

# May 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### Delaware County, PA

**May 2025**

Delaware County, PA

Email: ldavis@tcsr.realtor

**New Listings****632** **5.2%**from Apr 2025:  
**601** **-9.6%**from May 2024:  
**699**

YTD	2025	2024	+/-
	<b>2,837</b>	<b>3,032</b>	-6.4%

5-year May average: **737****New Pendings****604** **16.6%**from Apr 2025:  
**518** **2.7%**from May 2024:  
**588**

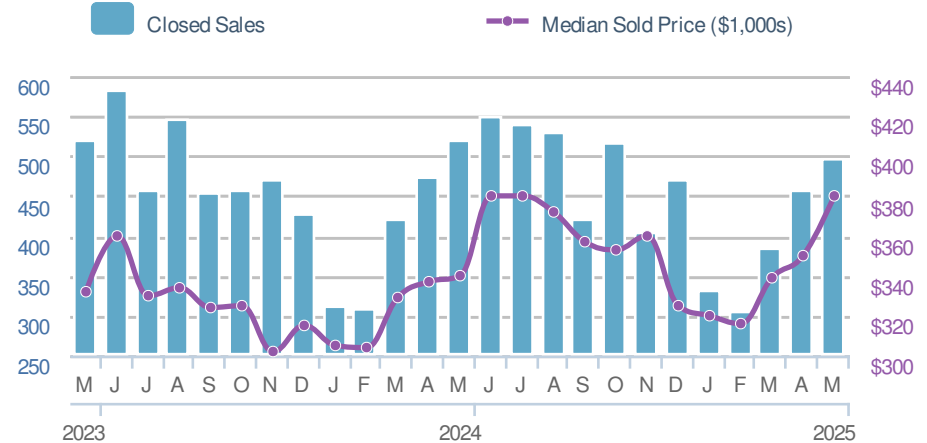
YTD	2025	2024	+/-
	<b>2,397</b>	<b>2,512</b>	-4.6%

5-year May average: **692****Closed Sales****495** **8.3%**from Apr 2025:  
**457** **-4.6%**from May 2024:  
**519**

YTD	2025	2024	+/-
	<b>2,025</b>	<b>2,101</b>	-3.6%

5-year May average: **562****Median Sold Price****\$380,000** **8.6%**from Apr 2025:  
**\$350,000** **11.8%**from May 2024:  
**\$340,000**

YTD	2025	2024	+/-
	<b>\$349,900</b>	<b>\$325,000</b>	7.7%

5-year May average: **\$328,400****Active Listings****671**

Apr 2025	May 2024
<b>652</b>	<b>637</b>

**Avg DOM****21**

Apr 2025	May 2024	YTD
<b>23</b>	<b>18</b>	<b>26</b>

**Avg Sold to OLP Ratio****100.3%**

Apr 2025	May 2024	YTD
<b>99.9%</b>	<b>101.2%</b>	<b>99.4%</b>

**May 2025**

## Delaware County, PA - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****363** **9.0%**from Apr 2025:  
**333** **-9.5%**from May 2024:  
**401**

YTD	2025	2024	+/-
	<b>1,473</b>	<b>1,552</b>	-5.1%

5-year May average: **399****New Pendings****330** **18.3%**from Apr 2025:  
**279** **0.9%**from May 2024:  
**327**

YTD	2025	2024	+/-
	<b>1,221</b>	<b>1,232</b>	-0.9%

5-year May average: **367****Closed Sales****256** **11.8%**from Apr 2025:  
**229** **0.8%**from May 2024:  
**254**

YTD	2025	2024	+/-
	<b>1,003</b>	<b>977</b>	2.7%

5-year May average: **286****Median  
Sold Price****\$540,000** **6.9%**from Apr 2025:  
**\$505,000** **5.9%**from May 2024:  
**\$510,000**

YTD	2025	2024	+/-
	<b>\$500,000</b>	<b>\$465,000</b>	7.5%

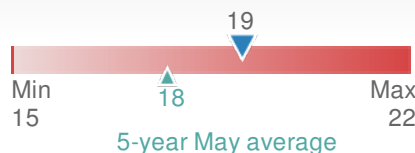
5-year May average: **\$472,151****Summary**

In Delaware County, PA, the median sold price for Detached properties for May was \$540,000, representing an increase of 6.9% compared to last month and an increase of 5.9% from May 2024. The average days on market for units sold in May was 19 days, 7% above the 5-year May average of 18 days. There was an 18.3% month over month increase in new contract activity with 330 New Pendings; a 13.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 481; and a 10% increase in supply to 352 active units.

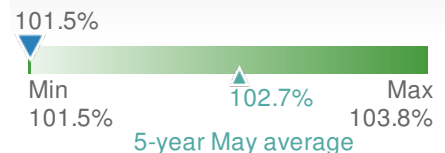
This activity resulted in a Contract Ratio of 1.37 pendings per active listing, up from 1.33 in April and an increase from 1.29 in May 2024. The Contract Ratio is 30% lower than the 5-year May average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****352**

Apr 2025	May 2024
<b>320</b>	<b>373</b>

**Avg DOM****19**

Apr 2025	May 2024	YTD
<b>22</b>	<b>15</b>	<b>25</b>

**Avg Sold to  
OLP Ratio****101.5%**

Apr 2025	May 2024	YTD
<b>101.8%</b>	<b>102.5%</b>	<b>100.3%</b>

**May 2025**

Delaware County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****269** **0.4%**from Apr 2025:  
**268** **-9.7%**from May 2024:  
**298**

YTD	2025	2024	+/-
	<b>1,363</b>	<b>1,479</b>	-7.8%

5-year May average: **337****New Pendings****274** **14.6%**from Apr 2025:  
**239** **5.0%**from May 2024:  
**261**

YTD	2025	2024	+/-
	<b>1,173</b>	<b>1,279</b>	-8.3%

5-year May average: **325****Closed Sales****239** **5.8%**from Apr 2025:  
**226** **-9.8%**from May 2024:  
**265**

YTD	2025	2024	+/-
	<b>1,019</b>	<b>1,123</b>	-9.3%

5-year May average: **276****Median  
Sold Price****\$252,000** **5.0%**from Apr 2025:  
**\$240,000** **5.0%**from May 2024:  
**\$240,000**

YTD	2025	2024	+/-
	<b>\$243,000</b>	<b>\$229,900</b>	5.7%

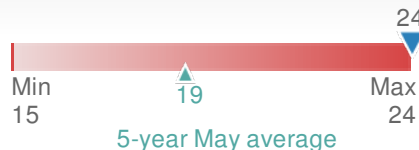
5-year May average: **\$223,830****Summary**

In Delaware County, PA, the median sold price for Attached properties for May was \$252,000, representing an increase of 5% compared to last month and an increase of 5% from May 2024. The average days on market for units sold in May was 24 days, 26% above the 5-year May average of 19 days. There was a 14.6% month over month increase in new contract activity with 274 New Pendings; a 7.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 385; and a 3.9% decrease in supply to 319 active units.

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 1.08 in April and a decrease from 1.57 in May 2024. The Contract Ratio is 40% lower than the 5-year May average of 2.03. 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****319**

Apr 2025	May 2024
<b>332</b>	<b>264</b>

**Avg DOM****24**

Apr 2025	May 2024	YTD
<b>24</b>	<b>21</b>	<b>26</b>

**Avg Sold to  
OLP Ratio****99.0%**

Apr 2025	May 2024	YTD
<b>98.2%</b>	<b>99.9%</b>	<b>98.5%</b>

**May 2025**

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****20****↓ -50.0%**from Apr 2025:  
**40****↓ -60.8%**from May 2024:  
**51**

YTD	2025	2024	+/-
	<b>172</b>	<b>187</b>	<b>-8.0%</b>

5-year May average: **35****New Pendings****34****↑ 54.5%**from Apr 2025:  
**22****↑ 21.4%**from May 2024:  
**28**

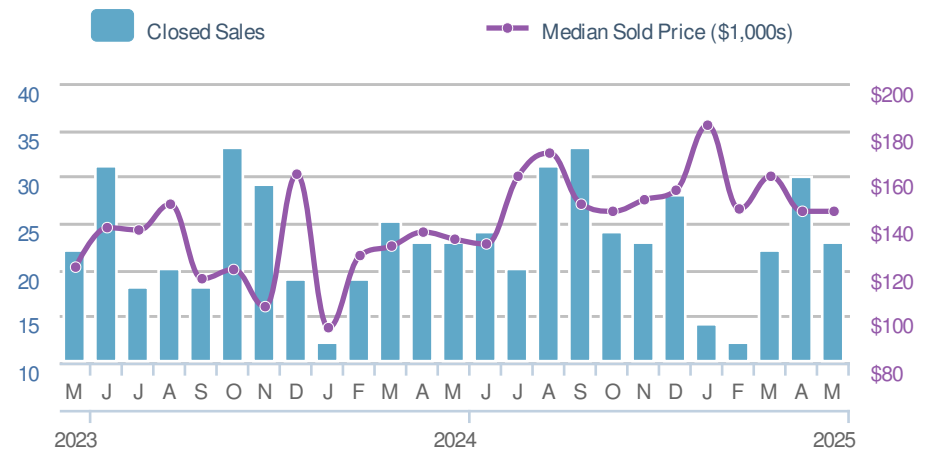
YTD	2025	2024	+/-
	<b>130</b>	<b>130</b>	<b>0.0%</b>

5-year May average: **30****Closed Sales****23****↓ -23.3%**from Apr 2025:  
**30****↔ 0.0%**from May 2024:  
**23**

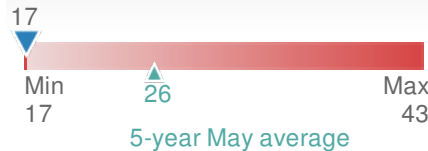
YTD	2025	2024	+/-
	<b>105</b>	<b>108</b>	<b>-2.8%</b>

5-year May average: **21****Median Sold Price****\$145,000****↓ -0.2%**from Apr 2025:  
**\$145,250****↑ 8.8%**from May 2024:  
**\$133,250**

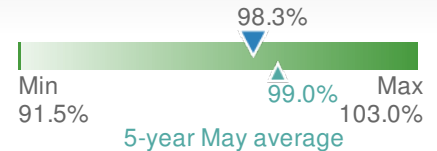
YTD	2025	2024	+/-
	<b>\$145,500</b>	<b>\$132,000</b>	<b>10.2%</b>

5-year May average: **\$118,920****Active Listings****55**

Apr 2025	May 2024
<b>69</b>	<b>53</b>

**Avg DOM****17**

Apr 2025	May 2024	YTD
<b>30</b>	<b>43</b>	<b>27</b>



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

Apr 2025	May 2024	YTD
<b>96.6%</b>	<b>102.3%</b>	<b>96.1%</b>

**May 2025**



## Chester-Upland (Delaware, PA) - Detached

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

 **-14.3%**     **20.0%**  
 from Apr 2025: 7    from May 2024: 5



YTD	2025	2024	+/-
	<b>21</b>	<b>21</b>	0.0%

5-year May average: **4****New Pendings****8**

 **300.0%**     **166.7%**  
 from Apr 2025: 2    from May 2024: 3

YTD	2025	2024	+/-
	<b>10</b>	<b>16</b>	-37.5%

5-year May average: **4****Closed Sales****2**

 **0.0%**     **-33.3%**  
 from Apr 2025: 0    from May 2024: 3

YTD	2025	2024	+/-
	<b>6</b>	<b>17</b>	-64.7%

5-year May average: **2****Median Sold Price****\$145,000**

 **0.0%**     **-48.2%**  
 from Apr 2025: \$0    from May 2024: \$280,000

YTD	2025	2024	+/-
	<b>\$243,750</b>	<b>\$170,000</b>	43.4%

5-year May average: **\$145,280****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for May was \$145,000, representing an increase of 0% compared to last month and a decrease of 48.2% from May 2024. The average days on market for units sold in May was 2 days, 91% below the 5-year May average of 22 days. There was a 300% month over month increase in new contract activity with 8 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from April) to 10; and no change in supply with 12 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.42 in April and an increase from 0.38 in May 2024. The Contract Ratio is 15% higher than the 5-year May average of 0.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****12**

Apr 2025	May 2024
<b>12</b>	<b>8</b>

**Avg DOM****2**

Apr 2025	May 2024	YTD
<b>0</b>	<b>11</b>	<b>11</b>

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

Apr 2025	May 2024	YTD
<b>0.0%</b>	<b>116.1%</b>	<b>100.4%</b>

**May 2025**

## Chester-Upland (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****14**

↓ **-57.6%**    ↓ **-69.6%**  
from Apr 2025: **33**    from May 2024: **46**

YTD	2025	2024	+/-
	<b>151</b>	<b>166</b>	-9.0%

5-year May average: **32****New Pendings****26**

↑ **30.0%**    ↑ **4.0%**  
from Apr 2025: **20**    from May 2024: **25**

YTD	2025	2024	+/-
	<b>119</b>	<b>114</b>	4.4%

5-year May average: **26****Closed Sales****21**

↓ **-30.0%**    ↑ **5.0%**  
from Apr 2025: **30**    from May 2024: **20**

YTD	2025	2024	+/-
	<b>98</b>	<b>91</b>	7.7%

5-year May average: **18****Median  
Sold Price****\$145,000**

↓ **-0.2%**    ↑ **13.3%**  
from Apr 2025: **\$145,250**    from May 2024: **\$128,000**

YTD	2025	2024	+/-
	<b>\$145,250</b>	<b>\$128,000</b>	13.5%

5-year May average: **\$114,440****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for May was \$145,000, representing a decrease of 0.2% compared to last month and an increase of 13.3% from May 2024. The average days on market for units sold in May was 19 days, 21% below the 5-year May average of 24 days. There was a 30% month over month increase in new contract activity with 26 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 36; and a 24.6% decrease in supply to 43 active units.

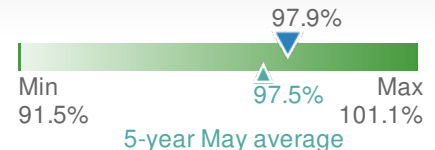
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.60 in April and no change from May 2024. The Contract Ratio is 20% lower than the 5-year May average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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****43**

Apr 2025	May 2024
<b>57</b>	<b>45</b>

**Avg DOM****19**

Apr 2025	May 2024	YTD
<b>30</b>	<b>48</b>	<b>27</b>

**Avg Sold to  
OLP Ratio****97.9%**

Apr 2025	May 2024	YTD
<b>96.6%</b>	<b>100.2%</b>	<b>96.2%</b>

**May 2025**

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****34****↑3.0%**from Apr 2025:  
**33****↓-8.1%**from May 2024:  
**37**

YTD	2025	2024	+/-
	<b>131</b>	<b>134</b>	-2.2%

5-year May average: **34****New Pendings****41****↑115.8%**from Apr 2025:  
**19****↑28.1%**from May 2024:  
**32**

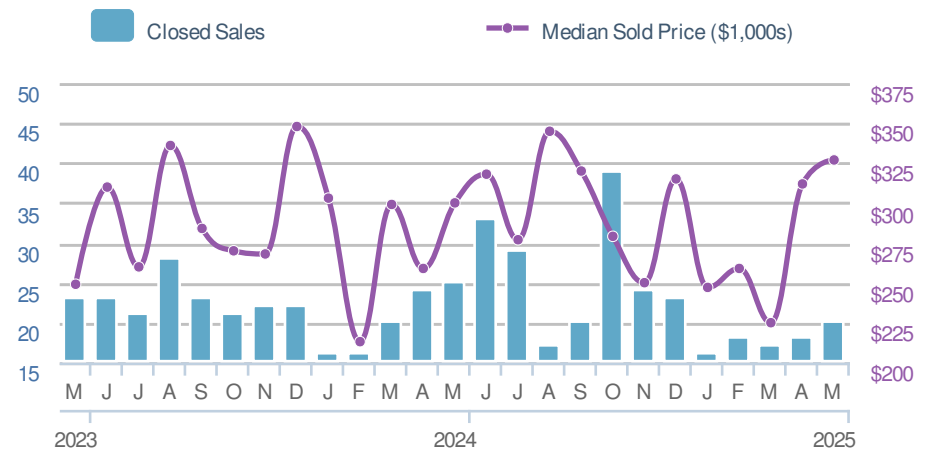
YTD	2025	2024	+/-
	<b>116</b>	<b>122</b>	-4.9%

5-year May average: **34****Closed Sales****20****↑11.1%**from Apr 2025:  
**18****↓-20.0%**from May 2024:  
**25**

YTD	2025	2024	+/-
	<b>92</b>	<b>106</b>	-13.2%

5-year May average: **24****Median Sold Price****\$327,500****↑4.9%**from Apr 2025:  
**\$312,074****↑9.2%**from May 2024:  
**\$300,000**

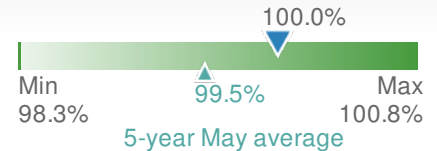
YTD	2025	2024	+/-
	<b>\$285,949</b>	<b>\$272,000</b>	5.1%

5-year May average: **\$267,280****Active Listings****28**

Apr 2025	May 2024
<b>34</b>	<b>25</b>

**Avg DOM****14**

Apr 2025	May 2024	YTD
<b>27</b>	<b>25</b>	<b>22</b>

**Avg Sold to OLP Ratio****100.0%**



Apr 2025	May 2024	YTD
<b>100.6%</b>	<b>99.3%</b>	<b>99.1%</b>



**May 2025**

## Chichester (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18**

 **-14.3%**     **-33.3%**  
 from Apr 2025: **21**    from May 2024: **27**

YTD	2025	2024	+/-
	<b>65</b>	<b>83</b>	-21.7%

5-year May average: **20****New Pendings****21**

 **90.9%**     **-12.5%**  
 from Apr 2025: **11**    from May 2024: **24**



YTD	2025	2024	+/-
	<b>58</b>	<b>76</b>	-23.7%

5-year May average: **20****Closed Sales****13**

 **85.7%**     **-23.5%**  
 from Apr 2025: **7**    from May 2024: **17**

YTD	2025	2024	+/-
	<b>46</b>	<b>61</b>	-24.6%

5-year May average: **16****Median Sold Price****\$349,900**

 **-20.9%**     **0.7%**  
 from Apr 2025: **\$442,500**    from May 2024: **\$347,500**

YTD	2025	2024	+/-
	<b>\$338,750</b>	<b>\$340,000</b>	-0.4%

5-year May average: **\$315,620****Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for May was \$349,900, representing a decrease of 20.9% compared to last month and an increase of 0.7% from May 2024. The average days on market for units sold in May was 16 days, 14% below the 5-year May average of 19 days. There was a 90.9% month over month increase in new contract activity with 21 New Pendings; a 31.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 21; and a 6.7% decrease in supply to 14 active units.

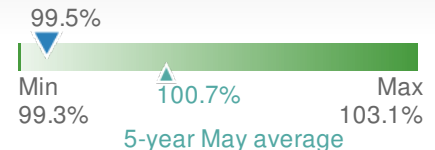
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.07 in April and a decrease from 1.65 in May 2024. The Contract Ratio is 37% lower than the 5-year May average of 2.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****14**

Apr 2025	May 2024
<b>15</b>	<b>17</b>

**Avg DOM****16**

Apr 2025	May 2024	YTD
<b>20</b>	<b>25</b>	<b>20</b>

**Avg Sold to OLP Ratio****99.5%**

Apr 2025	May 2024	YTD
<b>103.2%</b>	<b>101.0%</b>	<b>99.3%</b>

**May 2025**


## Chichester (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****16**
 **33.3%**  
from Apr 2025:  
12


 **60.0%**  
from May 2024:  
10

YTD	2025	2024	+/-
	<b>66</b>	<b>51</b>	29.4%

5-year May average: **14****New Pendings****20**
 **150.0%**  
from Apr 2025:  
8


 **150.0%**  
from May 2024:  
8


YTD	2025	2024	+/-
	<b>58</b>	<b>46</b>	26.1%

5-year May average: **14****Closed Sales****7**
 **-36.4%**  
from Apr 2025:  
11

 **-12.5%**  
from May 2024:  
8

YTD	2025	2024	+/-
	<b>46</b>	<b>45</b>	2.2%

5-year May average: **8****Median  
Sold Price****\$290,000**
 **59.3%**  
from Apr 2025:  
\$182,000

 **41.5%**  
from May 2024:  
\$205,000

YTD	2025	2024	+/-
	<b>\$191,000</b>	<b>\$190,000</b>	0.5%

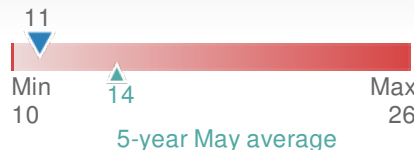
5-year May average: **\$209,000****Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for May was \$290,000, representing an increase of 59.3% compared to last month and an increase of 41.5% from May 2024. The average days on market for units sold in May was 11 days, 24% below the 5-year May average of 14 days. There was a 150% month over month increase in new contract activity with 20 New Pendings; a 120% MoM increase in All Pendings (new contracts + contracts carried over from April) to 22; and a 26.3% decrease in supply to 14 active units.

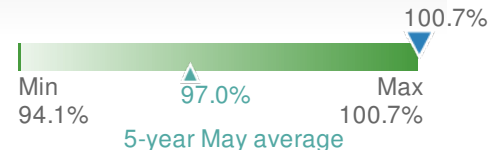
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 0.53 in April and an increase from 1.50 in May 2024. The Contract Ratio is 17% lower than the 5-year May average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****14**

Apr 2025	May 2024
<b>19</b>	<b>8</b>

**Avg DOM****11**

Apr 2025	May 2024	YTD
<b>31</b>	<b>26</b>	<b>25</b>

**Avg Sold to  
OLP Ratio****100.7%**

Apr 2025	May 2024	YTD
<b>98.9%</b>	<b>95.8%</b>	<b>98.8%</b>

**May 2025**

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****46**

↑ **17.9%**  
from Apr 2025:  
**39**

↑ **21.1%**  
from May 2024:  
**38**

YTD	2025	2024	+/-
	<b>192</b>	<b>168</b>	14.3%

5-year May average: **41****New Pendings****37**

↑ **2.8%**  
from Apr 2025:  
**36**

↑ **19.4%**  
from May 2024:  
**31**

YTD	2025	2024	+/-
	<b>144</b>	<b>133</b>	8.3%

5-year May average: **36****Closed Sales****34**

↑ **47.8%**  
from Apr 2025:  
**23**

↑ **17.2%**  
from May 2024:  
**29**

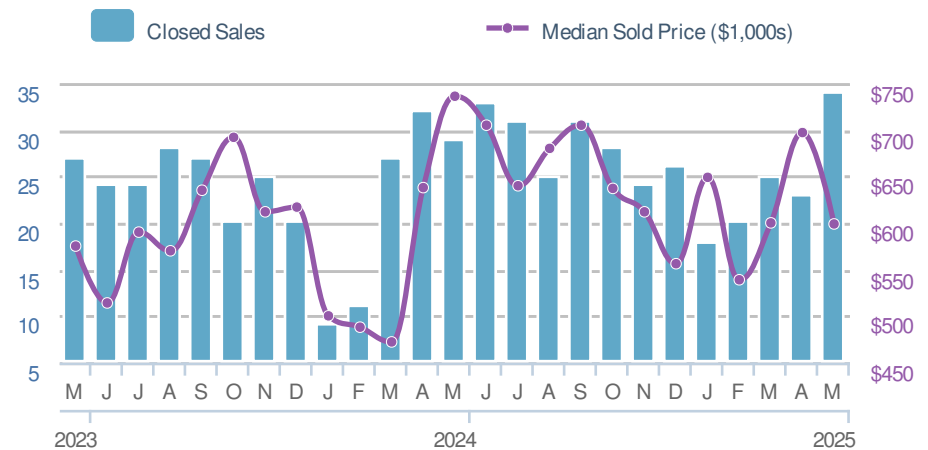
YTD	2025	2024	+/-
	<b>130</b>	<b>107</b>	21.5%

5-year May average: **28****Median Sold Price****\$599,500**

↓ **-14.0%**  
from Apr 2025:  
**\$697,000**

↓ **-18.7%**  
from May 2024:  
**\$736,990**

YTD	2025	2024	+/-
	<b>\$647,000</b>	<b>\$549,000</b>	17.9%

5-year May average: **\$598,898****Active Listings****43**

Apr 2025	May 2024
<b>51</b>	<b>40</b>

**Avg DOM****19**


Apr 2025	May 2024	YTD
<b>12</b>	<b>10</b>	<b>20</b>

**Avg Sold to OLP Ratio****99.5%**

Apr 2025	May 2024	YTD
<b>101.9%</b>	<b>103.7%</b>	<b>101.8%</b>


**May 2025**

## Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****31**
 **14.8%**  
from Apr 2025:  
27


 **14.8%**  
from May 2024:  
27

YTD	2025	2024	+/-
	<b>120</b>	<b>102</b>	17.6%

5-year May average: **28****New Pendings****26**
 **18.2%**  
from Apr 2025:  
22


 **23.8%**  
from May 2024:  
21


YTD	2025	2024	+/-
	<b>82</b>	<b>82</b>	0.0%

5-year May average: **26****Closed Sales****18**
 **63.6%**  
from Apr 2025:  
11

 **-10.0%**  
from May 2024:  
20

YTD	2025	2024	+/-
	<b>65</b>	<b>63</b>	3.2%

5-year May average: **18****Median  
Sold Price****\$725,250**
 **4.1%**  
from Apr 2025:  
\$697,000

 **-4.3%**  
from May 2024:  
\$758,000

YTD	2025	2024	+/-
	<b>\$740,000</b>	<b>\$747,500</b>	-1.0%

5-year May average: **\$672,150****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for May was \$725,250, representing an increase of 4.1% compared to last month and a decrease of 4.3% from May 2024. The average days on market for units sold in May was 20 days, 29% below the 5-year May average of 28 days. There was an 18.2% month over month increase in new contract activity with 26 New Pendings; a 25.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 39; and a 26.8% decrease in supply to 30 active units.

This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 0.76 in April and a decrease from 1.61 in May 2024. The Contract Ratio is 38% lower than the 5-year May average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****30**

Apr 2025	May 2024
<b>41</b>	<b>28</b>

**Avg DOM****20**


Apr 2025	May 2024	YTD
<b>6</b>	<b>10</b>	<b>21</b>

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

Apr 2025	May 2024	YTD
<b>104.9%</b>	<b>104.5%</b>	<b>103.0%</b>

**May 2025**

## Garnet Valley (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****15**
 **25.0%**  
from Apr 2025:  
12


 **36.4%**  
from May 2024:  
11


YTD	2025	2024	+/-
	<b>72</b>	<b>66</b>	9.1%

5-year May average: **14****New Pendings****11**
 **-21.4%**  
from Apr 2025:  
14


 **10.0%**  
from May 2024:  
10


YTD	2025	2024	+/-
	<b>62</b>	<b>51</b>	21.6%

5-year May average: **10****Closed Sales****16**
 **33.3%**  
from Apr 2025:  
12

 **77.8%**  
from May 2024:  
9

YTD	2025	2024	+/-
	<b>65</b>	<b>44</b>	47.7%

5-year May average: **10****Median  
Sold Price****\$416,000**
 **-38.5%**  
from Apr 2025:  
\$676,120

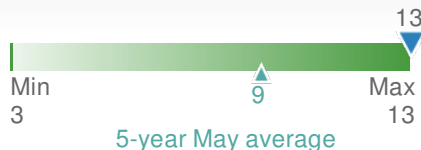
 **-2.1%**  
from May 2024:  
\$425,000

YTD	2025	2024	+/-
	<b>\$500,000</b>	<b>\$401,500</b>	24.5%

5-year May average: **\$378,783****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for May was \$416,000, representing a decrease of 38.5% compared to last month and a decrease of 2.1% from May 2024. The average days on market for units sold in May was 18 days, 58% above the 5-year May average of 11 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; a 20.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 19; and a 30% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.46 pendings per active listing, down from 2.40 in April and an increase from 1.33 in May 2024. The Contract Ratio is 27% lower than the 5-year May average of 2.00. 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****13**

Apr 2025	May 2024
<b>10</b>	<b>12</b>

**Avg DOM****18**

Apr 2025	May 2024	YTD
<b>18</b>	<b>9</b>	<b>19</b>

**Avg Sold to  
OLP Ratio****99.2%**

Apr 2025	May 2024	YTD
<b>99.1%</b>	<b>101.9%</b>	<b>100.6%</b>


**May 2025**

## Haverford Township (Delaware, PA)



Email: ldavis@tcsr.realtor

**New Listings****59** **34.1%**  
from Apr 2025:  
**44** **3.5%**  
from May 2024:  
**57**



YTD	2025	2024	+/-
	<b>231</b>	<b>234</b>	-1.3%

5-year May average: **64****New Pendings****55** **37.5%**  
from Apr 2025:  
**40** **3.8%**  
from May 2024:  
**53**

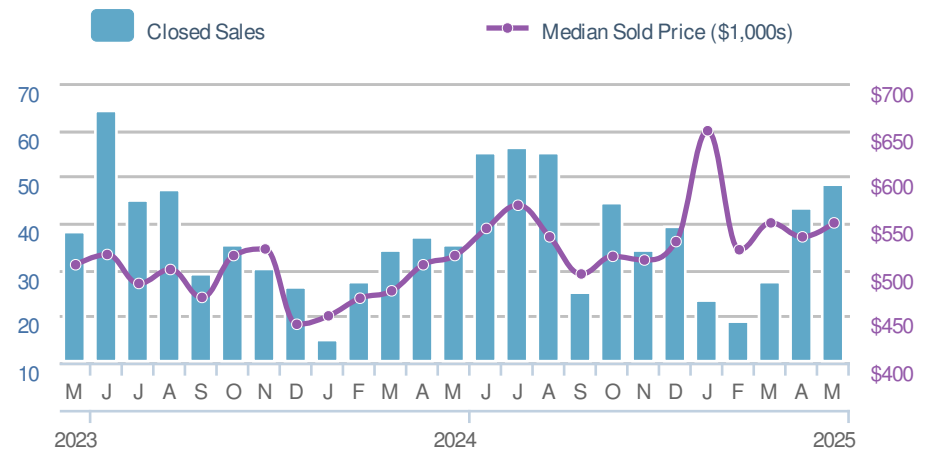
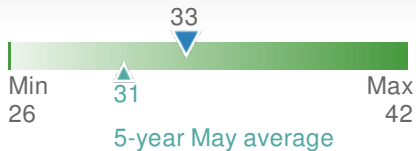
YTD	2025	2024	+/-
	<b>207</b>	<b>203</b>	2.0%

5-year May average: **59****Closed Sales****48** **11.6%**  
from Apr 2025:  
**43** **37.1%**  
from May 2024:  
**35**

YTD	2025	2024	+/-
	<b>165</b>	<b>149</b>	10.7%

5-year May average: **48****Median Sold Price****\$550,000** **2.8%**  
from Apr 2025:  
**\$535,000** **6.8%**  
from May 2024:  
**\$515,000**

YTD	2025	2024	+/-
	<b>\$550,000</b>	<b>\$480,000</b>	14.6%

5-year May average: **\$491,300****Active Listings****33**

Apr 2025	May 2024
<b>33</b>	<b>42</b>

**Avg DOM****10**

Apr 2025	May 2024	YTD
<b>13</b>	<b>6</b>	<b>14</b>

**Avg Sold to OLP Ratio****103.0%**

Apr 2025	May 2024	YTD
<b>103.3%</b>	<b>105.8%</b>	<b>102.1%</b>

**May 2025**

## Haverford Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****41** **17.1%**from Apr 2025:  
**35** **-19.6%**from May 2024:  
**51**

YTD	2025	2024	+/-
	<b>169</b>	<b>179</b>	-5.6%

5-year May average: **48****New Pendings****40** **60.0%**from Apr 2025:  
**25** **0.0%**from May 2024:  
**40**

YTD	2025	2024	+/-
	<b>151</b>	<b>142</b>	6.3%

5-year May average: **42****Closed Sales****34** **9.7%**from Apr 2025:  
**31** **30.8%**from May 2024:  
**26**

YTD	2025	2024	+/-
	<b>125</b>	<b>101</b>	23.8%

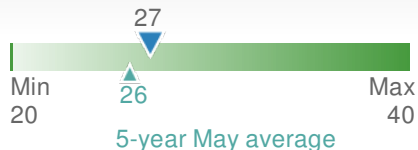
5-year May average: **35****Median  
Sold Price****\$622,500** **12.2%**from Apr 2025:  
**\$555,000** **1.1%**from May 2024:  
**\$615,500**

YTD	2025	2024	+/-
	<b>\$595,000</b>	<b>\$553,000</b>	7.6%

5-year May average: **\$544,900****Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for May was \$622,500, representing an increase of 12.2% compared to last month and an increase of 1.1% from May 2024. The average days on market for units sold in May was 12 days, 11% above the 5-year May average of 11 days. There was a 60% month over month increase in new contract activity with 40 New Pendings; a 16.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 50; and a 3.6% decrease in supply to 27 active units.

This activity resulted in a Contract Ratio of 1.85 pendings per active listing, up from 1.54 in April and an increase from 1.45 in May 2024. The Contract Ratio is 33% lower than the 5-year May average of 2.75. 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****27**

Apr 2025	May 2024
<b>28</b>	<b>40</b>

**Avg DOM****12**

Apr 2025	May 2024	YTD
<b>16</b>	<b>7</b>	<b>16</b>

**Avg Sold to  
OLP Ratio****102.9%**

Apr 2025	May 2024	YTD
<b>103.2%</b>	<b>105.9%</b>	<b>101.5%</b>

**May 2025**

## Haverford Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18**

↑ **100.0%**    ↑ **200.0%**  
from Apr 2025: 9    from May 2024: 6

YTD	2025	2024	+/-
	<b>62</b>	55	12.7%

5-year May average: **16****New Pendings****15**

↔ **0.0%**    ↑ **15.4%**  
from Apr 2025: 15    from May 2024: 13

YTD	2025	2024	+/-
	<b>56</b>	61	-8.2%

5-year May average: **18****Closed Sales****14**

↑ **16.7%**    ↑ **55.6%**  
from Apr 2025: 12    from May 2024: 9

YTD	2025	2024	+/-
	<b>40</b>	48	-16.7%

5-year May average: **13****Median Sold Price****\$437,500**

↑ **14.1%**    ↑ **4.0%**  
from Apr 2025: **\$383,500**    from May 2024: **\$420,500**

YTD	2025	2024	+/-
	<b>\$422,500</b>	\$366,250	15.4%

5-year May average: **\$386,300****Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for May was \$437,500, representing an increase of 14.1% compared to last month and an increase of 4% from May 2024. The average days on market for units sold in May was 5 days, 27% below the 5-year May average of 7 days. There was no month over month change in new contract activity with 15 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from April) to 18; and a 20% increase in supply to 6 active units.

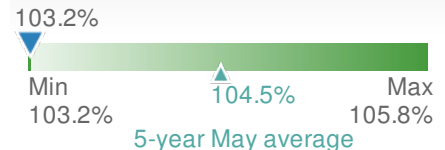
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, no change from April and a decrease from 8.50 in May 2024. The Contract Ratio is 46% lower than the 5-year May average of 5.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Apr 2025	May 2024
5	2

**Avg DOM****5**

Apr 2025	May 2024	YTD
7	5	7

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

Apr 2025	May 2024	YTD
103.7%	105.3%	103.8%



**May 2025**

Interboro (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****23** **4.5%**from Apr 2025:  
**22** **-14.8%**from May 2024:  
**27**

YTD	2025	2024	+/-
	<b>99</b>	<b>113</b>	-12.4%

5-year May average: **28****New Pendings****20** **-13.0%**from Apr 2025:  
**23** **-16.7%**from May 2024:  
**24**

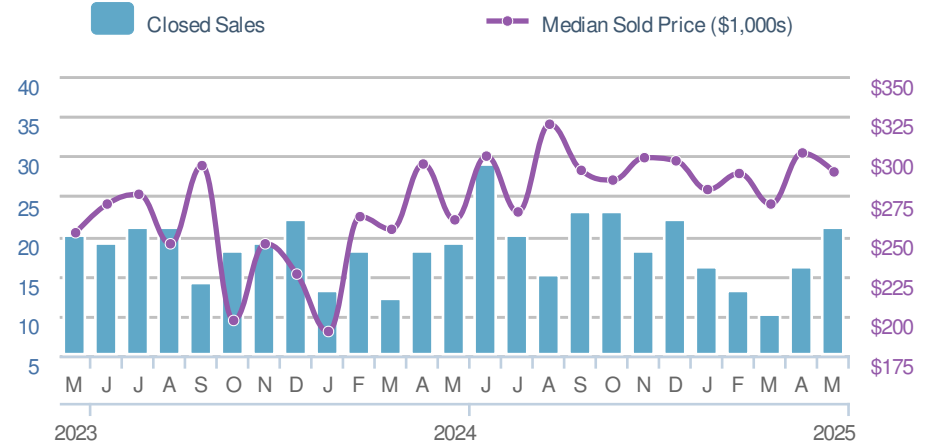
YTD	2025	2024	+/-
	<b>85</b>	<b>100</b>	-15.0%

5-year May average: **26****Closed Sales****21** **31.3%**from Apr 2025:  
**16** **10.5%**from May 2024:  
**19**

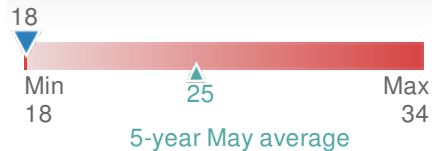
YTD	2025	2024	+/-
	<b>78</b>	<b>81</b>	-3.7%

5-year May average: **22****Median Sold Price****\$290,000** **-4.1%**from Apr 2025:  
**\$302,450** **11.5%**from May 2024:  
**\$260,000**

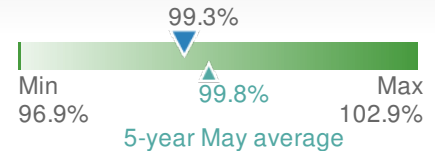
YTD	2025	2024	+/-
	<b>\$275,000</b>	<b>\$258,000</b>	6.6%

5-year May average: **\$248,500****Active Listings****22**

Apr 2025	May 2024
<b>22</b>	<b>17</b>

**Avg DOM****18**

Apr 2025	May 2024	YTD
<b>31</b>	<b>34</b>	<b>30</b>

**Avg Sold to OLP Ratio****99.3%**

Apr 2025	May 2024	YTD
<b>98.2%</b>	<b>96.9%</b>	<b>97.0%</b>

**May 2025**

## Interboro (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****11**

↔ 0.0%  
from Apr 2025:  
11

↓ -38.9%  
from May 2024:  
18

YTD	2025	2024	+/-
	<b>38</b>	<b>66</b>	-42.4%

5-year May average: **14****New Pendings****10**

↑ 11.1%  
from Apr 2025:  
9

↓ -28.6%  
from May 2024:  
14

YTD	2025	2024	+/-
	<b>36</b>	<b>56</b>	-35.7%

5-year May average: **14****Closed Sales****10**

↑ 42.9%  
from Apr 2025:  
7

↓ -23.1%  
from May 2024:  
13

YTD	2025	2024	+/-
	<b>37</b>	<b>42</b>	-11.9%

5-year May average: **11****Median Sold Price****\$301,250**

↑ 0.5%  
from Apr 2025:  
\$299,900

↑ 15.9%  
from May 2024:  
\$260,000

YTD	2025	2024	+/-
	<b>\$300,000</b>	<b>\$302,500</b>	-0.8%

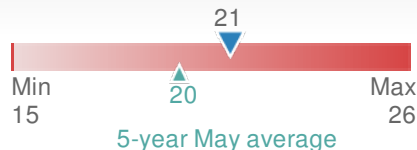
5-year May average: **\$271,430****Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for May was \$301,250, representing an increase of 0.5% compared to last month and an increase of 15.9% from May 2024. The average days on market for units sold in May was 21 days, 6% above the 5-year May average of 20 days. There was an 11.1% month over month increase in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 12; and no change in supply with 7 active units.

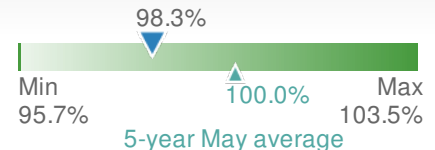
This activity resulted in a Contract Ratio of 1.71 pendings per active listing, no change from April and a decrease from 2.00 in May 2024. The Contract Ratio is 46% lower than the 5-year May average of 3.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****7**

Apr 2025	May 2024
<b>7</b>	<b>11</b>

**Avg DOM****21**

Apr 2025	May 2024	YTD
<b>35</b>	<b>26</b>	<b>37</b>

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

Apr 2025	May 2024	YTD
<b>100.5%</b>	<b>95.7%</b>	<b>96.9%</b>

**May 2025**

## Interboro (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****12** **9.1%**from Apr 2025:  
**11** **33.3%**from May 2024:  
**9**

YTD	2025	2024	+/-
	<b>61</b>	<b>47</b>	29.8%

5-year May average: **14****New Pendings****10** **-28.6%**from Apr 2025:  
**14** **0.0%**from May 2024:  
**10**

YTD	2025	2024	+/-
	<b>49</b>	<b>44</b>	11.4%

5-year May average: **12****Closed Sales****11** **22.2%**from Apr 2025:  
**9** **83.3%**from May 2024:  
**6**

YTD	2025	2024	+/-
	<b>41</b>	<b>39</b>	5.1%

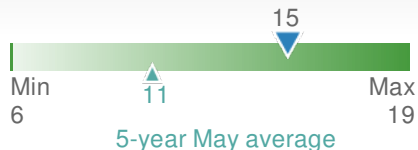
5-year May average: **11****Median  
Sold Price****\$289,000** **-5.2%**from Apr 2025:  
**\$305,000** **19.2%**from May 2024:  
**\$242,500**

YTD	2025	2024	+/-
	<b>\$250,000</b>	<b>\$220,000</b>	13.6%

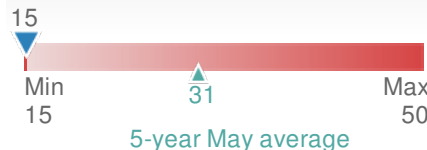
5-year May average: **\$241,490****Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for May was \$289,000, representing a decrease of 5.2% compared to last month and an increase of 19.2% from May 2024. The average days on market for units sold in May was 15 days, 51% below the 5-year May average of 31 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 15; and no change in supply with 15 active units.

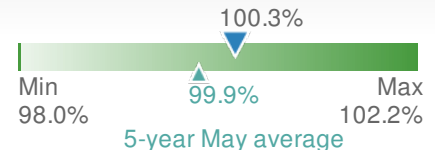
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.13 in April and a decrease from 2.50 in May 2024. The Contract Ratio is 57% lower than the 5-year May average of 2.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****15**

Apr 2025	May 2024
<b>15</b>	<b>6</b>

**Avg DOM****15**

Apr 2025	May 2024	YTD
<b>28</b>	<b>50</b>	<b>24</b>

**Avg Sold to  
OLP Ratio****100.3%**

Apr 2025	May 2024	YTD
<b>96.4%</b>	<b>99.4%</b>	<b>97.1%</b>

**May 2025**

Marple Newtown (Delaware, PA)


Email: ldavis@tcsr.realtor

**New Listings****46** **21.1%**  
from Apr 2025:  
**38** **-17.9%**  
from May 2024:  
**56**



YTD	2025	2024	+/-
	<b>189</b>	<b>243</b>	-22.2%

5-year May average: **53****New Pendings****42** **20.0%**  
from Apr 2025:  
**35** **27.3%**  
from May 2024:  
**33**

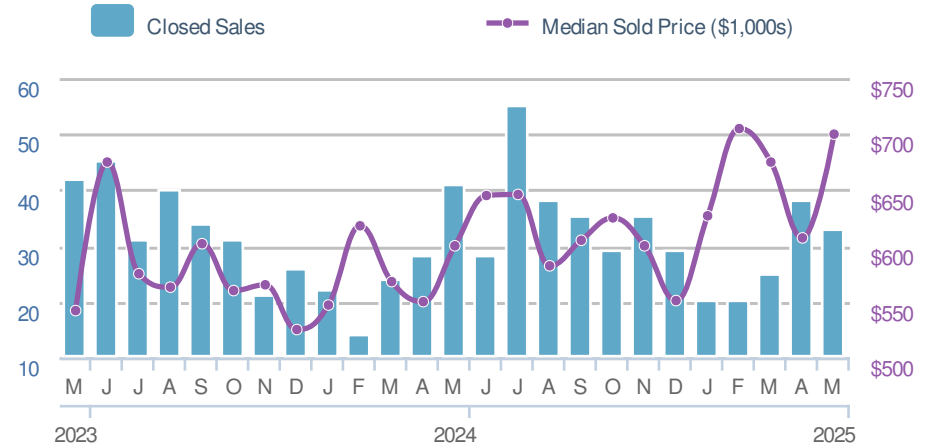
YTD	2025	2024	+/-
	<b>171</b>	<b>165</b>	3.6%

5-year May average: **47****Closed Sales****33** **-13.2%**  
from Apr 2025:  
**38** **-19.5%**  
from May 2024:  
**41**

YTD	2025	2024	+/-
	<b>140</b>	<b>133</b>	5.3%

5-year May average: **38****Median Sold Price****\$700,000** **15.2%**  
from Apr 2025:  
**\$607,500** **16.7%**  
from May 2024:  
**\$600,000**

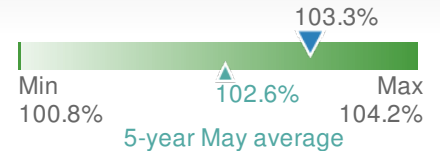
YTD	2025	2024	+/-
	<b>\$652,500</b>	<b>\$575,000</b>	13.5%

5-year May average: **\$570,100****Active Listings****44**

Apr 2025	May 2024
<b>44</b>	<b>75</b>

**Avg DOM****31**

Apr 2025	May 2024	YTD
<b>20</b>	<b>15</b>	<b>31</b>

**Avg Sold to OLP Ratio****103.3%**

Apr 2025	May 2024	YTD
<b>100.9%</b>	<b>102.2%</b>	<b>101.4%</b>

**May 2025**

## Marple Newtown (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****33**

↔ 0.0%

from Apr 2025:  
**33**

↓ -17.5%

from May 2024:  
**40**

YTD	2025	2024	+/-
	<b>143</b>	<b>168</b>	-14.9%

5-year May average: **40****New Pendings****33**

↑ 13.8%

from Apr 2025:  
**29**

↑ 13.8%

from May 2024:  
**29**

YTD	2025	2024	+/-
	<b>122</b>	<b>106</b>	15.1%

5-year May average: **36****Closed Sales****24**

↓ -4.0%

from Apr 2025:  
**25**

↓ -7.7%

from May 2024:  
**26**

YTD	2025	2024	+/-
	<b>91</b>	<b>90</b>	1.1%

5-year May average: **26****Median Sold Price****\$827,500**

↑ 42.7%

from Apr 2025:  
**\$580,000**

↑ 33.5%

from May 2024:  
**\$620,000**

YTD	2025	2024	+/-
	<b>\$680,000</b>	<b>\$579,000</b>	17.4%

5-year May average: **\$598,000****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for May was \$827,500, representing an increase of 42.7% compared to last month and an increase of 33.5% from May 2024. The average days on market for units sold in May was 29 days, 56% above the 5-year May average of 19 days. There was a 13.8% month over month increase in new contract activity with 33 New Pendings; a 16.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 65; and a 10.8% decrease in supply to 33 active units.

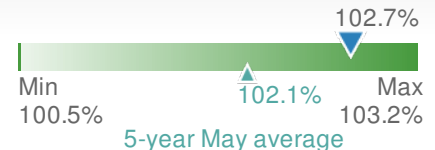
This activity resulted in a Contract Ratio of 1.97 pendings per active listing, up from 1.51 in April and an increase from 0.84 in May 2024. The Contract Ratio is 2% lower than the 5-year May average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****33**

Apr 2025	May 2024
<b>37</b>	<b>55</b>

**Avg DOM****29**

Apr 2025	May 2024	YTD
<b>21</b>	<b>12</b>	<b>30</b>


**Avg Sold to OLP Ratio****102.7%**


Apr 2025	May 2024	YTD
<b>101.4%</b>	<b>102.5%</b>	<b>101.4%</b>

**May 2025**

## Marple Newtown (Delaware, PA) - Attached


Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****13**


 **160.0%**  
 from Apr 2025: **5**

 **-18.8%**  
 from May 2024: **16**

YTD	2025	2024	+/-
	<b>46</b>	<b>75</b>	-38.7%

5-year May average: **13****New Pendings****9**


 **50.0%**  
 from Apr 2025: **6**

 **125.0%**  
 from May 2024: **4**

YTD	2025	2024	+/-
	<b>49</b>	<b>59</b>	-16.9%

5-year May average: **11****Closed Sales****9**

 **-30.8%**  
 from Apr 2025: **13**

 **-40.0%**  
 from May 2024: **15**

YTD	2025	2024	+/-
	<b>49</b>	<b>43</b>	14.0%

5-year May average: **12****Median Sold Price****\$625,000**

 **-1.6%**  
 from Apr 2025: **\$635,000**

 **5.8%**  
 from May 2024: **\$591,000**

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

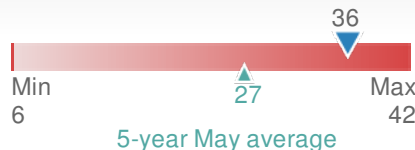
5-year May average: **\$569,398****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for May was \$625,000, representing a decrease of 1.6% compared to last month and an increase of 5.8% from May 2024. The average days on market for units sold in May was 36 days, 31% above the 5-year May average of 27 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 18; and a 57.1% increase in supply to 11 active units.

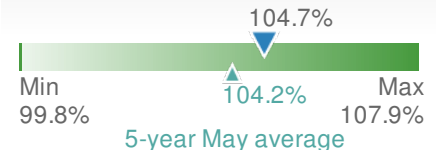
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, down from 2.71 in April and an increase from 1.20 in May 2024. The Contract Ratio is 49% lower than the 5-year May average of 3.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Apr 2025	May 2024
<b>7</b>	<b>20</b>

**Avg DOM****36**

Apr 2025	May 2024	YTD
<b>20</b>	<b>21</b>	<b>33</b>

**Avg Sold to OLP Ratio****104.7%**

Apr 2025	May 2024	YTD
<b>100.0%</b>	<b>101.5%</b>	<b>101.4%</b>

**May 2025**

Penn-Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****29**

↔ 0.0%  
from Apr 2025:  
29

↓ -47.3%  
from May 2024:  
55

YTD	2025	2024	+/-
	<b>131</b>	<b>188</b>	-30.3%

5-year May average: **43****New Pendings****22**

↓ -33.3%  
from Apr 2025:  
33

↓ -51.1%  
from May 2024:  
45

YTD	2025	2024	+/-
	<b>131</b>	<b>167</b>	-21.6%

5-year May average: **42****Closed Sales****26**

↑ 30.0%  
from Apr 2025:  
20

↓ -21.2%  
from May 2024:  
33

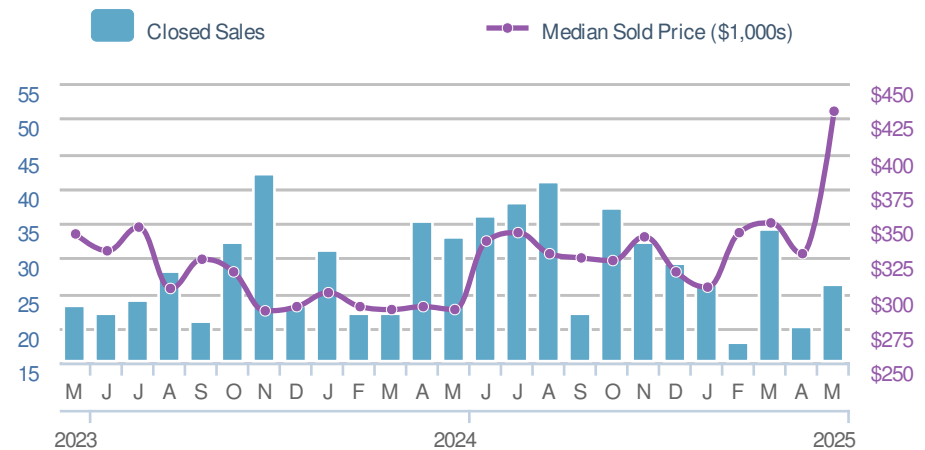
YTD	2025	2024	+/-
	<b>125</b>	<b>148</b>	-15.5%

5-year May average: **32****Median Sold Price****\$430,283**

↑ 31.0%  
from Apr 2025:  
\$328,500

↑ 49.4%  
from May 2024:  
\$288,000

YTD	2025	2024	+/-
	<b>\$335,000</b>	<b>\$291,000</b>	15.1%

5-year May average: **\$325,537****Active Listings****28**

Apr 2025	May 2024
<b>19</b>	<b>33</b>

**Avg DOM****16**

Apr 2025	May 2024	YTD
<b>28</b>	<b>11</b>	<b>24</b>


**Avg Sold to OLP Ratio****101.2%**


Apr 2025	May 2024	YTD
<b>98.4%</b>	<b>101.8%</b>	<b>98.2%</b>

**May 2025**

## Penn-Delco (Delaware, PA) - Detached


Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18**


 **-10.0%**  
 from Apr 2025: **20**

 **-50.0%**  
 from May 2024: **36**

YTD	2025	2024	+/-
	<b>83</b>	<b>109</b>	-23.9%


5-year May average: **28****New Pendings****13**


 **-40.9%**  
 from Apr 2025: **22**

 **-53.6%**  
 from May 2024: **28**

YTD	2025	2024	+/-
	<b>84</b>	<b>90</b>	-6.7%

5-year May average: **28****Closed Sales****22**

 **100.0%**  
 from Apr 2025: **11**

 **69.2%**  
 from May 2024: **13**

YTD	2025	2024	+/-
	<b>79</b>	<b>71</b>	11.3%

5-year May average: **20****Median Sold Price****\$437,500**

 **25.0%**  
 from Apr 2025: **\$350,000**

 **25.0%**  
 from May 2024: **\$350,000**

YTD	2025	2024	+/-
	<b>\$380,000</b>	<b>\$350,000</b>	8.6%

5-year May average: **\$349,300****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for May was \$437,500, representing an increase of 25% compared to last month and an increase of 25% from May 2024. The average days on market for units sold in May was 18 days, 36% above the 5-year May average of 13 days. There was a 40.9% month over month decrease in new contract activity with 13 New Pendings; a 34.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 19; and a 46.2% increase in supply to 19 active units.

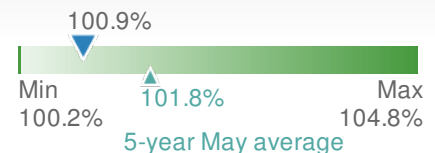
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.23 in April and a decrease from 1.32 in May 2024. The Contract Ratio is 66% lower than the 5-year May average of 2.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Apr 2025	May 2024
<b>13</b>	<b>25</b>

**Avg DOM****18**

Apr 2025	May 2024	YTD
<b>30</b>	<b>9</b>	<b>27</b>

**Avg Sold to OLP Ratio****100.9%**

Apr 2025	May 2024	YTD
<b>98.3%</b>	<b>102.1%</b>	<b>98.4%</b>



**May 2025**

## Penn-Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****11** **22.2%**from Apr 2025:  
**9** **-42.1%**from May 2024:  
**19**

YTD	2025	2024	+/-
	<b>48</b>	<b>79</b>	-39.2%

5-year May average: **15****New Pendings****9** **-18.2%**from Apr 2025:  
**11** **-47.1%**from May 2024:  
**17**

YTD	2025	2024	+/-
	<b>47</b>	<b>77</b>	-39.0%

5-year May average: **14****Closed Sales****4** **-55.6%**from Apr 2025:  
**9** **-80.0%**from May 2024:  
**20**

YTD	2025	2024	+/-
	<b>46</b>	<b>77</b>	-40.3%

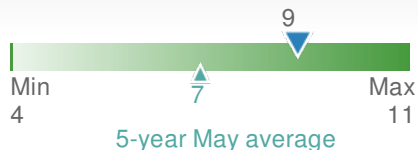
5-year May average: **12****Median  
Sold Price****\$302,000** **0.7%**from Apr 2025:  
**\$300,000** **14.5%**from May 2024:  
**\$263,750**

YTD	2025	2024	+/-
	<b>\$287,000</b>	<b>\$260,000</b>	10.4%

5-year May average: **\$265,750****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for May was \$302,000, representing an increase of 0.7% compared to last month and an increase of 14.5% from May 2024. The average days on market for units sold in May was 4 days, 55% below the 5-year May average of 9 days. There was an 18.2% month over month decrease in new contract activity with 9 New Pendings; a 45.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 16; and a 50% increase in supply to 9 active units.

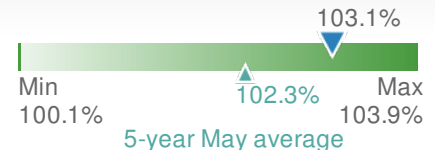
This activity resulted in a Contract Ratio of 1.78 pendings per active listing, down from 1.83 in April and a decrease from 2.38 in May 2024. The Contract Ratio is 32% lower than the 5-year May average of 2.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****9**

Apr 2025	May 2024
<b>6</b>	<b>8</b>

**Avg DOM****4**

Apr 2025	May 2024	YTD
<b>26</b>	<b>12</b>	<b>20</b>

**Avg Sold to  
OLP Ratio****103.1%**

Apr 2025	May 2024	YTD
<b>98.6%</b>	<b>101.5%</b>	<b>98.0%</b>

**May 2025**

Radnor Township (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****34** **9.7%**from Apr 2025:  
**31** **-17.1%**from May 2024:  
**41**

YTD	2025	2024	+/-
	<b>155</b>	<b>169</b>	-8.3%

5-year May average: **39****New Pendings****35** **45.8%**from Apr 2025:  
**24** **20.7%**from May 2024:  
**29**

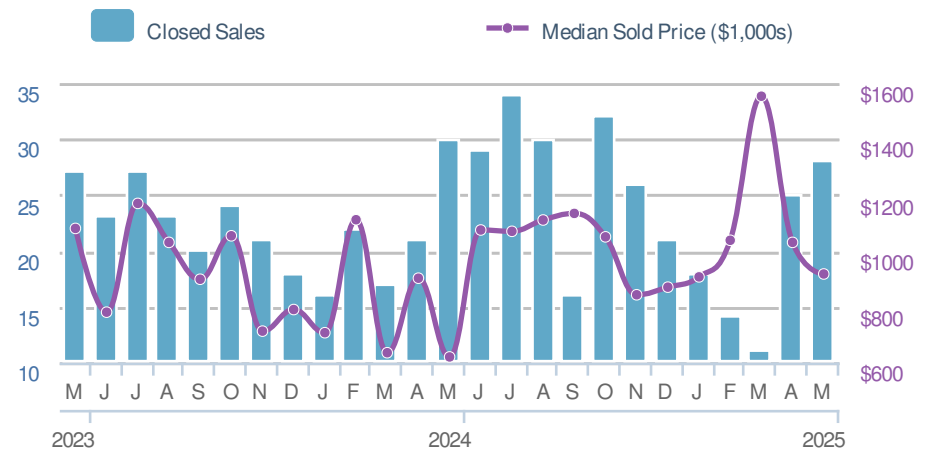
YTD	2025	2024	+/-
	<b>121</b>	<b>133</b>	-9.0%

5-year May average: **34****Closed Sales****28** **12.0%**from Apr 2025:  
**25** **-6.7%**from May 2024:  
**30**

YTD	2025	2024	+/-
	<b>97</b>	<b>106</b>	-8.5%

5-year May average: **33****Median Sold Price****\$917,500** **-10.9%**from Apr 2025:  
**\$1,030,000** **48.0%**from May 2024:  
**\$620,000**

YTD	2025	2024	+/-
	<b>\$1,075,000</b>	<b>\$725,000</b>	48.3%

5-year May average: **\$826,500****Active Listings****37**

Apr 2025	May 2024
<b>37</b>	<b>51</b>

**Avg DOM****20**

Apr 2025	May 2024	YTD
<b>31</b>	<b>17</b>	<b>32</b>

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

Apr 2025	May 2024	YTD
<b>102.4%</b>	<b>102.1%</b>	<b>100.3%</b>

**May 2025**

## Radnor Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****24** **20.0%**from Apr 2025:  
**20** **-20.0%**from May 2024:  
**30**

YTD	2025	2024	+/-
	<b>108</b>	<b>116</b>	-6.9%

5-year May average: **29****New Pending****21** **16.7%**from Apr 2025:  
**18** **10.5%**from May 2024:  
**19**

YTD	2025	2024	+/-
	<b>83</b>	<b>86</b>	-3.5%

5-year May average: **23****Closed Sales****20** **25.0%**from Apr 2025:  
**16** **33.3%**from May 2024:  
**15**

YTD	2025	2024	+/-
	<b>69</b>	<b>64</b>	7.8%

5-year May average: **21****Median  
Sold Price****\$1,287,500** **4.0%**from Apr 2025:  
**\$1,237,509** **17.6%**from May 2024:  
**\$1,095,000**

YTD	2025	2024	+/-
	<b>\$1,365,000</b>	<b>\$1,222,500</b>	11.7%

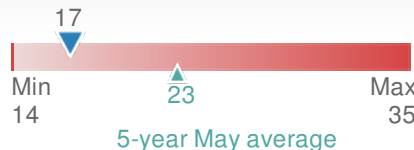
5-year May average: **\$1,139,700****Summary**

In Radnor Township (Delaware, PA), the median sold price for Detached properties for May was \$1,287,500, representing an increase of 4% compared to last month and an increase of 17.6% from May 2024. The average days on market for units sold in May was 17 days, 26% below the 5-year May average of 23 days. There was a 16.7% month over month increase in new contract activity with 21 New Pending; a 2.5% MoM decrease in All Pending (new contracts + contracts carried over from April) to 39; and a 24% increase in supply to 31 active units.

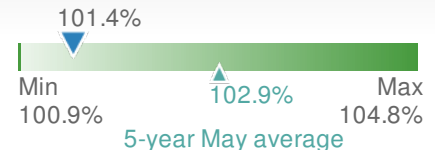
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, down from 1.60 in April and an increase from 1.05 in May 2024. The Contract Ratio is 17% lower than the 5-year May average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Apr 2025	May 2024
<b>25</b>	<b>41</b>

**Avg DOM****17**

Apr 2025	May 2024	YTD
<b>21</b>	<b>14</b>	<b>28</b>

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

Apr 2025	May 2024	YTD
<b>106.8%</b>	<b>104.8%</b>	<b>101.5%</b>

**May 2025**

## Radnor Township (Delaware, PA) - Attached

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

YTD	2025	2024	+/-
	<b>47</b>	<b>53</b>	-11.3%

5-year May average: **10****New Pendings****14** **133.3%**from Apr 2025:  
**6** **40.0%**from May 2024:  
**10**

YTD	2025	2024	+/-
	<b>38</b>	<b>47</b>	-19.1%

5-year May average: **11****Closed Sales****8** **-11.1%**from Apr 2025:  
**9** **-46.7%**from May 2024:  
**15**

YTD	2025	2024	+/-
	<b>28</b>	<b>42</b>	-33.3%

5-year May average: **12****Median  
Sold Price****\$353,750** **-9.3%**from Apr 2025:  
**\$390,000** **-11.6%**from May 2024:  
**\$400,000**

YTD	2025	2024	+/-
	<b>\$460,000</b>	<b>\$360,000</b>	27.8%

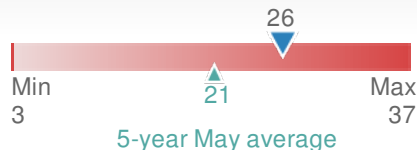
5-year May average: **\$366,850****Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached properties for May was \$353,750, representing a decrease of 9.3% compared to last month and a decrease of 11.6% from May 2024. The average days on market for units sold in May was 26 days, 26% above the 5-year May average of 21 days. There was a 133.3% month over month increase in new contract activity with 14 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from April) to 16; and a 50% decrease in supply to 6 active units.

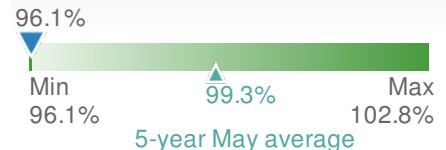
This activity resulted in a Contract Ratio of 2.67 pendings per active listing, up from 0.83 in April and an increase from 1.20 in May 2024. The Contract Ratio is 31% higher than the 5-year May average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Apr 2025	May 2024
<b>12</b>	<b>10</b>

**Avg DOM****26**

Apr 2025	May 2024	YTD
<b>49</b>	<b>20</b>	<b>40</b>


**Avg Sold to  
OLP Ratio****96.1%**

Apr 2025	May 2024	YTD
<b>94.6%</b>	<b>99.4%</b>	<b>97.4%</b>



**May 2025**

Ridley (Delaware, PA)


Email: ldavis@tcsr.realtor

**New Listings****44** **-2.2%**  
from Apr 2025:  
**45** **33.3%**  
from May 2024:  
**33**



YTD	2025	2024	+/-
	<b>212</b>	<b>172</b>	23.3%

5-year May average: **47****New Pendings****42** **-8.7%**  
from Apr 2025:  
**46** **16.7%**  
from May 2024:  
**36**

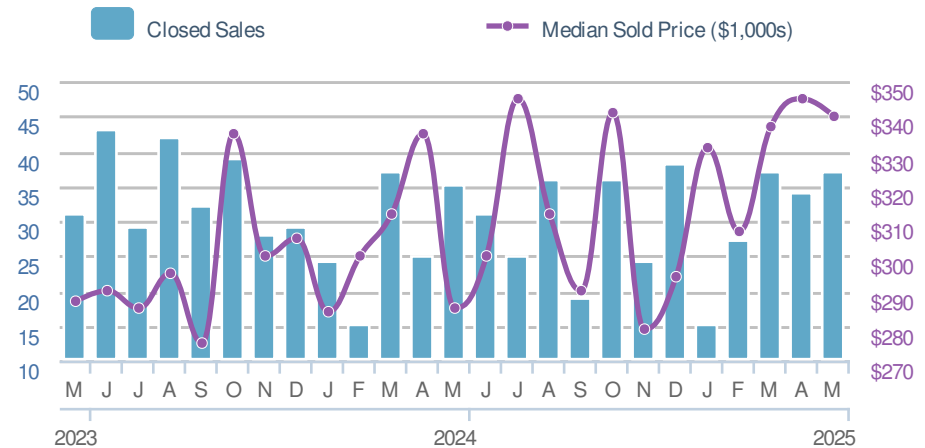
YTD	2025	2024	+/-
	<b>184</b>	<b>155</b>	18.7%

5-year May average: **47****Closed Sales****37** **8.8%**  
from Apr 2025:  
**34** **5.7%**  
from May 2024:  
**35**

YTD	2025	2024	+/-
	<b>150</b>	<b>139</b>	7.9%

5-year May average: **39****Median Sold Price****\$340,000** **-1.4%**  
from Apr 2025:  
**\$345,000** **19.3%**  
from May 2024:  
**\$285,000**

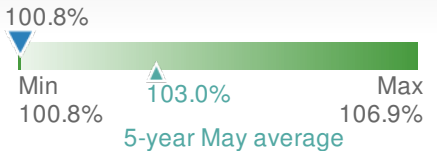
YTD	2025	2024	+/-
	<b>\$331,000</b>	<b>\$310,000</b>	6.8%

5-year May average: **\$289,560****Active Listings****40**

Apr 2025	May 2024
<b>33</b>	<b>18</b>

**Avg DOM****18**

Apr 2025	May 2024	YTD
<b>22</b>	<b>12</b>	<b>23</b>

**Avg Sold to OLP Ratio****100.8%**

Apr 2025	May 2024	YTD
<b>100.8%</b>	<b>101.1%</b>	<b>99.8%</b>

**May 2025**

## Ridley (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****29**

0.0%

from Apr 2025:  
**29**

45.0%

from May 2024:  
**20**

YTD	2025	2024	+/-
	<b>138</b>	<b>106</b>	30.2%

5-year May average: **29****New Pendings****28**

-9.7%

from Apr 2025:  
**31**

21.7%

from May 2024:  
**23**

YTD	2025	2024	+/-
	<b>114</b>	<b>101</b>	12.9%

5-year May average: **30****Closed Sales****22**

-12.0%

from Apr 2025:  
**25**

4.8%

from May 2024:  
**21**

YTD	2025	2024	+/-
	<b>93</b>	<b>90</b>	3.3%

5-year May average: **24****Median  
Sold Price****\$380,500**

1.5%

from Apr 2025:  
**\$375,000**

-0.1%

from May 2024:  
**\$381,000**

YTD	2025	2024	+/-
	<b>\$375,000</b>	<b>\$352,500</b>	6.4%

5-year May average: **\$342,980****Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for May was \$380,500, representing an increase of 1.5% compared to last month and a decrease of 0.1% from May 2024. The average days on market for units sold in May was 17 days, 31% above the 5-year May average of 13 days. There was a 9.7% month over month decrease in new contract activity with 28 New Pendings; an 8.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 37; and a 23.8% increase in supply to 26 active units.

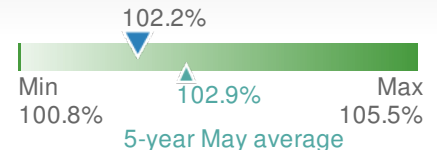
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, down from 1.62 in April and a decrease from 3.22 in May 2024. The Contract Ratio is 55% lower than the 5-year May average of 3.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****26**

Apr 2025	May 2024
<b>21</b>	<b>9</b>

**Avg DOM****17**

Apr 2025	May 2024	YTD
<b>19</b>	<b>12</b>	<b>19</b>

**Avg Sold to  
OLP Ratio****102.2%**

Apr 2025	May 2024	YTD
<b>102.6%</b>	<b>101.5%</b>	<b>100.9%</b>

**May 2025**

Ridley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****15** **-6.3%**from Apr 2025:  
**16** **15.4%**from May 2024:  
**13**

YTD	2025	2024	+/-
	<b>74</b>	<b>66</b>	12.1%

5-year May average: **18****New Pendings****14** **-6.7%**from Apr 2025:  
**15** **7.7%**from May 2024:  
**13**

YTD	2025	2024	+/-
	<b>70</b>	<b>54</b>	29.6%

5-year May average: **17****Closed Sales****15** **66.7%**from Apr 2025:  
**9** **7.1%**from May 2024:  
**14**

YTD	2025	2024	+/-
	<b>57</b>	<b>49</b>	16.3%

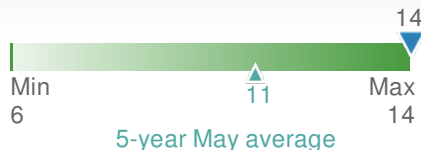
5-year May average: **15****Median  
Sold Price****\$280,000** **-3.4%**from Apr 2025:  
**\$290,000** **10.9%**from May 2024:  
**\$252,500**

YTD	2025	2024	+/-
	<b>\$285,000</b>	<b>\$255,000</b>	11.8%

5-year May average: **\$241,700****Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for May was \$280,000, representing a decrease of 3.4% compared to last month and an increase of 10.9% from May 2024. The average days on market for units sold in May was 20 days, 33% above the 5-year May average of 15 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 16; and a 16.7% increase in supply to 14 active units.

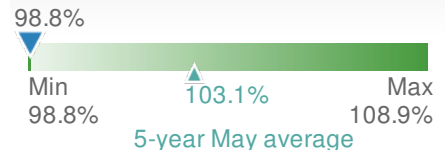
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.50 in April and a decrease from 1.56 in May 2024. The Contract Ratio is 50% lower than the 5-year May average of 2.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****14**

Apr 2025	May 2024
<b>12</b>	<b>9</b>

**Avg DOM****20**

Apr 2025	May 2024	YTD
<b>30</b>	<b>12</b>	<b>29</b>

**Avg Sold to  
OLP Ratio****98.8%**

Apr 2025	May 2024	YTD
<b>95.9%</b>	<b>100.6%</b>	<b>98.0%</b>

**May 2025**

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****44** **10.0%**from Apr 2025:  
**40** **-27.9%**from May 2024:  
**61**

YTD	2025	2024	+/-
	<b>190</b>	<b>259</b>	-26.6%

5-year May average: **54****New Pendings****40** **2.6%**from Apr 2025:  
**39** **-20.0%**from May 2024:  
**50**

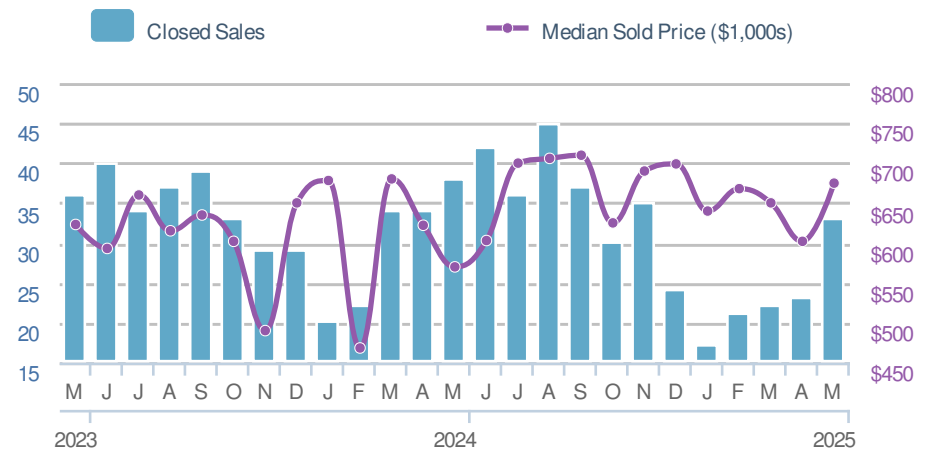
YTD	2025	2024	+/-
	<b>150</b>	<b>199</b>	-24.6%

5-year May average: **46****Closed Sales****33** **43.5%**from Apr 2025:  
**23** **-13.2%**from May 2024:  
**38**

YTD	2025	2024	+/-
	<b>118</b>	<b>165</b>	-28.5%

5-year May average: **41****Median Sold Price****\$675,800** **12.2%**from Apr 2025:  
**\$602,575** **18.6%**from May 2024:  
**\$570,000**

YTD	2025	2024	+/-
	<b>\$650,500</b>	<b>\$615,000</b>	5.8%

5-year May average: **\$611,205****Active Listings****48**

Apr 2025	May 2024
<b>47</b>	<b>62</b>

**Avg DOM****15**

Apr 2025	May 2024	YTD
<b>15</b>	<b>18</b>	<b>23</b>


**Avg Sold to OLP Ratio****102.8%**


Apr 2025	May 2024	YTD
<b>101.0%</b>	<b>103.1%</b>	<b>101.6%</b>



**May 2025**


## Rose Tree Media (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****34**
 **36.0%**  
from Apr 2025:  
25


 **-12.8%**  
from May 2024:  
39


YTD	2025	2024	+/-
	<b>139</b>	<b>153</b>	-9.2%

5-year May average: **37****New Pendings****28**
 **12.0%**  
from Apr 2025:  
25


 **3.7%**  
from May 2024:  
27


YTD	2025	2024	+/-
	<b>107</b>	<b>103</b>	3.9%

5-year May average: **28****Closed Sales****24**
 **26.3%**  
from Apr 2025:  
19

 **0.0%**  
from May 2024:  
24

YTD	2025	2024	+/-
	<b>79</b>	<b>84</b>	-6.0%

5-year May average: **25****Median  
Sold Price****\$716,825**
 **11.1%**  
from Apr 2025:  
\$645,000

 **18.7%**  
from May 2024:  
\$603,750

YTD	2025	2024	+/-
	<b>\$710,000</b>	<b>\$628,750</b>	12.9%

5-year May average: **\$647,415****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for May was \$716,825, representing an increase of 11.1% compared to last month and an increase of 18.7% from May 2024. The average days on market for units sold in May was 12 days, 29% below the 5-year May average of 17 days. There was a 12% month over month increase in new contract activity with 28 New Pendings; an 11.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 47; and an 11.8% increase in supply to 38 active units.

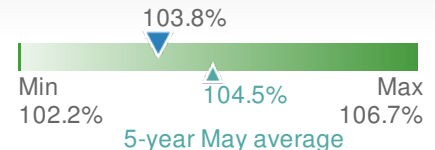
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, no change from April and an increase from 0.86 in May 2024. The Contract Ratio is 3% lower than the 5-year May average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****38**

Apr 2025	May 2024
<b>34</b>	<b>49</b>

**Avg DOM****12**

Apr 2025	May 2024	YTD
<b>17</b>	<b>20</b>	<b>24</b>


**Avg Sold to  
OLP Ratio****103.8%**


Apr 2025	May 2024	YTD
<b>101.5%</b>	<b>105.0%</b>	<b>102.9%</b>

**May 2025**

## Rose Tree Media (Delaware, PA) - Attached


Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****10**


 **-33.3%**  
 from Apr 2025: **15**

 **-54.5%**  
 from May 2024: **22**

YTD	2025	2024	+/-
	<b>51</b>	<b>106</b>	-51.9%


5-year May average: **18****New Pendings****12**


 **-14.3%**  
 from Apr 2025: **14**

 **-47.8%**  
 from May 2024: **23**

YTD	2025	2024	+/-
	<b>43</b>	<b>96</b>	-55.2%

5-year May average: **18****Closed Sales****9**

 **125.0%**  
 from Apr 2025: **4**

 **-35.7%**  
 from May 2024: **14**

YTD	2025	2024	+/-
	<b>39</b>	<b>81</b>	-51.9%

5-year May average: **16****Median Sold Price****\$410,002**

 **12.3%**  
 from Apr 2025: **\$365,000**

 **-11.3%**  
 from May 2024: **\$462,450**

YTD	2025	2024	+/-
	<b>\$575,000</b>	<b>\$610,470</b>	-5.8%

5-year May average: **\$474,498****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for May was \$410,002, representing an increase of 12.3% compared to last month and a decrease of 11.3% from May 2024. The average days on market for units sold in May was 23 days, 24% above the 5-year May average of 19 days. There was a 14.3% month over month decrease in new contract activity with 12 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 17; and a 23.1% decrease in supply to 10 active units.

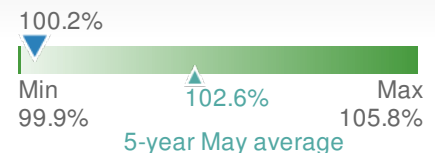
This activity resulted in a Contract Ratio of 1.70 pendings per active listing, up from 1.08 in April and a decrease from 5.38 in May 2024. The Contract Ratio is 57% lower than the 5-year May average of 3.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****10**

Apr 2025	May 2024
<b>13</b>	<b>13</b>

**Avg DOM****23**

Apr 2025	May 2024	YTD
<b>7</b>	<b>15</b>	<b>21</b>

**Avg Sold to OLP Ratio****100.2%**

Apr 2025	May 2024	YTD
<b>98.4%</b>	<b>99.9%</b>	<b>99.1%</b>

**May 2025**

Southeast Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****27**

↓ -3.6%  
from Apr 2025:  
28

↓ -20.6%  
from May 2024:  
34

YTD	2025	2024	+/-
	<b>150</b>	<b>184</b>	-18.5%

5-year May average: **39****New Pendings****31**

↑ 29.2%  
from Apr 2025:  
24

↓ -8.8%  
from May 2024:  
34

YTD	2025	2024	+/-
	<b>136</b>	<b>170</b>	-20.0%

5-year May average: **42****Closed Sales****31**

↑ 19.2%  
from Apr 2025:  
26

↓ -8.8%  
from May 2024:  
34

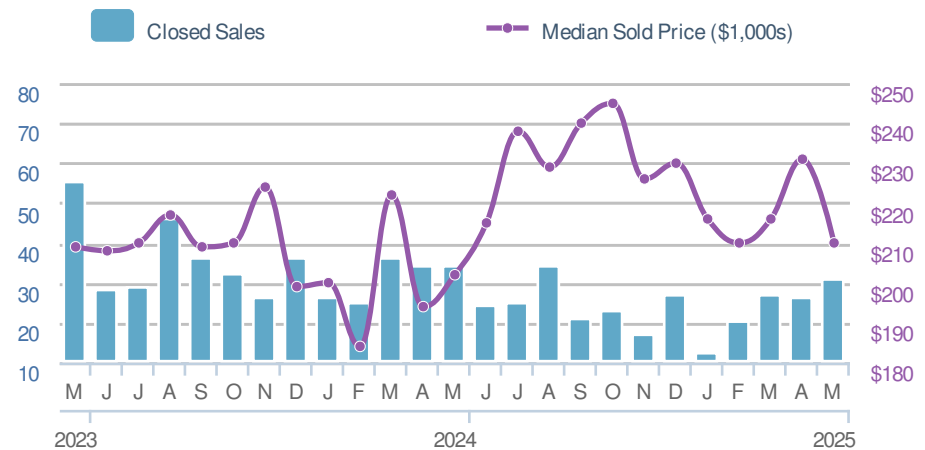
YTD	2025	2024	+/-
	<b>117</b>	<b>159</b>	-26.4%

5-year May average: **43****Median Sold Price****\$210,000**

↓ -9.1%  
from Apr 2025:  
\$231,000

↑ 3.7%  
from May 2024:  
\$202,500

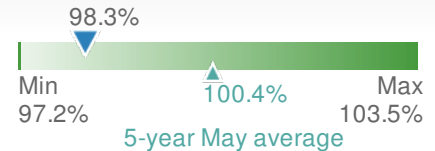
YTD	2025	2024	+/-
	<b>\$219,900</b>	<b>\$200,000</b>	10.0%

5-year May average: **\$195,030****Active Listings****32**

Apr 2025	May 2024
<b>36</b>	<b>24</b>

**Avg DOM****25**

Apr 2025	May 2024	YTD
<b>29</b>	<b>16</b>	<b>29</b>

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

Apr 2025	May 2024	YTD
<b>99.7%</b>	<b>97.2%</b>	<b>97.7%</b>

**May 2025**

## Southeast Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****4**

↔ 0.0%

from Apr 2025:  
**4**

↔ 0.0%

from May 2024:  
**4**

YTD	2025	2024	+/-
	<b>19</b>	<b>28</b>	-32.1%

5-year May average: **5****New Pendings****6**

↑ 100.0%

from Apr 2025:  
**3**

↑ 20.0%

from May 2024:  
**5**

YTD	2025	2024	+/-
	<b>18</b>	<b>20</b>	-10.0%

5-year May average: **6****Closed Sales****3**

↑ 50.0%

from Apr 2025:  
**2**

↔ 0.0%

from May 2024:  
**3**

YTD	2025	2024	+/-
	<b>12</b>	<b>15</b>	-20.0%

5-year May average: **5****Median  
Sold Price****\$207,000**

↓ -24.7%

from Apr 2025:  
**\$275,000**

↓ -26.1%

from May 2024:  
**\$280,000**

YTD	2025	2024	+/-
	<b>\$275,000</b>	<b>\$235,000</b>	17.0%

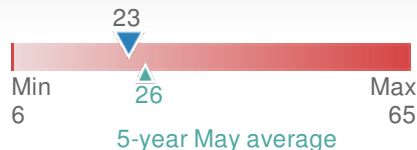
5-year May average: **\$238,390****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for May was \$207,000, representing a decrease of 24.7% compared to last month and a decrease of 26.1% from May 2024. The average days on market for units sold in May was 23 days, 13% below the 5-year May average of 26 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 8; and a 20% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.40 in April and an increase from 1.25 in May 2024. The Contract Ratio is 31% higher than the 5-year May average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****4**

Apr 2025	May 2024
<b>5</b>	<b>4</b>

**Avg DOM****23**

Apr 2025	May 2024	YTD
<b>23</b>	<b>23</b>	<b>41</b>

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

Apr 2025	May 2024	YTD
<b>97.4%</b>	<b>98.9%</b>	<b>94.3%</b>

**May 2025**

## Southeast Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****23**

↓ -4.2%

from Apr 2025:  
24

↓ -23.3%

from May 2024:  
30

YTD	2025	2024	+/-
	<b>131</b>	<b>156</b>	-16.0%

5-year May average: **34****New Pendings****25**

↑ 19.0%

from Apr 2025:  
21

↓ -13.8%

from May 2024:  
29

YTD	2025	2024	+/-
	<b>118</b>	<b>150</b>	-21.3%

5-year May average: **36****Closed Sales****28**

↑ 16.7%

from Apr 2025:  
24

↓ -9.7%

from May 2024:  
31

YTD	2025	2024	+/-
	<b>105</b>	<b>144</b>	-27.1%

5-year May average: **38****Median  
Sold Price****\$214,950**

↓ -5.5%

from Apr 2025:  
\$227,500

↑ 7.5%

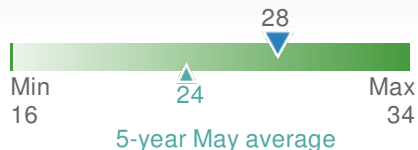
from May 2024:  
\$200,000

YTD	2025	2024	+/-
	<b>\$212,000</b>	<b>\$200,000</b>	6.0%

5-year May average: **\$193,890****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for May was \$214,950, representing a decrease of 5.5% compared to last month and an increase of 7.5% from May 2024. The average days on market for units sold in May was 25 days, 51% above the 5-year May average of 17 days. There was a 19% month over month increase in new contract activity with 25 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 29; and a 9.7% decrease in supply to 28 active units.

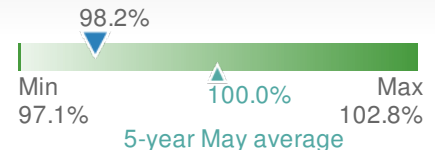
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 0.97 in April and a decrease from 1.85 in May 2024. The Contract Ratio is 57% lower than the 5-year May average of 2.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Apr 2025	May 2024
<b>31</b>	<b>20</b>

**Avg DOM****25**

Apr 2025	May 2024	YTD
<b>30</b>	<b>16</b>	<b>28</b>

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

Apr 2025	May 2024	YTD
<b>99.9%</b>	<b>97.1%</b>	<b>98.1%</b>

**May 2025**

Springfield (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****18**

↓ **-43.8%**    ↓ **-47.1%**  
from Apr 2025:    from May 2024:  
**32**                    **34**

YTD	2025	2024	+/-
	<b>108</b>	<b>115</b>	-6.1%

5-year May average: **32****New Pendings****27**

↔ **0.0%**    ↓ **-3.6%**  
from Apr 2025:    from May 2024:  
**27**                    **28**

YTD	2025	2024	+/-
	<b>101</b>	<b>94</b>	7.4%

5-year May average: **31****Closed Sales****22**

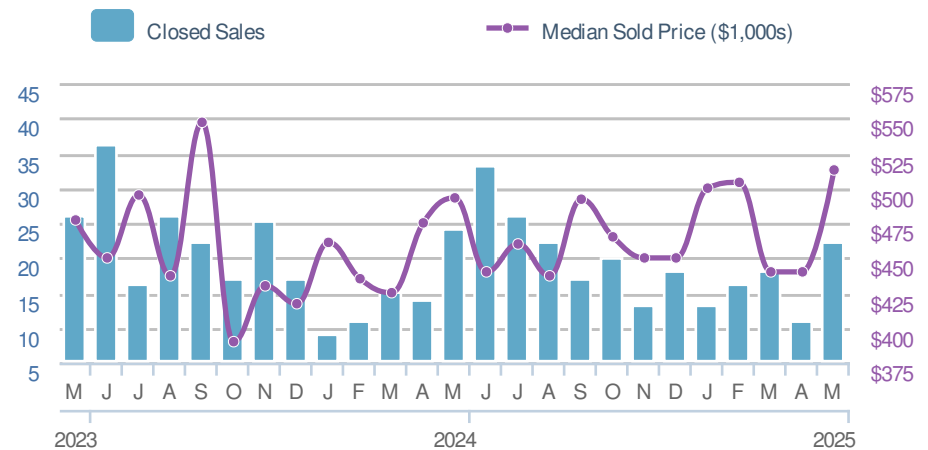
↑ **100.0%**    ↓ **-8.3%**  
from Apr 2025:    from May 2024:  
**11**                    **24**

YTD	2025	2024	+/-
	<b>81</b>	<b>73</b>	11.0%

5-year May average: **26****Median Sold Price****\$513,000**

↑ **16.6%**    ↑ **4.0%**  
from Apr 2025:    from May 2024:  
**\$440,000**            **\$493,500**

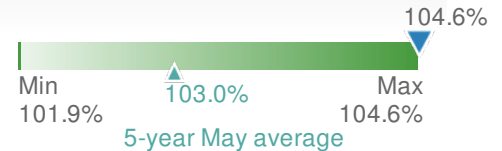
YTD	2025	2024	+/-
	<b>\$475,000</b>	<b>\$465,000</b>	2.2%

5-year May average: **\$462,050****Active Listings****16**

Apr 2025	May 2024
<b>22</b>	<b>23</b>

**Avg DOM****9**

Apr 2025	May 2024	YTD
<b>18</b>	<b>7</b>	<b>18</b>



**Avg Sold to OLP Ratio****104.6%**

Apr 2025	May 2024	YTD
<b>98.1%</b>	<b>102.9%</b>	<b>100.9%</b>

**May 2025**



## Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****14**

 **-48.1%**      **-54.8%**  
 from Apr 2025: 27     from May 2024: 31


YTD	2025	2024	+/-
	<b>86</b>	<b>98</b>	-12.2%

5-year May average: **28****New Pendings****18**

 **-25.0%**      **-28.0%**  
 from Apr 2025: 24     from May 2024: 25



YTD	2025	2024	+/-
	<b>78</b>	<b>79</b>	-1.3%

5-year May average: **26****Closed Sales****18**

 **125.0%**      **-5.3%**  
 from Apr 2025: 8     from May 2024: 19

YTD	2025	2024	+/-
	<b>67</b>	<b>59</b>	13.6%

5-year May average: **22****Median Sold Price****\$537,500**

 **14.1%**      **4.4%**  
 from Apr 2025: \$471,050     from May 2024: \$515,000

YTD	2025	2024	+/-
	<b>\$504,000</b>	<b>\$485,000</b>	3.9%

5-year May average: **\$474,571****Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for May was \$537,500, representing an increase of 14.1% compared to last month and an increase of 4.4% from May 2024. The average days on market for units sold in May was 10 days, 17% below the 5-year May average of 12 days. There was a 25% month over month decrease in new contract activity with 18 New Pendings; a 3.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 26; and an 11.8% decrease in supply to 15 active units.

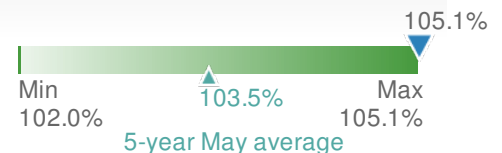
This activity resulted in a Contract Ratio of 1.73 pendings per active listing, up from 1.59 in April and an increase from 1.55 in May 2024. The Contract Ratio is 40% lower than the 5-year May average of 2.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****15**

Apr 2025	May 2024
<b>17</b>	<b>20</b>

**Avg DOM****10**

Apr 2025	May 2024	YTD
<b>21</b>	<b>7</b>	<b>20</b>

**Avg Sold to OLP Ratio****105.1%**

Apr 2025	May 2024	YTD
<b>98.9%</b>	<b>103.4%</b>	<b>101.1%</b>

**May 2025**

## Springfield (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****4** **-20.0%**from Apr 2025:  
**5** **33.3%**from May 2024:  
**3**

YTD	2025	2024	+/-
	<b>22</b>	<b>17</b>	29.4%

5-year May average: **4****New Pendings****9** **200.0%**from Apr 2025:  
**3** **200.0%**from May 2024:  
**3**

YTD	2025	2024	+/-
	<b>23</b>	<b>15</b>	53.3%

5-year May average: **5****Closed Sales****4** **33.3%**from Apr 2025:  
**3** **-20.0%**from May 2024:  
**5**

YTD	2025	2024	+/-
	<b>14</b>	<b>14</b>	0.0%

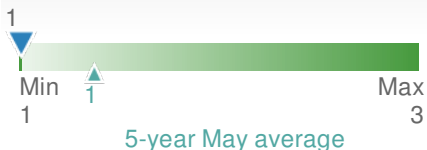
5-year May average: **4****Median  
Sold Price****\$389,000** **6.9%**from Apr 2025:  
**\$364,000** **41.3%**from May 2024:  
**\$275,250**

YTD	2025	2024	+/-
	<b>\$405,000</b>	<b>\$377,500</b>	7.3%

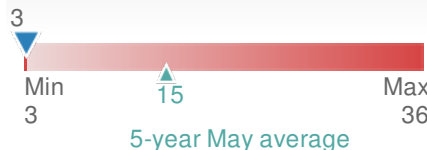
5-year May average: **\$329,150****Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for May was \$389,000, representing an increase of 6.9% compared to last month and an increase of 41.3% from May 2024. The average days on market for units sold in May was 3 days, 80% below the 5-year May average of 15 days. There was a 200% month over month increase in new contract activity with 9 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from April) to 10; and an 80% decrease in supply to 1 active units.

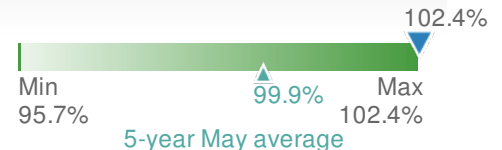
This activity resulted in a Contract Ratio of 10.00 pendings per active listing, up from 0.80 in April and an increase from 0.67 in May 2024. The Contract Ratio is 95% higher than the 5-year May average of 5.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****1**

Apr 2025	May 2024
<b>5</b>	<b>3</b>

**Avg DOM****3**

Apr 2025	May 2024	YTD
<b>9</b>	<b>7</b>	<b>12</b>

**Avg Sold to  
OLP Ratio****102.4%**



Apr 2025	May 2024	YTD
<b>95.9%</b>	<b>100.7%</b>	<b>100.2%</b>





**May 2025**

Unionville-Chadds Ford (Delaware, PA)


Email: ldavis@tcsr.realtor

**New Listings****15** **36.4%**  
from Apr 2025:  
11 **400.0%**  
from May 2024:  
3



YTD	2025	2024	+/-
	<b>43</b>	<b>23</b>	87.0%

5-year May average: **9****New Pendings****10** **233.3%**  
from Apr 2025:  
3 **233.3%**  
from May 2024:  
3

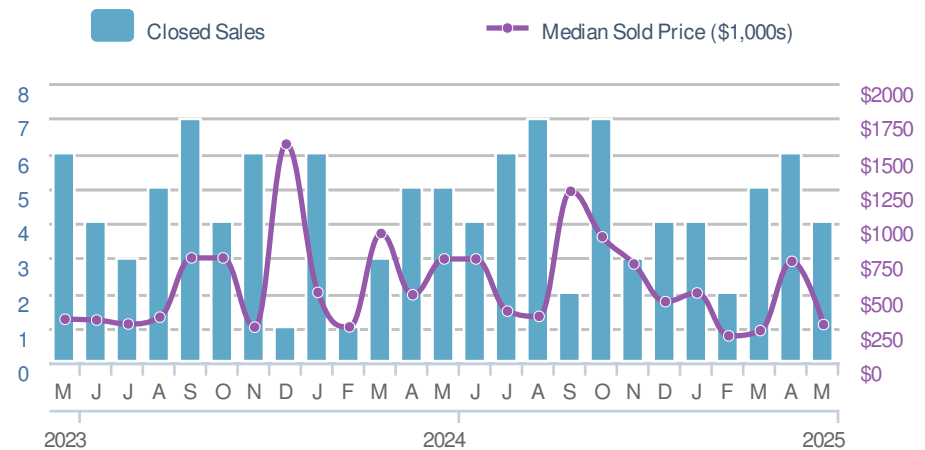
YTD	2025	2024	+/-
	<b>28</b>	<b>19</b>	47.4%

5-year May average: **8****Closed Sales****4** **-33.3%**  
from Apr 2025:  
6 **-20.0%**  
from May 2024:  
5

YTD	2025	2024	+/-
	<b>22</b>	<b>20</b>	10.0%

5-year May average: **6****Median Sold Price****\$272,500** **-62.4%**  
from Apr 2025:  
**\$724,000** **-63.3%**  
from May 2024:  
**\$742,250**

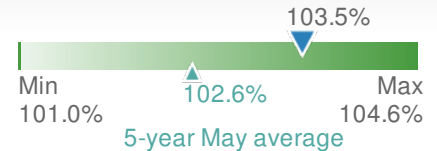
YTD	2025	2024	+/-
	<b>\$252,500</b>	<b>\$650,000</b>	-61.2%

5-year May average: **\$368,150****Active Listings****19**

Apr 2025	May 2024
<b>15</b>	<b>4</b>

**Avg DOM****8**

Apr 2025	May 2024	YTD
<b>27</b>	<b>4</b>	<b>28</b>



**Avg Sold to OLP Ratio****103.5%**

Apr 2025	May 2024	YTD
<b>98.7%</b>	<b>104.6%</b>	<b>99.8%</b>

**May 2025**

## Unionville-Chadds Ford (Delaware, PA) - Detached



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

 **-18.2%**
 **200.0%**

from Apr 2025: **11**
 from May 2024: **3**

YTD	2025	2024	+/-
	<b>26</b>	<b>17</b>	52.9%



5-year May average: **5****New Pendings****6**

 **100.0%**
 **100.0%**

from Apr 2025: **3**
 from May 2024: **3**

YTD	2025	2024	+/-
	<b>12</b>	<b>14</b>	-14.3%



5-year May average: **4****Closed Sales****1**

 **-75.0%**
 **-66.7%**

from Apr 2025: **4**
 from May 2024: **3**

YTD	2025	2024	+/-
	<b>7</b>	<b>12</b>	-41.7%

5-year May average: **2****Median Sold Price****\$850,000**

 **6.9%**
 **0.0%**

from Apr 2025: **\$795,000**
 from May 2024: **\$850,000**

YTD	2025	2024	+/-
	<b>\$750,000</b>	<b>\$865,000</b>	-13.3%

5-year May average: **\$753,000****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for May was \$850,000, representing an increase of 6.9% compared to last month and no change from May 2024. The average days on market for units sold in May was 4 days, 83% below the 5-year May average of 24 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 133.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 7; and a 6.7% increase in supply to 16 active units.

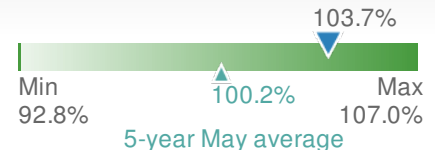
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, up from 0.20 in April and a decrease from 1.67 in May 2024. The Contract Ratio is 53% lower than the 5-year May average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****16**

Apr 2025	May 2024
<b>15</b>	<b>3</b>

**Avg DOM****4**

Apr 2025	May 2024	YTD
<b>38</b>	<b>2</b>	<b>45</b>

**Avg Sold to OLP Ratio****103.7%**

Apr 2025	May 2024	YTD
<b>96.9%</b>	<b>102.7%</b>	<b>96.9%</b>

**May 2025**

## Unionville-Chadds Ford (Delaware, PA) - Attached

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

↔ 0.0%      ↔ 0.0%

from Apr 2025:      from May 2024:

**0**      **0**

YTD	2025	2024	+/-
	<b>17</b>	<b>6</b>	183.3%

5-year May average: **3****New Pendings****4**

↔ 0.0%      ↔ 0.0%

from Apr 2025:      from May 2024:

**0**      **0**

YTD	2025	2024	+/-
	<b>16</b>	<b>5</b>	220.0%

5-year May average: **3****Closed Sales****3**

↑ 50.0%      ↑ 50.0%

from Apr 2025:      from May 2024:

**2**      **2**

YTD	2025	2024	+/-
	<b>15</b>	<b>8</b>	87.5%

5-year May average: **4****Median Sold Price****\$220,000**

↓ -26.9%      ↓ -51.0%

from Apr 2025:      from May 2024:

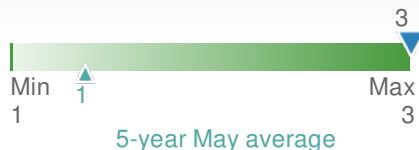
**\$301,000**      **\$449,000**

YTD	2025	2024	+/-
	<b>\$216,500</b>	<b>\$350,000</b>	-38.1%

5-year May average: **\$288,800****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for May was \$220,000, representing a decrease of 26.9% compared to last month and a decrease of 51% from May 2024. The average days on market for units sold in May was 10 days, 47% above the 5-year May average of 7 days. There was a 0% month over month increase in new contract activity with 4 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from April) to 3; and a 0% increase in supply to 3 active units.

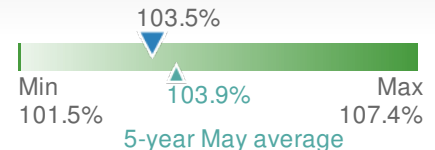
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in April and an increase from 0.00 in May 2024. The Contract Ratio is 69% lower than the 5-year May average of 3.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****3**

Apr 2025	May 2024
<b>0</b>	<b>1</b>

**Avg DOM****10**

Apr 2025	May 2024	YTD
<b>5</b>	<b>6</b>	<b>20</b>

**Avg Sold to OLP Ratio****103.5%**

Apr 2025	May 2024	YTD
<b>102.3%</b>	<b>107.4%</b>	<b>101.1%</b>

**May 2025**

Upper Darby (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****97****↑19.8%**from Apr 2025:  
**81****↓-7.6%**from May 2024:  
**105**

YTD	2025	2024	+/-
	<b>434</b>	<b>442</b>	-1.8%

5-year May average: **121****New Pendings****76****↓-8.4%**from Apr 2025:  
**83****↓-11.6%**from May 2024:  
**86**

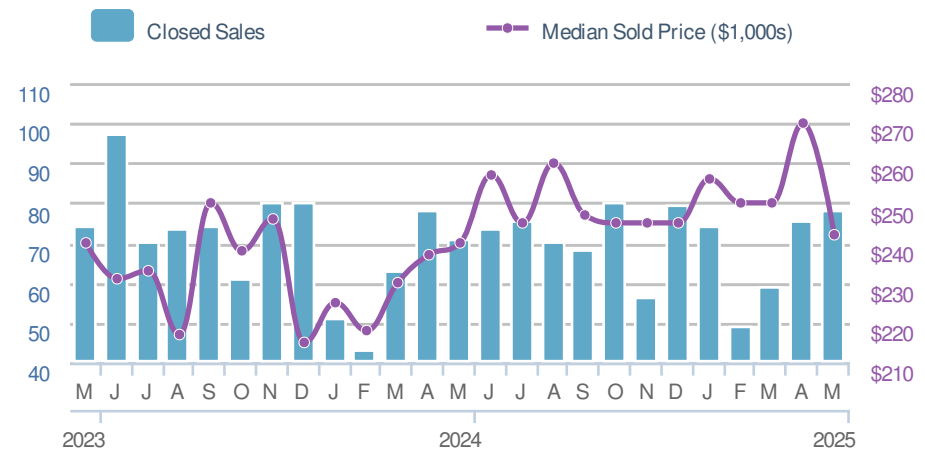
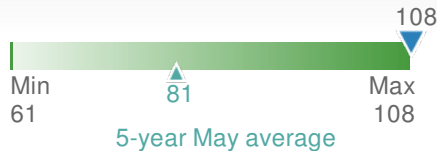
YTD	2025	2024	+/-
	<b>367</b>	<b>373</b>	-1.6%

5-year May average: **115****Closed Sales****78****↑4.0%**from Apr 2025:  
**75****↑9.9%**from May 2024:  
**71**

YTD	2025	2024	+/-
	<b>346</b>	<b>320</b>	8.1%

5-year May average: **89****Median Sold Price****\$242,950****↓-10.0%**from Apr 2025:  
**\$270,000****↑1.2%**from May 2024:  
**\$240,000**

YTD	2025	2024	+/-
	<b>\$253,500</b>	<b>\$233,500</b>	8.6%

5-year May average: **\$225,590****Active Listings****108**

Apr 2025	May 2024
<b>90</b>	<b>85</b>

**Avg DOM****32**

Apr 2025	May 2024	YTD
<b>23</b>	<b>24</b>	<b>30</b>

**Avg Sold to OLP Ratio****97.7%**

Apr 2025	May 2024	YTD
<b>99.0%</b>	<b>100.5%</b>	<b>97.9%</b>

**May 2025**

## Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****39**

**143.8%**  
 from Apr 2025: **16**

**18.2%**  
 from May 2024: **33**

YTD	2025	2024	+/-
	<b>117</b>	<b>126</b>	-7.1%

5-year May average: **40****New Pendings****22**

**10.0%**  
 from Apr 2025: **20**

**-18.5%**  
 from May 2024: **27**

YTD	2025	2024	+/-
	<b>97</b>	<b>108</b>	-10.2%

5-year May average: **36****Closed Sales****17**

**-29.2%**  
 from Apr 2025: **24**

**-5.6%**  
 from May 2024: **18**

YTD	2025	2024	+/-
	<b>95</b>	<b>88</b>	8.0%

5-year May average: **24****Median Sold Price****\$390,000**

**-8.6%**  
 from Apr 2025: **\$426,500**

**5.4%**  
 from May 2024: **\$370,000**

YTD	2025	2024	+/-
	<b>\$365,000</b>	<b>\$347,500</b>	5.0%

5-year May average: **\$347,700****Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for May was \$390,000, representing a decrease of 8.6% compared to last month and an increase of 5.4% from May 2024. The average days on market for units sold in May was 18 days, the same as the 5-year May average of 18 days. There was a 10% month over month increase in new contract activity with 22 New Pendings; a 6.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 31; and an 80% increase in supply to 36 active units.

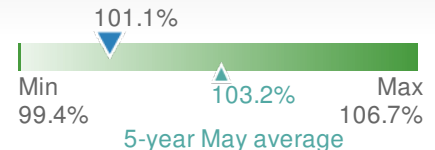
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.45 in April and a decrease from 1.48 in May 2024. The Contract Ratio is 65% lower than the 5-year May average of 2.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****36**

Apr 2025	May 2024
<b>20</b>	<b>25</b>

**Avg DOM****18**

Apr 2025	May 2024	YTD
<b>22</b>	<b>22</b>	<b>30</b>


**Avg Sold to OLP Ratio****101.1%**


Apr 2025	May 2024	YTD
<b>100.3%</b>	<b>99.4%</b>	<b>98.3%</b>

**May 2025**

## Upper Darby (Delaware, PA) - Attached


Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****58**


 **-10.8%**  
 from Apr 2025: **65**

 **-19.4%**  
 from May 2024: **72**

YTD	2025	2024	+/-
	<b>317</b>	<b>316</b>	0.3%


5-year May average: **81****New Pendings****54**


 **-14.3%**  
 from Apr 2025: **63**

 **-8.5%**  
 from May 2024: **59**

YTD	2025	2024	+/-
	<b>270</b>	<b>265</b>	1.9%

5-year May average: **80****Closed Sales****61**

 **19.6%**  
 from Apr 2025: **51**

 **15.1%**  
 from May 2024: **53**

YTD	2025	2024	+/-
	<b>251</b>	<b>232</b>	8.2%

5-year May average: **66****Median Sold Price****\$230,000**

 **-2.1%**  
 from Apr 2025: **\$235,000**

 **5.5%**  
 from May 2024: **\$218,000**

YTD	2025	2024	+/-
	<b>\$230,000</b>	<b>\$201,150</b>	14.3%

5-year May average: **\$206,691****Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for May was \$230,000, representing a decrease of 2.1% compared to last month and an increase of 5.5% from May 2024. The average days on market for units sold in May was 35 days, 67% above the 5-year May average of 21 days. There was a 14.3% month over month decrease in new contract activity with 54 New Pendings; a 12.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 78; and a 2.9% increase in supply to 72 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.27 in April and a decrease from 1.32 in May 2024. The Contract Ratio is 51% lower than the 5-year May average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****72**

Apr 2025	May 2024
<b>70</b>	<b>60</b>

**Avg DOM****35**

Apr 2025	May 2024	YTD
<b>23</b>	<b>24</b>	<b>30</b>

**Avg Sold to OLP Ratio****96.8%**

Apr 2025	May 2024	YTD
<b>98.3%</b>	<b>100.9%</b>	<b>97.7%</b>

**May 2025**

Wallingford-Swarthmore (Delaware, PA)



Email: ldavis@tcsr.realtor

**New Listings****35** **16.7%**  
from Apr 2025:  
**30** **45.8%**  
from May 2024:  
**24**



YTD	2025	2024	+/-
	<b>151</b>	<b>135</b>	11.9%

5-year May average: **32****New Pendings****25** **19.0%**  
from Apr 2025:  
**21** **-10.7%**  
from May 2024:  
**28**

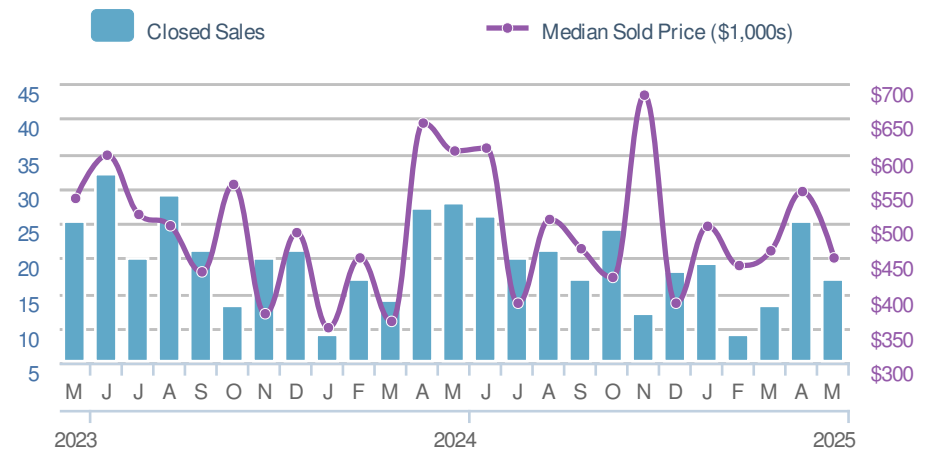
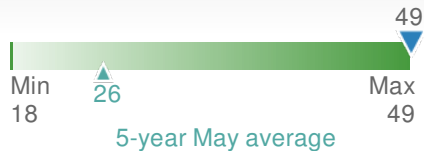
YTD	2025	2024	+/-
	<b>105</b>	<b>131</b>	-19.8%

5-year May average: **29****Closed Sales****17** **-32.0%**  
from Apr 2025:  
**25** **-39.3%**  
from May 2024:  
**28**

YTD	2025	2024	+/-
	<b>87</b>	<b>97</b>	-10.3%

5-year May average: **24****Median Sold Price****\$450,000** **-17.4%**  
from Apr 2025:  
**\$545,000** **-25.4%**  
from May 2024:  
**\$603,000**

YTD	2025	2024	+/-
	<b>\$485,000</b>	<b>\$530,000</b>	-8.5%

5-year May average: **\$504,600****Active Listings****49**

Apr 2025	May 2024
<b>34</b>	<b>21</b>

**Avg DOM****30**


Apr 2025	May 2024	YTD
<b>13</b>	<b>17</b>	<b>21</b>

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

Apr 2025	May 2024	YTD
<b>101.8%</b>	<b>99.9%</b>	<b>100.5%</b>

**May 2025**



## Wallingford-Swarthmore (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****25**
 **13.6%**  
from Apr 2025:  
**22**
 **56.3%**  
from May 2024:  
**16**



YTD	2025	2024	+/-
	<b>101</b>	<b>75</b>	<b>34.7%</b>

5-year May average: **22****New Pendings****17**
 **13.3%**  
from Apr 2025:  
**15**
 **-5.6%**  
from May 2024:  
**18**

YTD	2025	2024	+/-
	<b>71</b>	<b>78</b>	<b>-9.0%</b>

5-year May average: **20****Closed Sales****10**
 **-44.4%**  
from Apr 2025:  
**18**
 **-47.4%**  
from May 2024:  
**19**

YTD	2025	2024	+/-
	<b>61</b>	<b>61</b>	<b>0.0%</b>

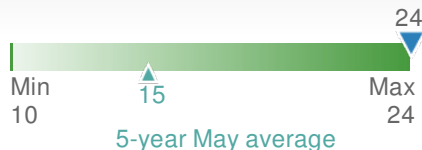
5-year May average: **16****Median  
Sold Price****\$692,500**
 **13.1%**  
from Apr 2025:  
**\$612,500**
 **6.5%**  
from May 2024:  
**\$650,000**

YTD	2025	2024	+/-
	<b>\$650,000</b>	<b>\$630,000</b>	<b>3.2%</b>

5-year May average: **\$640,870****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for May was \$692,500, representing an increase of 13.1% compared to last month and an increase of 6.5% from May 2024. The average days on market for units sold in May was 25 days, 45% above the 5-year May average of 17 days. There was a 13.3% month over month increase in new contract activity with 17 New Pendings; a 36.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 26; and a 118.2% increase in supply to 24 active units.

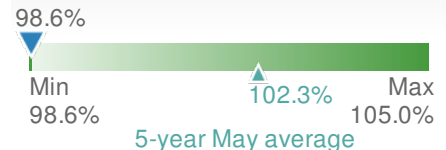
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.73 in April and a decrease from 2.30 in May 2024. The Contract Ratio is 54% lower than the 5-year May average of 2.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****24**

Apr 2025	May 2024
<b>11</b>	<b>10</b>

**Avg DOM****25**

Apr 2025	May 2024	YTD
<b>10</b>	<b>20</b>	<b>21</b>


**Avg Sold to  
OLP Ratio****98.6%**

Apr 2025	May 2024	YTD
<b>102.2%</b>	<b>99.7%</b>	<b>100.4%</b>



**May 2025**

## Wallingford-Swarthmore (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****10**
 **25.0%**  
from Apr 2025:  
8


 **25.0%**  
from May 2024:  
8

YTD	2025	2024	+/-
	<b>50</b>	<b>60</b>	-16.7%

5-year May average: **10****New Pendings****8**
 **33.3%**  
from Apr 2025:  
6



 **-20.0%**  
from May 2024:  
10

YTD	2025	2024	+/-
	<b>34</b>	<b>53</b>	-35.8%

5-year May average: **9****Closed Sales****7**
 **0.0%**  
from Apr 2025:  
7

 **-22.2%**  
from May 2024:  
9

YTD	2025	2024	+/-
	<b>26</b>	<b>36</b>	-27.8%

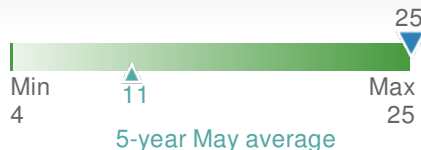
5-year May average: **8****Median  
Sold Price****\$260,000**
 **15.6%**  
from Apr 2025:  
**\$225,000**
 **21.7%**  
from May 2024:  
**\$213,700**

YTD	2025	2024	+/-
	<b>\$259,000</b>	<b>\$235,500</b>	10.0%

5-year May average: **\$260,190****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for May was \$260,000, representing an increase of 15.6% compared to last month and an increase of 21.7% from May 2024. The average days on market for units sold in May was 38 days, 175% above the 5-year May average of 14 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; a 3.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 29; and an 8.7% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.22 in April and a decrease from 2.09 in May 2024. The Contract Ratio is 56% lower than the 5-year May average of 2.62. 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**

Apr 2025	May 2024
<b>23</b>	<b>11</b>

**Avg DOM****38**

Apr 2025	May 2024	YTD
<b>22</b>	<b>10</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****97.8%**

Apr 2025	May 2024	YTD
<b>100.9%</b>	<b>100.3%</b>	<b>100.5%</b>

**May 2025**

## West Chester Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****118****↓ -15.1%**from Apr 2025:  
**139****↓ -9.9%**from May 2024:  
**131**

YTD	2025	2024	+/-
	<b>600</b>	<b>574</b>	4.5%

5-year May average: **137****New Pendings****122****↑ 13.0%**from Apr 2025:  
**108****↑ 9.9%**from May 2024:  
**111**

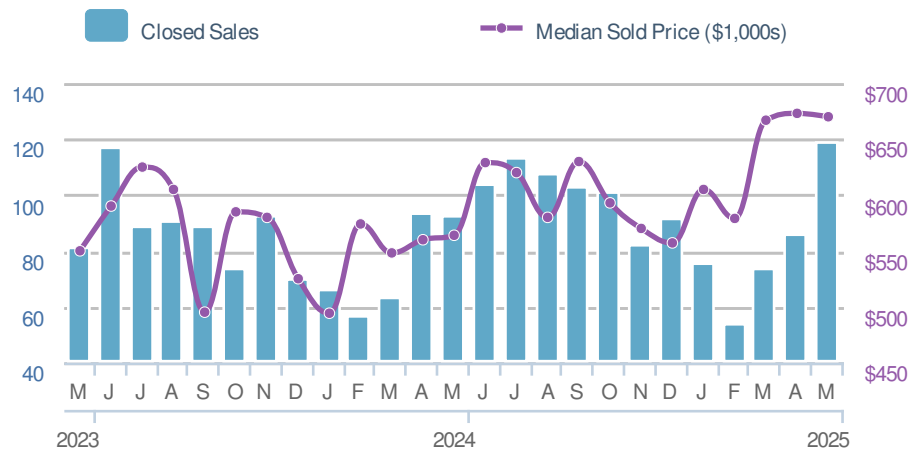
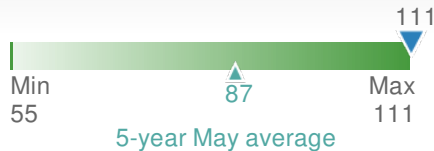
YTD	2025	2024	+/-
	<b>487</b>	<b>484</b>	0.6%

5-year May average: **129****Closed Sales****119****↑ 38.4%**from Apr 2025:  
**86****↑ 29.3%**from May 2024:  
**92**

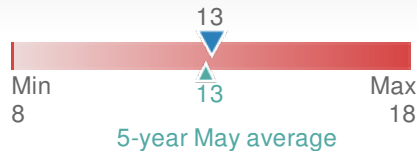
YTD	2025	2024	+/-
	<b>435</b>	<b>390</b>	11.5%

5-year May average: **106****Median Sold Price****\$670,000****↓ -0.4%**from Apr 2025:  
**\$673,000****↑ 18.7%**from May 2024:  
**\$564,500**

YTD	2025	2024	+/-
	<b>\$660,000</b>	<b>\$555,250</b>	18.9%

5-year May average: **\$558,900****Active Listings****111**

Apr 2025	May 2024
<b>130</b>	<b>91</b>



**Avg DOM****13**

Apr 2025	May 2024	YTD
<b>20</b>	<b>12</b>	<b>15</b>

**Avg Sold to OLP Ratio****101.9%**

Apr 2025	May 2024	YTD
<b>101.3%</b>	<b>103.7%</b>	<b>101.0%</b>

**May 2025****West Chester Area (Chester, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****59**

 **-24.4%**     **-26.3%**  
 from Apr 2025: **78**    from May 2024: **80**



YTD	2025	2024	+/-
	<b>336</b>	<b>293</b>	14.7%

5-year May average: **72****New Pendings****62**

 **10.7%**     **-1.6%**  
 from Apr 2025: **56**    from May 2024: **63**



YTD	2025	2024	+/-
	<b>256</b>	<b>228</b>	12.3%

5-year May average: **66****Closed Sales****65**

 **44.4%**     **54.8%**  
 from Apr 2025: **45**    from May 2024: **42**

YTD	2025	2024	+/-
	<b>230</b>	<b>176</b>	30.7%

5-year May average: **53****Median Sold Price****\$850,000**

 **9.7%**     **12.9%**  
 from Apr 2025: **\$775,000**    from May 2024: **\$753,000**

YTD	2025	2024	+/-
	<b>\$851,000</b>	<b>\$745,000</b>	14.2%

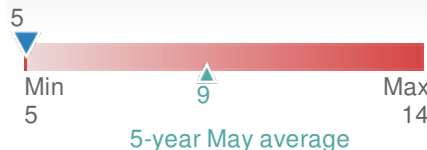
5-year May average: **\$722,902****Summary**

In West Chester Area (Chester, PA), the median sold price for Detached properties for May was \$850,000, representing an increase of 9.7% compared to last month and an increase of 12.9% from May 2024. The average days on market for units sold in May was 5 days, 46% below the 5-year May average of 9 days. There was a 10.7% month over month increase in new contract activity with 62 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 144; and a 24.7% decrease in supply to 61 active units.

This activity resulted in a Contract Ratio of 2.36 pendings per active listing, up from 1.93 in April and an increase from 2.34 in May 2024. The Contract Ratio is 29% lower than the 5-year May average of 3.34. 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****61**


Apr 2025	May 2024
<b>81</b>	<b>56</b>

**Avg DOM****5**



Apr 2025	May 2024	YTD
<b>20</b>	<b>12</b>	<b>12</b>

**Avg Sold to OLP Ratio****103.0%**



Apr 2025	May 2024	YTD
<b>100.6%</b>	<b>103.6%</b>	<b>101.7%</b>

**May 2025****West Chester Area (Chester, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****59**
 **-3.3%**  
from Apr 2025:  
**61**
 **15.7%**  
from May 2024:  
**51**


YTD	2025	2024	+/-
	<b>264</b>	<b>281</b>	-6.0%

5-year May average: **64****New Pendings****60**
 **15.4%**  
from Apr 2025:  
**52**
 **25.0%**  
from May 2024:  
**48**

YTD	2025	2024	+/-
	<b>231</b>	<b>256</b>	-9.8%

5-year May average: **63****Closed Sales****54**
 **31.7%**  
from Apr 2025:  
**41**
 **8.0%**  
from May 2024:  
**50**

YTD	2025	2024	+/-
	<b>205</b>	<b>214</b>	-4.2%

5-year May average: **54****Median  
Sold Price****\$500,000**
 **-3.8%**  
from Apr 2025:  
**\$520,000**
 **-2.5%**  
from May 2024:  
**\$513,000**

YTD	2025	2024	+/-
	<b>\$500,000</b>	<b>\$475,000</b>	5.3%

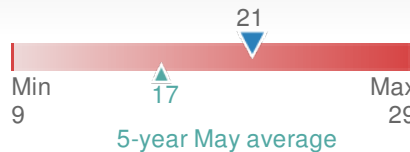
5-year May average: **\$446,160****Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for May was \$500,000, representing a decrease of 3.8% compared to last month and a decrease of 2.5% from May 2024. The average days on market for units sold in May was 21 days, 25% above the 5-year May average of 17 days. There was a 15.4% month over month increase in new contract activity with 60 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 75; and a 2% increase in supply to 50 active units.

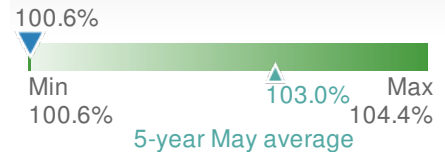
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.45 in April and a decrease from 3.51 in May 2024. The Contract Ratio is 46% lower than the 5-year May average of 2.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****50**

Apr 2025	May 2024
<b>49</b>	<b>35</b>

**Avg DOM****21**

Apr 2025	May 2024	YTD
<b>19</b>	<b>11</b>	<b>19</b>


**Avg Sold to  
OLP Ratio****100.6%**

Apr 2025	May 2024	YTD
<b>102.1%</b>	<b>103.8%</b>	<b>100.2%</b>


**May 2025**

William Penn (Delaware, PA)



Email: ldavis@tcsr.realtor

**New Listings****46** **-2.1%**  
from Apr 2025:  
**47** **58.6%**  
from May 2024:  
**29**



YTD	2025	2024	+/-
	<b>194</b>	<b>212</b>	-8.5%

5-year May average: **51****New Pendings****52** **57.6%**  
from Apr 2025:  
**33** **33.3%**  
from May 2024:  
**39**

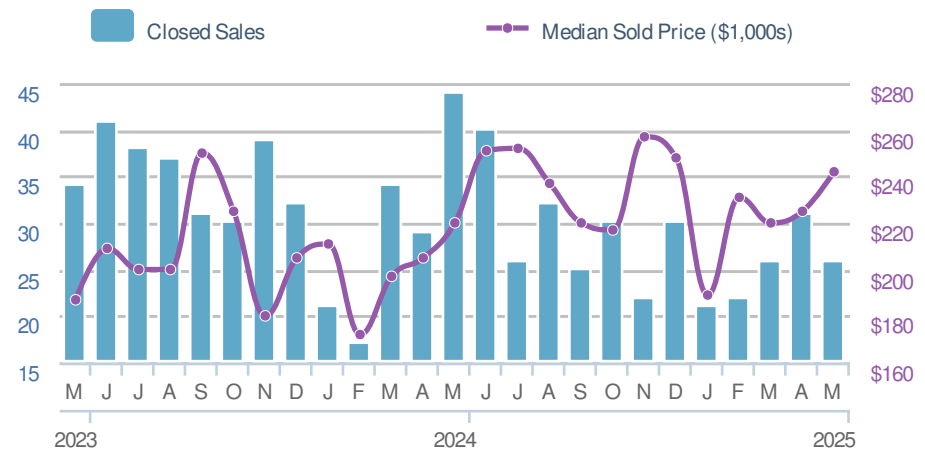
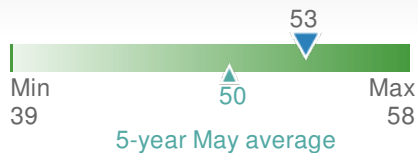
YTD	2025	2024	+/-
	<b>171</b>	<b>183</b>	-6.6%

5-year May average: **51****Closed Sales****26** **-16.1%**  
from Apr 2025:  
**31** **-40.9%**  
from May 2024:  
**44**

YTD	2025	2024	+/-
	<b>130</b>	<b>155</b>	-16.1%

5-year May average: **37****Median Sold Price****\$242,450** **7.8%**  
from Apr 2025:  
**\$225,000** **10.0%**  
from May 2024:  
**\$220,500**

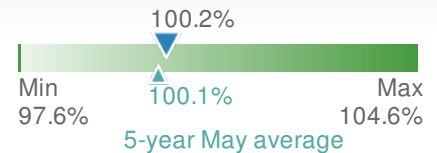
YTD	2025	2024	+/-
	<b>\$230,000</b>	<b>\$210,500</b>	9.3%

5-year May average: **\$214,189****Active Listings****53**

Apr 2025	May 2024
<b>52</b>	<b>44</b>

**Avg DOM****31**

Apr 2025	May 2024	YTD
<b>26</b>	<b>27</b>	<b>32</b>

**Avg Sold to OLP Ratio****100.2%**


Apr 2025	May 2024	YTD
<b>94.6%</b>	<b>98.2%</b>	<b>97.7%</b>

**May 2025**


## William Penn (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****16** **-5.9%**  
from Apr 2025:  
**17** **60.0%**  
from May 2024:  
**10**



YTD	2025	2024	+/-
	<b>60</b>	<b>71</b>	-15.5%

5-year May average: **15****New Pendings****22** **83.3%**  
from Apr 2025:  
**12** **46.7%**  
from May 2024:  
**15**

YTD	2025	2024	+/-
	<b>59</b>	<b>57</b>	3.5%

5-year May average: **15****Closed Sales****7** **-30.0%**  
from Apr 2025:  
**10** **-36.4%**  
from May 2024:  
**11**

YTD	2025	2024	+/-
	<b>38</b>	<b>40</b>	-5.0%

5-year May average: **11****Median  
Sold Price****\$339,000** **31.7%**  
from Apr 2025:  
**\$257,500** **2.1%**  
from May 2024:  
**\$332,000**

YTD	2025	2024	+/-
	<b>\$310,000</b>	<b>\$299,950</b>	3.4%

5-year May average: **\$283,600****Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for May was \$339,000, representing an increase of 31.7% compared to last month and an increase of 2.1% from May 2024. The average days on market for units sold in May was 46 days, 123% above the 5-year May average of 21 days. There was an 83.3% month over month increase in new contract activity with 22 New Pendings; a 70.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 29; and a 10% decrease in supply to 9 active units.

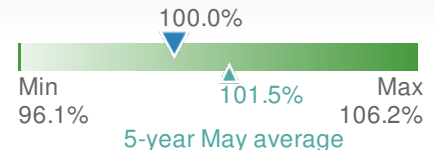
This activity resulted in a Contract Ratio of 3.22 pendings per active listing, up from 1.70 in April and an increase from 2.18 in May 2024. The Contract Ratio is 54% higher than the 5-year May average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****9**

Apr 2025	May 2024
<b>10</b>	<b>11</b>

**Avg DOM****46**

Apr 2025	May 2024	YTD
<b>41</b>	<b>25</b>	<b>37</b>

**Avg Sold to  
OLP Ratio****100.0%**

Apr 2025	May 2024	YTD
<b>93.7%</b>	<b>102.7%</b>	<b>97.2%</b>

**May 2025**

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****30**

↔ 0.0%

from Apr 2025:  
**30**

↑ 57.9%

from May 2024:  
**19**

YTD	2025	2024	+/-
	<b>134</b>	<b>141</b>	-5.0%

5-year May average: **36****New Pendings****30**

↑ 42.9%

from Apr 2025:  
**21**

↑ 25.0%

from May 2024:  
**24**

YTD	2025	2024	+/-
	<b>112</b>	<b>126</b>	-11.1%

5-year May average: **36****Closed Sales****19**

↓ -9.5%

from Apr 2025:  
**21**

↓ -42.4%

from May 2024:  
**33**

YTD	2025	2024	+/-
	<b>92</b>	<b>115</b>	-20.0%

5-year May average: **26****Median Sold Price****\$230,000**

↑ 21.1%

from Apr 2025:  
**\$190,000**

↑ 12.2%

from May 2024:  
**\$205,000**

YTD	2025	2024	+/-
	<b>\$197,500</b>	<b>\$189,900</b>	4.0%

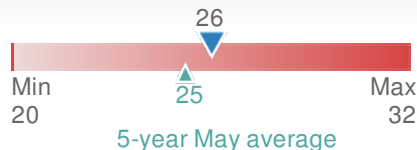
5-year May average: **\$192,750****Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for May was \$230,000, representing an increase of 21.1% compared to last month and an increase of 12.2% from May 2024. The average days on market for units sold in May was 26 days, 2% above the 5-year May average of 25 days. There was a 42.9% month over month increase in new contract activity with 30 New Pendings; a 34.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 39; and a 4.8% increase in supply to 44 active units.

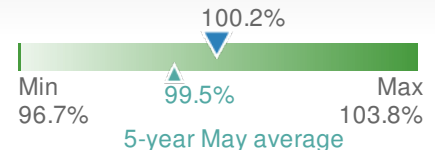
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.69 in April and a decrease from 0.97 in May 2024. The Contract Ratio is 34% lower than the 5-year May average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****44**

Apr 2025	May 2024
<b>42</b>	<b>33</b>

**Avg DOM****26**

Apr 2025	May 2024	YTD
<b>19</b>	<b>28</b>	<b>30</b>

**Avg Sold to OLP Ratio****100.2%**

Apr 2025	May 2024	YTD
<b>95.0%</b>	<b>96.7%</b>	<b>97.8%</b>