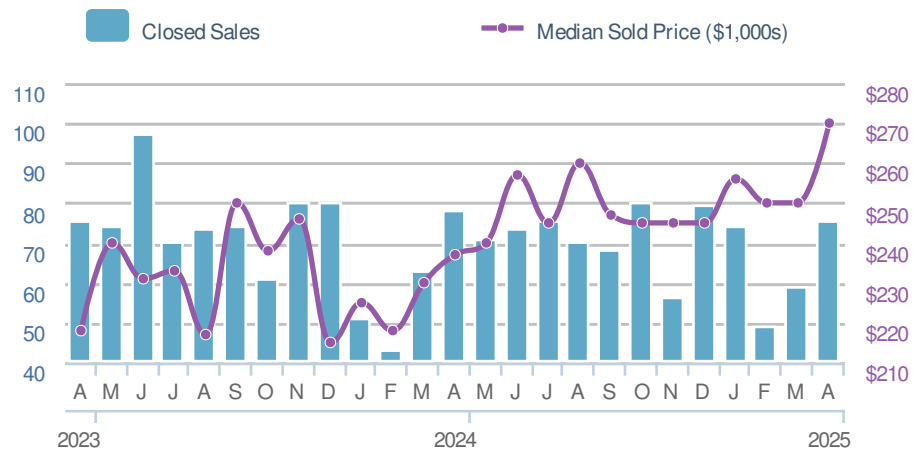
YTD	2025	2024	+/-
	267	244	9.4%

5-year Apr average: **86****Median Sold Price****\$270,000**

↑ 8.0%
from Mar 2025:
\$250,000

↑ 13.9%
from Apr 2024:
\$237,000

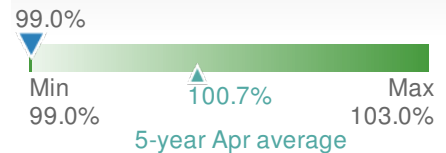
YTD	2025	2024	+/-
	\$258,000	\$233,000	10.7%

5-year Apr average: **\$222,200****Active Listings****90**

Mar 2025	Apr 2024
80	69

Avg DOM**23**

Mar 2025	Apr 2024	YTD
32	17	29


Avg Sold to OLP Ratio**99.0%**


Mar 2025	Apr 2024	YTD
97.6%	99.9%	97.9%

April 2025

Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16**

 **-30.4%**
 from Mar 2025: **23**

 **-33.3%**
 from Apr 2024: **24**

YTD	2025	2024	+/-
	76	90	-15.6%


5-year Apr average: **32****New Pendings****20**


 **-28.6%**
 from Mar 2025: **28**

 **11.1%**
 from Apr 2024: **18**

YTD	2025	2024	+/-
	78	83	-6.0%


5-year Apr average: **27****Closed Sales****24**


 **60.0%**
 from Mar 2025: **15**

 **14.3%**
 from Apr 2024: **21**

YTD	2025	2024	+/-
	78	72	8.3%

5-year Apr average: **24****Median Sold Price****\$426,500**

 **29.2%**
 from Mar 2025: **\$330,000**

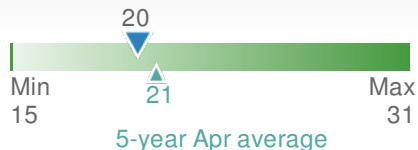
 **29.9%**
 from Apr 2024: **\$328,450**

YTD	2025	2024	+/-
	\$360,000	\$340,000	5.9%

5-year Apr average: **\$349,070****Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for April was \$426,500, representing an increase of 29.2% compared to last month and an increase of 29.9% from Apr 2024. The average days on market for units sold in April was 22 days, 41% above the 5-year April average of 16 days. There was a 28.6% month over month decrease in new contract activity with 20 New Pendings; a 17.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 29; and a 4.8% decrease in supply to 20 active units.

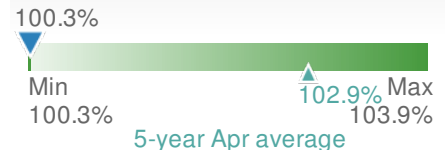
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 1.67 in March and a decrease from 1.87 in April 2024. The Contract Ratio is 29% lower than the 5-year April average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**20**

Mar 2025	Apr 2024
21	15

Avg DOM**22**

Mar 2025	Apr 2024	YTD
49	14	33

Avg Sold to OLP Ratio**100.3%**

Mar 2025	Apr 2024	YTD
97.2%	103.4%	97.7%

April 2025

Upper Darby (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****65** **-7.1%**from Mar 2025:
70 **-4.4%**from Apr 2024:
68

YTD	2025	2024	+/-
	253	241	5.0%

5-year Apr average: **82****New Pendings****63** **-7.4%**from Mar 2025:
68 **-4.5%**from Apr 2024:
66

YTD	2025	2024	+/-
	219	208	5.3%

5-year Apr average: **80****Closed Sales****51** **15.9%**from Mar 2025:
44 **-10.5%**from Apr 2024:
57

YTD	2025	2024	+/-
	189	172	9.9%

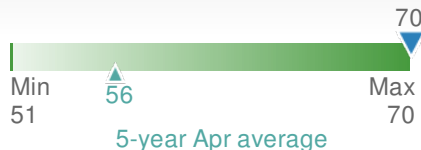
5-year Apr average: **62****Median
Sold Price****\$235,000** **-0.6%**from Mar 2025:
\$236,500 **9.3%**from Apr 2024:
\$215,000

YTD	2025	2024	+/-
	\$235,000	\$199,450	17.8%

5-year Apr average: **\$199,664****Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for April was \$235,000, representing a decrease of 0.6% compared to last month and an increase of 9.3% from Apr 2024. The average days on market for units sold in April was 23 days, 9% above the 5-year April average of 21 days. There was a 7.4% month over month decrease in new contract activity with 63 New Pendings; a 2.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 89; and an 18.6% increase in supply to 70 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, down from 1.47 in March and a decrease from 1.52 in April 2024. The Contract Ratio is 38% lower than the 5-year April average of 2.04. 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.

Active Listings**70**

Mar 2025	Apr 2024
59	54

Avg DOM**23**

Mar 2025	Apr 2024	YTD
26	18	28

**Avg Sold to
OLP Ratio****98.3%**

Mar 2025	Apr 2024	YTD
97.7%	98.6%	97.9%

April 2025

Wallingford-Swarthmore (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**30**

↔ 0.0%

from Mar 2025:
30

↑ 30.4%

from Apr 2024:
23

YTD	2025	2024	+/-
	109	109	0.0%

5-year Apr average: **30****New Pendings****21**

↓ -22.2%

from Mar 2025:
27

↓ -36.4%

from Apr 2024:
33

YTD	2025	2024	+/-
	80	103	-22.3%

5-year Apr average: **28****Closed Sales****25**

↑ 92.3%

from Mar 2025:
13

↓ -7.4%

from Apr 2024:
27

YTD	2025	2024	+/-
	70	69	1.4%

5-year Apr average: **25****Median Sold Price****\$545,000**

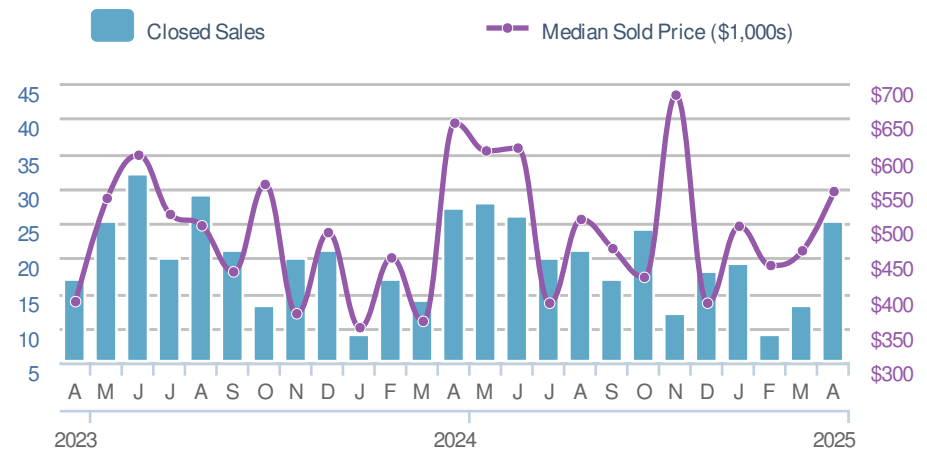
↑ 18.3%

from Mar 2025:
\$460,700

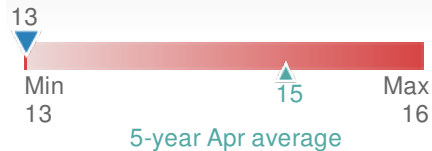
↓ -15.2%

from Apr 2024:
\$643,000

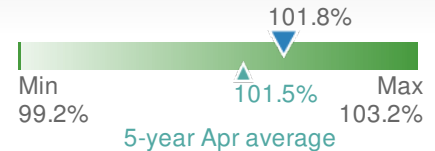
YTD	2025	2024	+/-
	\$490,000	\$460,000	6.5%

5-year Apr average: **\$510,230****Active Listings****34**

Mar 2025	Apr 2024
30	23

Avg DOM**13**

Mar 2025	Apr 2024	YTD
11	15	19

Avg Sold to OLP Ratio**101.8%**

Mar 2025	Apr 2024	YTD
102.9%	101.0%	101.0%

April 2025

Wallingford-Swarthmore (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****22** **15.8%**from Mar 2025:
19 **37.5%**from Apr 2024:
16

YTD	2025	2024	+/-
	71	57	24.6%

5-year Apr average: **21****New Pendings****15** **-11.8%**from Mar 2025:
17 **-25.0%**from Apr 2024:
20

YTD	2025	2024	+/-
	54	60	-10.0%

5-year Apr average: **19****Closed Sales****18** **125.0%**from Mar 2025:
8 **-10.0%**from Apr 2024:
20

YTD	2025	2024	+/-
	51	42	21.4%

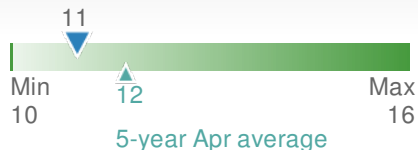
5-year Apr average: **16****Median Sold Price****\$612,500** **-16.5%**from Mar 2025:
\$733,500 **-14.3%**from Apr 2024:
\$715,000

YTD	2025	2024	+/-
	\$635,000	\$600,000	5.8%

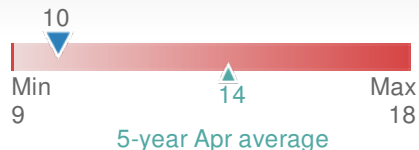
5-year Apr average: **\$593,400****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for April was \$612,500, representing a decrease of 16.5% compared to last month and a decrease of 14.3% from Apr 2024. The average days on market for units sold in April was 10 days, 29% below the 5-year April average of 14 days. There was an 11.8% month over month decrease in new contract activity with 15 New Pendings; a 9.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 19; and a 22.2% increase in supply to 11 active units.

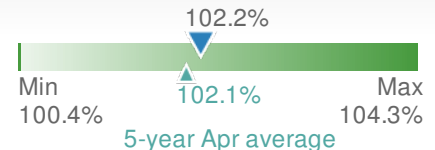
This activity resulted in a Contract Ratio of 1.73 pendings per active listing, down from 2.33 in March and a decrease from 2.40 in April 2024. The Contract Ratio is 30% lower than the 5-year April average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**11**

Mar 2025	Apr 2024
9	10

Avg DOM**10**

Mar 2025	Apr 2024	YTD
9	18	21



Avg Sold to OLP Ratio**102.2%**

Mar 2025	Apr 2024	YTD
102.0%	101.8%	100.8%

April 2025

Wallingford-Swarthmore (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**

 **-27.3%**
 from Mar 2025: **11**
 **14.3%**
 from Apr 2024: **7**



YTD	2025	2024	+/-
	38	52	-26.9%

5-year Apr average: **9****New Pendings****6**

 **-40.0%**
 from Mar 2025: **10**
 **-53.8%**
 from Apr 2024: **13**



YTD	2025	2024	+/-
	26	43	-39.5%

5-year Apr average: **9****Closed Sales****7**

 **40.0%**
 from Mar 2025: **5**
 **0.0%**
 from Apr 2024: **7**

YTD	2025	2024	+/-
	19	27	-29.6%

5-year Apr average: **8****Median Sold Price****\$225,000**

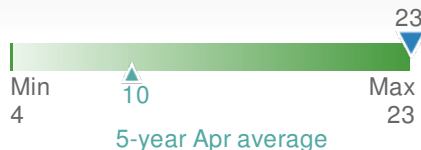
 **-15.1%**
 from Mar 2025: **\$265,000**
 **7.1%**
 from Apr 2024: **\$210,000**

YTD	2025	2024	+/-
	\$258,000	\$280,000	-7.9%

5-year Apr average: **\$213,716****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for April was \$225,000, representing a decrease of 15.1% compared to last month and an increase of 7.1% from Apr 2024. The average days on market for units sold in April was 22 days, 33% above the 5-year April average of 17 days. There was a 40% month over month decrease in new contract activity with 6 New Pendings; a 3.4% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 28; and a 9.5% increase in supply to 23 active units.

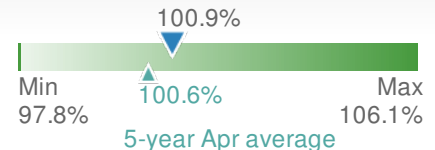
This activity resulted in a Contract Ratio of 1.22 pendings per active listing, down from 1.38 in March and a decrease from 1.69 in April 2024. The Contract Ratio is 54% lower than the 5-year April average of 2.63. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**23**

Mar 2025	Apr 2024
21	13

Avg DOM**22**

Mar 2025	Apr 2024	YTD
15	6	15

Avg Sold to OLP Ratio**100.9%**

Mar 2025	Apr 2024	YTD
104.3%	98.9%	101.5%

April 2025

West Chester Area (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**7**

↓ -12.5% ↑ 40.0%
from Mar 2025: 8 from Apr 2024: 5

YTD	2025	2024	+/-
	22	23	-4.3%

5-year Apr average: 5

New Pendings**8**

↓ -11.1% ↑ 100.0%
from Mar 2025: 9 from Apr 2024: 4

YTD	2025	2024	+/-
	20	16	25.0%

5-year Apr average: 5

Closed Sales**6**

↑ 100.0% ↓ -14.3%
from Mar 2025: 3 from Apr 2024: 7

YTD	2025	2024	+/-
	15	19	-21.1%

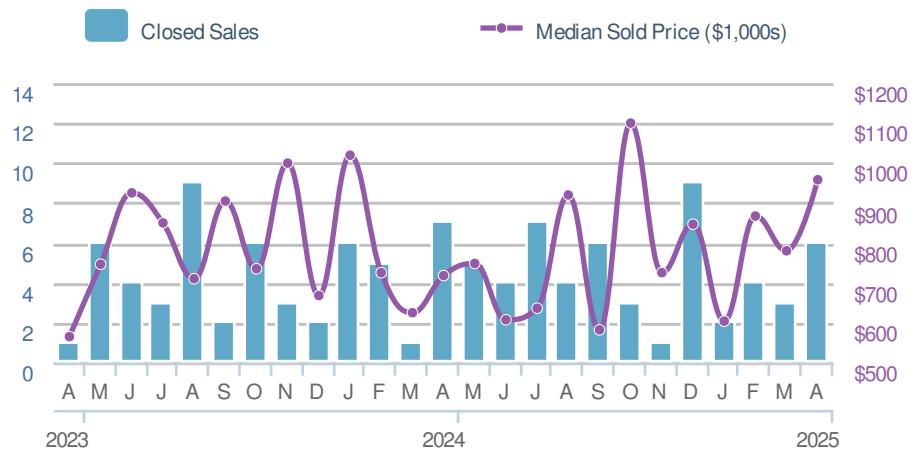
5-year Apr average: 4

Median Sold Price**\$958,000**

↑ 22.8% ↑ 33.4%
from Mar 2025: \$780,000 from Apr 2024: \$718,000

YTD	2025	2024	+/-
	\$852,800	\$810,000	5.3%

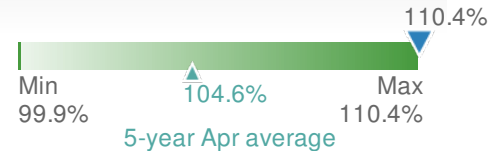
5-year Apr average: \$700,700

**Active Listings****10**

Mar 2025	Apr 2024
11	9

Avg DOM**45**

Mar 2025	Apr 2024	YTD
27	6	44

Avg Sold to OLP Ratio**110.4%**

Mar 2025	Apr 2024	YTD
94.8%	100.6%	100.2%

April 2025

West Chester Area (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****6**

0.0%

from Mar 2025:
6

50.0%

from Apr 2024:
4

YTD	2025	2024	+/-
	18	16	12.5%

5-year Apr average: 5

New Pendings**8**

-11.1%

from Mar 2025:
9

300.0%

from Apr 2024:
2

YTD	2025	2024	+/-
	19	10	90.0%

5-year Apr average: 5

Closed Sales**6**

200.0%

from Mar 2025:
2

20.0%

from Apr 2024:
5

YTD	2025	2024	+/-
	12	14	-14.3%

5-year Apr average: 4

**Median
Sold Price****\$958,000**

29.5%

from Mar 2025:
\$740,000

18.3%

from Apr 2024:
\$810,000

YTD	2025	2024	+/-
	\$958,000	\$855,000	12.0%

5-year Apr average: **\$606,100****Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for April was \$958,000, representing an increase of 29.5% compared to last month and an increase of 18.3% from Apr 2024. The average days on market for units sold in April was 45 days, 142% above the 5-year April average of 19 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; an 18.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 13; and a 25% decrease in supply to 6 active units.

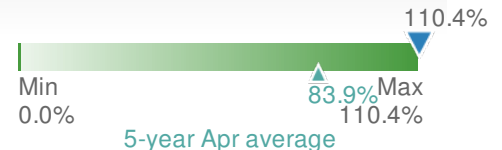
This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.38 in March and an increase from 0.50 in April 2024. The Contract Ratio is 29% lower than the 5-year April average of 3.07. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**6**

Mar 2025	Apr 2024
8	8

Avg DOM**45**

Mar 2025	Apr 2024	YTD
38	7	44

**Avg Sold to
OLP Ratio****110.4%**

Mar 2025	Apr 2024	YTD
90.3%	99.8%	101.0%

April 2025

West Chester Area (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**

↓ -50.0% ↔ 0.0%
from Mar 2025: 2 from Apr 2024: 1

YTD	2025	2024	+/-
	4	7	-42.9%

5-year Apr average: 1

New Pendings**0**

↔ 0.0% ↓ -100.0%
from Mar 2025: 0 from Apr 2024: 2

YTD	2025	2024	+/-
	1	6	-83.3%

5-year Apr average: 1

Closed Sales**0**

↓ -100.0% ↓ -100.0%
from Mar 2025: 1 from Apr 2024: 2

YTD	2025	2024	+/-
	3	5	-40.0%

5-year Apr average: 1

Median Sold Price**\$0**

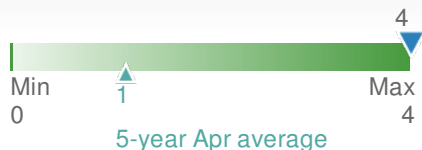
↓ -100.0% ↓ -100.0%
from Mar 2025: **\$780,000** from Apr 2024: **\$647,500**

YTD	2025	2024	+/-
	\$635,000	\$625,000	1.6%

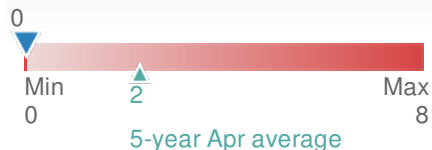
5-year Apr average: **\$242,500****Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for April was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Apr 2024. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 2 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 0; and a 33.3% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and a decrease from 3.00 in April 2024. The Contract Ratio is 100% lower than the 5-year April average of 0.60. 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.

Active Listings**4**

Mar 2025	Apr 2024
3	1

Avg DOM**0**

Mar 2025	Apr 2024	YTD
7	4	43

Avg Sold to OLP Ratio**0.0%**

Mar 2025	Apr 2024	YTD
104.0%	102.5%	97.0%

April 2025

William Penn (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**47****↑34.3%**from Mar 2025:
35**↑38.2%**from Apr 2024:
34

YTD	2025	2024	+/-
	143	180	-20.6%

5-year Apr average: **44****New Pendings****33****↓-21.4%**from Mar 2025:
42**↓-35.3%**from Apr 2024:
51

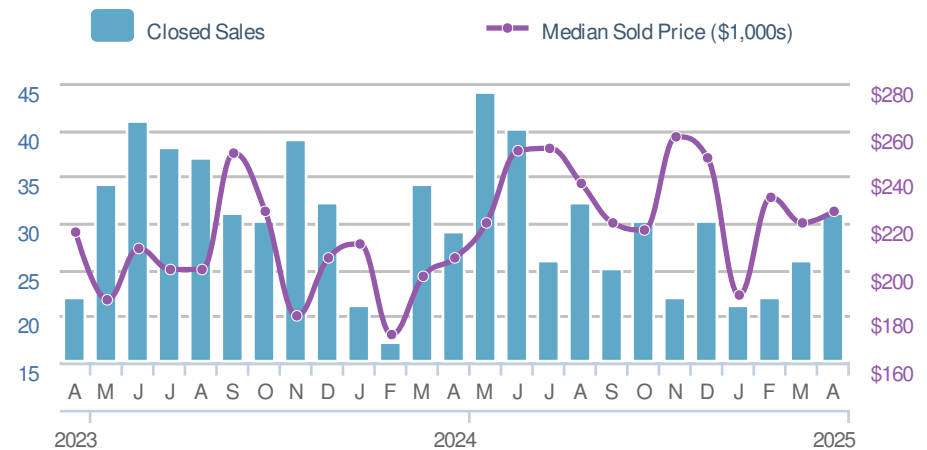
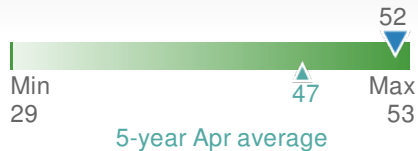
YTD	2025	2024	+/-
	122	152	-19.7%

5-year Apr average: **44****Closed Sales****31****↑19.2%**from Mar 2025:
26**↑6.9%**from Apr 2024:
29

YTD	2025	2024	+/-
	103	109	-5.5%

5-year Apr average: **29****Median Sold Price****\$225,000****↑2.0%**from Mar 2025:
\$220,500**↑9.8%**from Apr 2024:
\$205,000

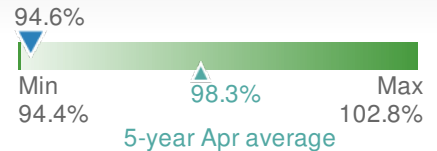
YTD	2025	2024	+/-
	\$222,340	\$205,000	8.5%

5-year Apr average: **\$213,100****Active Listings****52**

Mar 2025	Apr 2024
38	53

Avg DOM**26**

Mar 2025	Apr 2024	YTD
38	26	33

Avg Sold to OLP Ratio**94.6%**

Mar 2025	Apr 2024	YTD
99.2%	97.3%	97.1%

April 2025**William Penn (Delaware, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17** **54.5%**from Mar 2025:
11 **6.3%**from Apr 2024:
16

YTD	2025	2024	+/-
	42	60	-30.0%

5-year Apr average: **14****New Pendings****12** **-14.3%**from Mar 2025:
14 **-25.0%**from Apr 2024:
16

YTD	2025	2024	+/-
	39	43	-9.3%

5-year Apr average: **14****Closed Sales****10** **66.7%**from Mar 2025:
6 **-23.1%**from Apr 2024:
13

YTD	2025	2024	+/-
	30	29	3.4%

5-year Apr average: **11****Median
Sold Price****\$257,500** **-25.4%**from Mar 2025:
\$345,000 **-19.5%**from Apr 2024:
\$320,000

YTD	2025	2024	+/-
	\$286,125	\$299,900	-4.6%

5-year Apr average: **\$266,400****Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for April was \$257,500, representing a decrease of 25.4% compared to last month and a decrease of 19.5% from Apr 2024. The average days on market for units sold in April was 41 days, 49% above the 5-year April average of 28 days. There was a 14.3% month over month decrease in new contract activity with 12 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 17; and a 66.7% increase in supply to 10 active units.

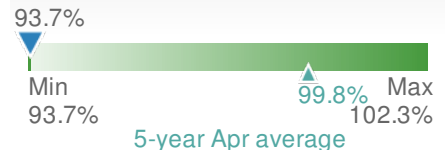
This activity resulted in a Contract Ratio of 1.70 pendings per active listing, down from 3.00 in March and an increase from 1.31 in April 2024. The Contract Ratio is 41% lower than the 5-year April average of 2.87. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**10**

Mar 2025	Apr 2024
6	16

Avg DOM**41**

Mar 2025	Apr 2024	YTD
15	9	37

**Avg Sold to
OLP Ratio****93.7%**

Mar 2025	Apr 2024	YTD
105.3%	101.4%	96.5%

April 2025

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****30** **25.0%**from Mar 2025:
24 **66.7%**from Apr 2024:
18

YTD	2025	2024	+/-
	101	120	-15.8%

5-year Apr average: **30****New Pendings****21** **-25.0%**from Mar 2025:
28 **-40.0%**from Apr 2024:
35

YTD	2025	2024	+/-
	83	109	-23.9%

5-year Apr average: **29****Closed Sales****21** **5.0%**from Mar 2025:
20 **31.3%**from Apr 2024:
16

YTD	2025	2024	+/-
	73	80	-8.8%

5-year Apr average: **18****Median
Sold Price****\$190,000** **-8.0%**from Mar 2025:
\$206,450 **22.6%**from Apr 2024:
\$155,000

YTD	2025	2024	+/-
	\$190,000	\$181,499	4.7%

5-year Apr average: **\$182,500****Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for April was \$190,000, representing a decrease of 8% compared to last month and an increase of 22.6% from Apr 2024. The average days on market for units sold in April was 19 days, 47% below the 5-year April average of 36 days. There was a 25% month over month decrease in new contract activity with 21 New Pendings; a 6.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 29; and a 31.3% increase in supply to 42 active units.

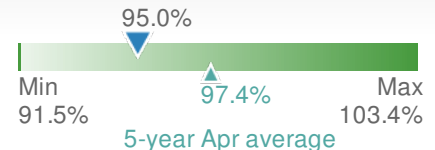
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 0.97 in March and a decrease from 1.38 in April 2024. The Contract Ratio is 47% lower than the 5-year April average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.

Active Listings**42**

Mar 2025	Apr 2024
32	37

Avg DOM**19**

Mar 2025	Apr 2024	YTD
45	40	31

**Avg Sold to
OLP Ratio****95.0%**

Mar 2025	Apr 2024	YTD
97.4%	93.9%	97.3%