

# June 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### Delaware County, PA

**June 2025**

Delaware County, PA

Email: ldavis@tcsr.realtor

**New Listings****571** **-9.7%**from May 2025:  
**632** **-11.2%**from Jun 2024:  
**643**

YTD	2025	2024	+/-
	<b>3,499</b>	<b>3,716</b>	-5.8%

5-year Jun average: **745****New Pendings****558** **-7.6%**from May 2025:  
**604** **-4.9%**from Jun 2024:  
**587**

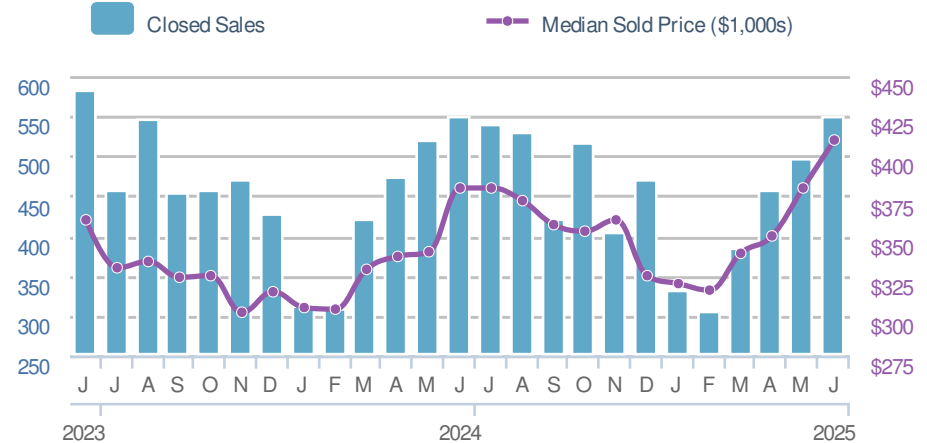
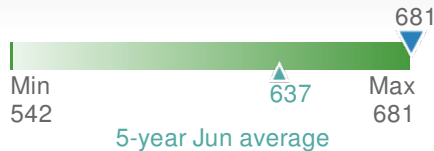
YTD	2025	2024	+/-
	<b>2,940</b>	<b>3,070</b>	-4.2%

5-year Jun average: **648****Closed Sales****549** **10.9%**from May 2025:  
**495** **0.0%**from Jun 2024:  
**549**

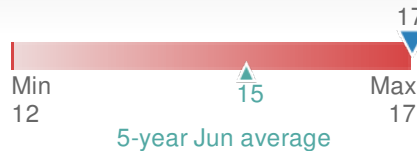
YTD	2025	2024	+/-
	<b>2,590</b>	<b>2,665</b>	-2.8%

5-year Jun average: **665****Median Sold Price****\$410,000** **7.9%**from May 2025:  
**\$380,000** **7.9%**from Jun 2024:  
**\$380,000**

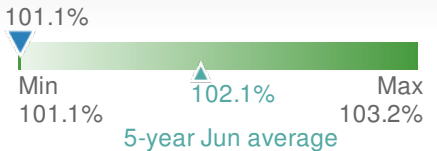
YTD	2025	2024	+/-
	<b>\$358,000</b>	<b>\$335,000</b>	6.9%

5-year Jun average: **\$356,000****Active Listings****681**

May 2025	Jun 2024
<b>671</b>	<b>650</b>

**Avg DOM****17**

May 2025	Jun 2024	YTD
<b>21</b>	<b>17</b>	<b>24</b>

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

May 2025	Jun 2024	YTD
<b>100.3%</b>	<b>101.4%</b>	<b>99.7%</b>

**June 2025**

## Delaware County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****317** **-12.7%**from May 2025:  
**363** **-5.1%**from Jun 2024:  
**334**

YTD	2025	2024	+/-
	<b>1,848</b>	<b>1,914</b>	-3.4%

5-year Jun average: **390****New Pendings****322** **-2.4%**from May 2025:  
**330** **2.2%**from Jun 2024:  
**315**

YTD	2025	2024	+/-
	<b>1,538</b>	<b>1,533</b>	0.3%

5-year Jun average: **341****Closed Sales****311** **21.5%**from May 2025:  
**256** **1.3%**from Jun 2024:  
**307**

YTD	2025	2024	+/-
	<b>1,322</b>	<b>1,291</b>	2.4%

5-year Jun average: **366****Median  
Sold Price****\$530,000** **-1.9%**from May 2025:  
**\$540,000** **5.5%**from Jun 2024:  
**\$502,500**

YTD	2025	2024	+/-
	<b>\$512,500</b>	<b>\$475,000</b>	7.9%

5-year Jun average: **\$474,350****Summary**

In Delaware County, PA, the median sold price for Detached properties for June was \$530,000, representing a decrease of 1.9% compared to last month and an increase of 5.5% from Jun 2024. The average days on market for units sold in June was 13 days, 7% above the 5-year June average of 12 days. There was a 2.4% month over month decrease in new contract activity with 322 New Pendings; a 0.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 479; and a 1.1% decrease in supply to 348 active units.

This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.37 in May and an increase from 1.23 in June 2024. The Contract Ratio is 12% lower than the 5-year June average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****348**

May 2025	Jun 2024
<b>352</b>	<b>380</b>

**Avg DOM****13**

May 2025	Jun 2024	YTD
<b>19</b>	<b>13</b>	<b>23</b>

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

May 2025	Jun 2024	YTD
<b>101.5%</b>	<b>102.0%</b>	<b>101.0%</b>

**June 2025**

Delaware County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****253** **-5.9%**from May 2025:  
**269** **-17.9%**from Jun 2024:  
**308**

YTD	2025	2024	+/-
	<b>1,649</b>	<b>1,800</b>	-8.4%

5-year Jun average: **354****New Pending****235** **-14.2%**from May 2025:  
**274** **-13.3%**from Jun 2024:  
**271**

YTD	2025	2024	+/-
	<b>1,398</b>	<b>1,535</b>	-8.9%

5-year Jun average: **306****Closed Sales****238** **-0.4%**from May 2025:  
**239** **-1.7%**from Jun 2024:  
**242**

YTD	2025	2024	+/-
	<b>1,265</b>	<b>1,373</b>	-7.9%

5-year Jun average: **298****Median  
Sold Price****\$255,000** **1.2%**from May 2025:  
**\$252,000** **7.8%**from Jun 2024:  
**\$236,500**

YTD	2025	2024	+/-
	<b>\$245,000</b>	<b>\$230,000</b>	6.5%

5-year Jun average: **\$225,050****Summary**

In Delaware County, PA, the median sold price for Attached properties for June was \$255,000, representing an increase of 1.2% compared to last month and an increase of 7.8% from Jun 2024. The average days on market for units sold in June was 23 days, 22% above the 5-year June average of 19 days. There was a 14.2% month over month decrease in new contract activity with 235 New Pending; a 5.7% MoM decrease in All Pending (new contracts + contracts carried over from May) to 363; and a 4.4% increase in supply to 333 active units.

This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.21 in May and a decrease from 1.56 in June 2024. The Contract Ratio is 34% lower than the 5-year June average of 1.65. 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****333**

May 2025	Jun 2024
<b>319</b>	<b>270</b>

**Avg DOM****23**

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

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

May 2025	Jun 2024	YTD
<b>99.0%</b>	<b>100.7%</b>	<b>98.4%</b>

**June 2025**

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****22** **10.0%**from May 2025:  
**20** **-42.1%**from Jun 2024:  
**38**

YTD	2025	2024	+/-
	<b>196</b>	<b>226</b>	-13.3%

5-year Jun average: **35****New Pendings****26** **-23.5%**from May 2025:  
**34** **-7.1%**from Jun 2024:  
**28**

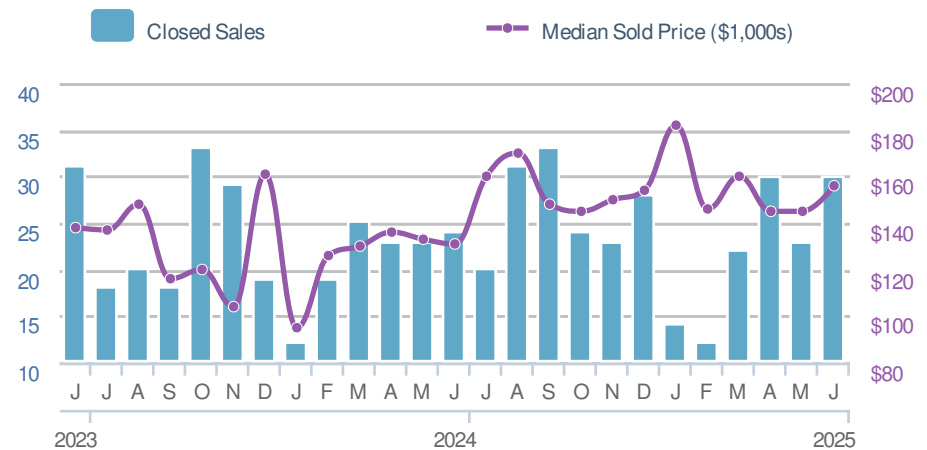
YTD	2025	2024	+/-
	<b>159</b>	<b>157</b>	1.3%

5-year Jun average: **29****Closed Sales****30** **30.4%**from May 2025:  
**23** **25.0%**from Jun 2024:  
**24**

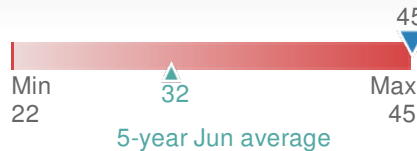
YTD	2025	2024	+/-
	<b>137</b>	<b>132</b>	3.8%

5-year Jun average: **28****Median Sold Price****\$156,500** **7.9%**from May 2025:  
**\$145,000** **19.5%**from Jun 2024:  
**\$131,000**

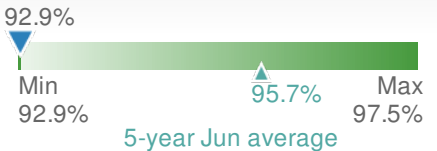
YTD	2025	2024	+/-
	<b>\$150,000</b>	<b>\$133,500</b>	12.4%

5-year Jun average: **\$120,700****Active Listings****43**

May 2025	Jun 2024
<b>55</b>	<b>52</b>

**Avg DOM****45**

May 2025	Jun 2024	YTD
<b>17</b>	<b>42</b>	<b>32</b>


**Avg Sold to OLP Ratio****92.9%**


May 2025	Jun 2024	YTD
<b>98.3%</b>	<b>97.5%</b>	<b>95.0%</b>

**June 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****2**

 **-66.7%**  
 from May 2025:  
 6

 **-71.4%**  
 from Jun 2024:  
 7

YTD	2025	2024	+/-
	<b>24</b>	<b>29</b>	-17.2%


5-year Jun average: **3****New Pendings****5**


 **-37.5%**  
 from May 2025:  
 8

 **-16.7%**  
 from Jun 2024:  
 6

YTD	2025	2024	+/-
	<b>16</b>	<b>22</b>	-27.3%


5-year Jun average: **4****Closed Sales****6**


 **200.0%**  
 from May 2025:  
 2

 **200.0%**  
 from Jun 2024:  
 2

YTD	2025	2024	+/-
	<b>12</b>	<b>19</b>	-36.8%

5-year Jun average: **3****Median Sold Price****\$274,150**

 **89.1%**  
 from May 2025:  
 \$145,000

 **136.3%**  
 from Jun 2024:  
 \$116,000

YTD	2025	2024	+/-
	<b>\$252,500</b>	<b>\$157,000</b>	60.8%

5-year Jun average: **\$164,130****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for June was \$274,150, representing an increase of 89.1% compared to last month and an increase of 136.3% from Jun 2024. The average days on market for units sold in June was 56 days, 83% above the 5-year June average of 31 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 10; and a 50% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 0.83 in May and an increase from 1.00 in June 2024. The Contract Ratio is 26% higher than the 5-year June average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****6**

May 2025	Jun 2024
<b>12</b>	<b>7</b>

**Avg DOM****56**

May 2025	Jun 2024	YTD
<b>2</b>	<b>13</b>	<b>33</b>

**Avg Sold to OLP Ratio****93.2%**

May 2025	Jun 2024	YTD
<b>101.8%</b>	<b>91.8%</b>	<b>96.8%</b>

**June 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****20** **42.9%**from May 2025:  
**14** **-35.5%**from Jun 2024:  
**31**

YTD	2025	2024	+/-
	<b>172</b>	<b>197</b>	-12.7%

5-year Jun average: **31****New Pendings****21** **-19.2%**from May 2025:  
**26** **-4.5%**from Jun 2024:  
**22**

YTD	2025	2024	+/-
	<b>142</b>	<b>135</b>	5.2%

5-year Jun average: **25****Closed Sales****24** **14.3%**from May 2025:  
**21** **9.1%**from Jun 2024:  
**22**

YTD	2025	2024	+/-
	<b>124</b>	<b>113</b>	9.7%

5-year Jun average: **26****Median Sold Price****\$150,000** **3.4%**from May 2025:  
**\$145,000** **14.5%**from Jun 2024:  
**\$131,000**

YTD	2025	2024	+/-
	<b>\$145,000</b>	<b>\$128,000</b>	13.3%

5-year Jun average: **\$117,300****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for June was \$150,000, representing an increase of 3.4% compared to last month and an increase of 14.5% from Jun 2024. The average days on market for units sold in June was 43 days, 36% above the 5-year June average of 32 days. There was a 19.2% month over month decrease in new contract activity with 21 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 32; and a 14% decrease in supply to 37 active units.

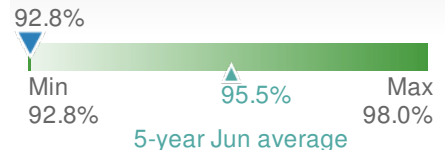
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.84 in May and an increase from 0.82 in June 2024. The Contract Ratio is 1% lower than the 5-year June average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****37**

May 2025	Jun 2024
<b>43</b>	<b>45</b>

**Avg DOM****43**

May 2025	Jun 2024	YTD
<b>19</b>	<b>44</b>	<b>31</b>

**Avg Sold to OLP Ratio****92.8%**


May 2025	Jun 2024	YTD
<b>97.9%</b>	<b>98.0%</b>	<b>95.2%</b>


**June 2025**

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****23**

 **-32.4%**  
 from May 2025:  
**34**

 **-20.7%**  
 from Jun 2024:  
**29**

YTD	2025	2024	+/-
	<b>158</b>	<b>165</b>	-4.2%


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


 **-39.0%**  
 from May 2025:  
**41**

 **-19.4%**  
 from Jun 2024:  
**31**

YTD	2025	2024	+/-
	<b>140</b>	<b>150</b>	-6.7%


5-year Jun average: **32****Closed Sales****34**


 **70.0%**  
 from May 2025:  
**20**

 **3.0%**  
 from Jun 2024:  
**33**

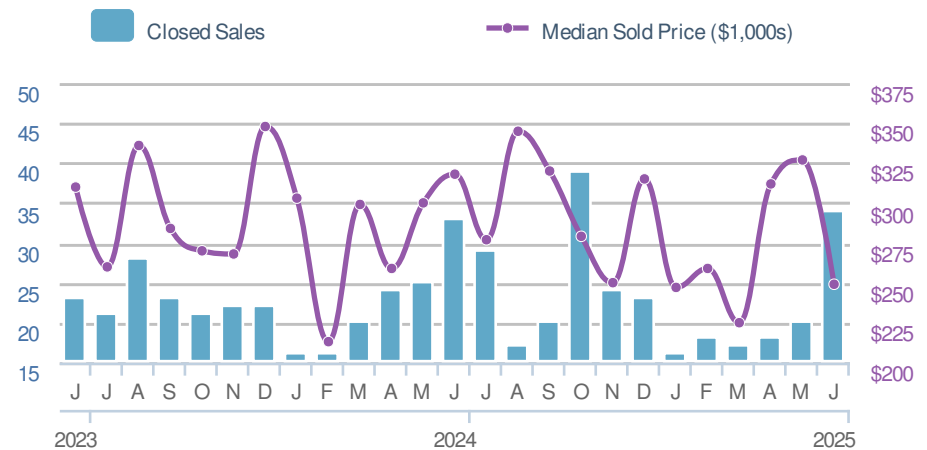
YTD	2025	2024	+/-
	<b>127</b>	<b>139</b>	-8.6%

5-year Jun average: **32****Median Sold Price****\$249,200**

 **-23.9%**  
 from May 2025:  
**\$327,500**

 **-21.8%**  
 from Jun 2024:  
**\$318,850**

YTD	2025	2024	+/-
	<b>\$280,000</b>	<b>\$279,950</b>	0.0%

5-year Jun average: **\$278,010****Active Listings****24**

May 2025	Jun 2024
<b>28</b>	<b>27</b>

**Avg DOM****15**

May 2025	Jun 2024	YTD
<b>14</b>	<b>12</b>	<b>20</b>

**Avg Sold to OLP Ratio****96.7%**

May 2025	Jun 2024	YTD
<b>100.0%</b>	<b>101.5%</b>	<b>98.3%</b>

**June 2025**

## Chichester (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****15** **-16.7%**from May 2025:  
**18** **36.4%**from Jun 2024:  
**11**

YTD	2025	2024	+/-
	<b>83</b>	<b>94</b>	-11.7%

5-year Jun average: **20****New Pendings****16** **-23.8%**from May 2025:  
**21** **-5.9%**from Jun 2024:  
**17**

YTD	2025	2024	+/-
	<b>73</b>	<b>91</b>	-19.8%

5-year Jun average: **20****Closed Sales****16** **23.1%**from May 2025:  
**13** **-23.8%**from Jun 2024:  
**21**

YTD	2025	2024	+/-
	<b>62</b>	<b>82</b>	-24.4%

5-year Jun average: **19****Median Sold Price****\$357,000** **2.0%**from May 2025:  
**\$349,900** **2.0%**from Jun 2024:  
**\$349,900**

YTD	2025	2024	+/-
	<b>\$349,950</b>	<b>\$341,000</b>	2.6%

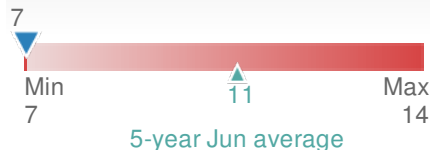
5-year Jun average: **\$323,380****Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for June was \$357,000, representing an increase of 2% compared to last month and an increase of 2% from Jun 2024. The average days on market for units sold in June was 7 days, 35% below the 5-year June average of 11 days. There was a 23.8% month over month decrease in new contract activity with 16 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 20; and a 14.3% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 1.50 in May and an increase from 1.57 in June 2024. The Contract Ratio is 22% lower than the 5-year June average of 2.15. 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**

May 2025	Jun 2024
<b>14</b>	<b>14</b>

**Avg DOM****7**

May 2025	Jun 2024	YTD
<b>16</b>	<b>9</b>	<b>17</b>

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

May 2025	Jun 2024	YTD
<b>99.5%</b>	<b>102.7%</b>	<b>99.7%</b>

**June 2025**

## Chichester (Delaware, PA) - Attached

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

↓ **-50.0%**    ↓ **-55.6%**  
from May 2025:    from Jun 2024:  
**16**                      **18**

YTD	2025	2024	+/-
	<b>75</b>	<b>71</b>	5.6%

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

↓ **-55.0%**    ↓ **-35.7%**  
from May 2025:    from Jun 2024:  
**20**                      **14**

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

5-year Jun average: **12****Closed Sales****18**

↑ **157.1%**    ↑ **50.0%**  
from May 2025:    from Jun 2024:  
**7**                      **12**

YTD	2025	2024	+/-
	<b>65</b>	<b>57</b>	14.0%

5-year Jun average: **12****Median  
Sold Price****\$192,500**

↓ **-33.6%**    ↓ **-20.6%**  
from May 2025:    from Jun 2024:  
**\$290,000**            **\$242,500**

YTD	2025	2024	+/-
	<b>\$190,000</b>	<b>\$196,500</b>	-3.3%

5-year Jun average: **\$193,400****Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for June was \$192,500, representing a decrease of 33.6% compared to last month and a decrease of 20.6% from Jun 2024. The average days on market for units sold in June was 22 days, 53% above the 5-year June average of 14 days. There was a 55% month over month decrease in new contract activity with 9 New Pendings; a 45.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 12; and a 14.3% decrease in supply to 12 active units.

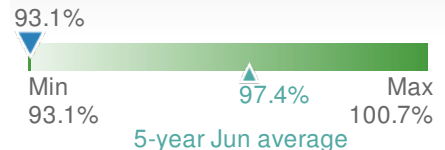
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.57 in May and no change from June 2024. The Contract Ratio is 45% lower than the 5-year June average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****12**

May 2025	Jun 2024
<b>14</b>	<b>13</b>

**Avg DOM****22**

May 2025	Jun 2024	YTD
<b>11</b>	<b>17</b>	<b>24</b>

**Avg Sold to  
OLP Ratio****93.1%**

May 2025	Jun 2024	YTD
<b>100.7%</b>	<b>99.3%</b>	<b>97.0%</b>

**June 2025**

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****36**

↓ -21.7%    ↑ 12.5%  
from May 2025: 46    from Jun 2024: 32

YTD	2025	2024	+/-
	<b>236</b>	<b>204</b>	15.7%

5-year Jun average: **38****New Pendings****29**

↓ -21.6%    ↓ -9.4%  
from May 2025: 37    from Jun 2024: 32

YTD	2025	2024	+/-
	<b>174</b>	<b>165</b>	5.5%

5-year Jun average: **34****Closed Sales****34**

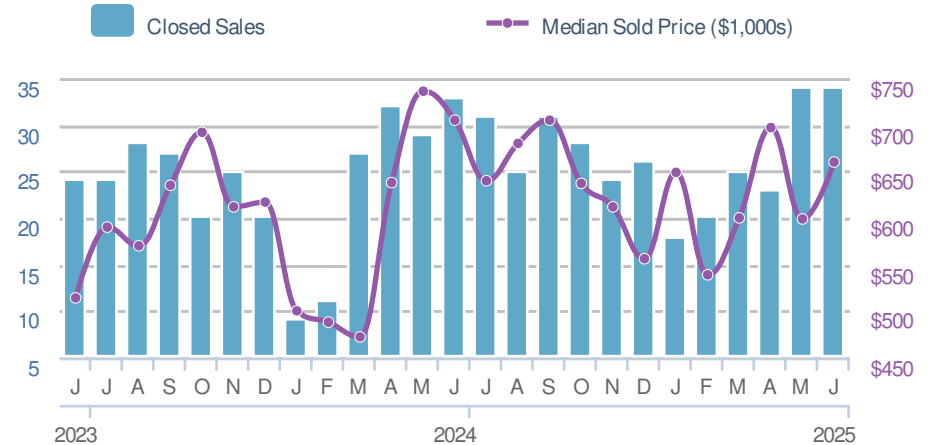
↔ 0.0%    ↑ 3.0%  
from May 2025: 34    from Jun 2024: 33

YTD	2025	2024	+/-
	<b>166</b>	<b>141</b>	17.7%

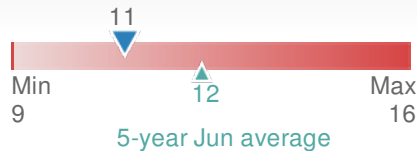
5-year Jun average: **35****Median Sold Price****\$660,000**

↑ 10.1%    ↓ -6.4%  
from May 2025: \$599,500    from Jun 2024: \$705,000

YTD	2025	2024	+/-
	<b>\$650,000</b>	<b>\$608,698</b>	6.8%

5-year Jun average: **\$598,250****Active Listings****50**

May 2025	Jun 2024
<b>43</b>	<b>35</b>

**Avg DOM****11**

May 2025	Jun 2024	YTD
<b>19</b>	<b>12</b>	<b>18</b>

**Avg Sold to OLP Ratio****101.6%**

May 2025	Jun 2024	YTD
<b>99.5%</b>	<b>102.5%</b>	<b>101.8%</b>

**June 2025**

## Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****29** **-6.5%**from May 2025:  
**31** **81.3%**from Jun 2024:  
**16**

YTD	2025	2024	+/-
	<b>156</b>	<b>122</b>	27.9%

5-year Jun average: **27****New Pendings****21** **-19.2%**from May 2025:  
**26** **0.0%**from Jun 2024:  
**21**

YTD	2025	2024	+/-
	<b>104</b>	<b>103</b>	1.0%

5-year Jun average: **23****Closed Sales****25** **38.9%**from May 2025:  
**18** **8.7%**from Jun 2024:  
**23**

YTD	2025	2024	+/-
	<b>92</b>	<b>86</b>	7.0%

5-year Jun average: **26****Median  
Sold Price****\$725,000** **-0.0%**from May 2025:  
**\$725,250** **-7.6%**from Jun 2024:  
**\$785,000**

YTD	2025	2024	+/-
	<b>\$730,000</b>	<b>\$753,000</b>	-3.1%

5-year Jun average: **\$663,400****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for June was \$725,000, representing a decrease of 0% compared to last month and a decrease of 7.6% from Jun 2024. The average days on market for units sold in June was 13 days, 8% above the 5-year June average of 12 days. There was a 19.2% month over month decrease in new contract activity with 21 New Pendings; a 12.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 34; and a 26.7% increase in supply to 38 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.30 in May and a decrease from 1.79 in June 2024. The Contract Ratio is 45% lower than the 5-year June average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****38**

May 2025	Jun 2024
<b>30</b>	<b>24</b>

**Avg DOM****13**

May 2025	Jun 2024	YTD
<b>20</b>	<b>12</b>	<b>19</b>

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

May 2025	Jun 2024	YTD
<b>99.9%</b>	<b>102.4%</b>	<b>102.6%</b>

**June 2025**

## Garnet Valley (Delaware, PA) - Attached

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

↓ **-53.3%**  
from May 2025:  
**15**

↓ **-56.3%**  
from Jun 2024:  
**16**

YTD	2025	2024	+/-
	<b>80</b>	<b>82</b>	-2.4%

5-year Jun average: **11****New Pendings****8**

↓ **-27.3%**  
from May 2025:  
**11**

↓ **-27.3%**  
from Jun 2024:  
**11**

YTD	2025	2024	+/-
	<b>70</b>	<b>62</b>	12.9%

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

↓ **-43.8%**  
from May 2025:  
**16**

↓ **-10.0%**  
from Jun 2024:  
**10**

YTD	2025	2024	+/-
	<b>74</b>	<b>55</b>	34.5%

5-year Jun average: **10****Median  
Sold Price****\$450,000**

↑ **8.2%**  
from May 2025:  
**\$416,000**

↑ **5.0%**  
from Jun 2024:  
**\$428,750**

YTD	2025	2024	+/-
	<b>\$485,000</b>	<b>\$410,000</b>	18.3%

5-year Jun average: **\$387,340****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for June was \$450,000, representing an increase of 8.2% compared to last month and an increase of 5% from Jun 2024. The average days on market for units sold in June was 7 days, 44% below the 5-year June average of 13 days. There was a 27.3% month over month decrease in new contract activity with 8 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 18; and a 7.7% decrease in supply to 12 active units.

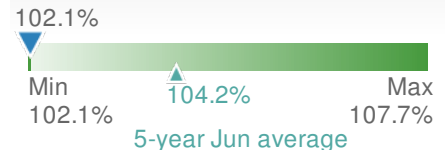
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.46 in May and an increase from 1.45 in June 2024. The Contract Ratio is 40% lower than the 5-year June average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

May 2025	Jun 2024
<b>13</b>	<b>11</b>

**Avg DOM****7**

May 2025	Jun 2024	YTD
<b>18</b>	<b>12</b>	<b>17</b>

**Avg Sold to  
OLP Ratio****102.1%**

May 2025	Jun 2024	YTD
<b>99.2%</b>	<b>102.5%</b>	<b>100.8%</b>

**June 2025**

## Haverford Township (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****45****↓ -23.7%**from May 2025:  
**59****↓ -8.2%**from Jun 2024:  
**49**

YTD	2025	2024	+/-
	<b>285</b>	<b>288</b>	-1.0%

5-year Jun average: **56****New Pendings****41****↓ -25.5%**from May 2025:  
**55****↓ -14.6%**from Jun 2024:  
**48**

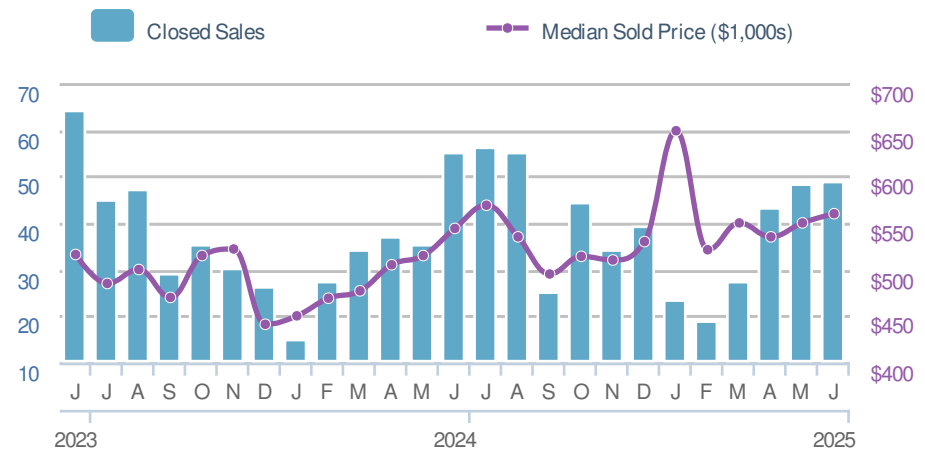
YTD	2025	2024	+/-
	<b>249</b>	<b>252</b>	-1.2%

5-year Jun average: **51****Closed Sales****49****↑ 2.1%**from May 2025:  
**48****↓ -10.9%**from Jun 2024:  
**55**

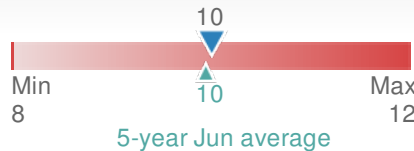
YTD	2025	2024	+/-
	<b>214</b>	<b>204</b>	4.9%

5-year Jun average: **62****Median Sold Price****\$560,000****↑ 1.8%**from May 2025:  
**\$550,000****↑ 2.9%**from Jun 2024:  
**\$544,000**

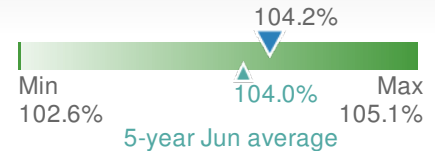
YTD	2025	2024	+/-
	<b>\$550,000</b>	<b>\$510,000</b>	7.8%

5-year Jun average: **\$503,400****Active Listings****41**

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

**Avg DOM****10**

May 2025	Jun 2024	YTD
<b>10</b>	<b>12</b>	<b>13</b>


**Avg Sold to OLP Ratio****104.2%**


May 2025	Jun 2024	YTD
<b>103.0%</b>	<b>102.6%</b>	<b>102.5%</b>

**June 2025**

## Haverford Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****36**

 **-12.2%**  
 from May 2025:  
**41**

 **-10.0%**  
 from Jun 2024:  
**40**

YTD	2025	2024	+/-
	<b>210</b>	<b>222</b>	-5.4%

5-year Jun average: **46****New Pending****29**

 **-27.5%**  
 from May 2025:  
**40**

 **-23.7%**  
 from Jun 2024:  
**38**

YTD	2025	2024	+/-
	<b>181</b>	<b>181</b>	0.0%

5-year Jun average: **40****Closed Sales****36**


 **5.9%**  
 from May 2025:  
**34**

 **-10.0%**  
 from Jun 2024:  
**40**

YTD	2025	2024	+/-
	<b>161</b>	<b>141</b>	14.2%

5-year Jun average: **46****Median  
Sold Price****\$662,500**

 **6.4%**  
 from May 2025:  
**\$622,500**

 **6.2%**  
 from Jun 2024:  
**\$623,750**

YTD	2025	2024	+/-
	<b>\$605,000</b>	<b>\$570,000</b>	6.1%

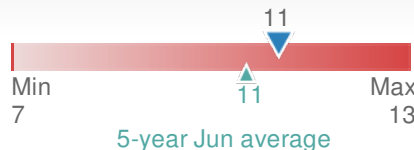
5-year Jun average: **\$563,750****Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for June was \$662,500, representing an increase of 6.4% compared to last month and an increase of 6.2% from Jun 2024. The average days on market for units sold in June was 11 days, 4% above the 5-year June average of 11 days. There was a 27.5% month over month decrease in new contract activity with 29 New Pending; a 12% MoM decrease in All Pending (new contracts + contracts carried over from May) to 44; and a 33.3% increase in supply to 36 active units.

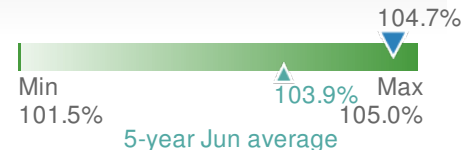
This activity resulted in a Contract Ratio of 1.22 pendings per active listing, down from 1.85 in May and a decrease from 1.46 in June 2024. The Contract Ratio is 41% lower than the 5-year June average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

May 2025	Jun 2024
<b>27</b>	<b>39</b>

**Avg DOM****11**

May 2025	Jun 2024	YTD
<b>12</b>	<b>12</b>	<b>15</b>

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

May 2025	Jun 2024	YTD
<b>102.9%</b>	<b>101.5%</b>	<b>102.2%</b>

**June 2025****Haverford Township (Delaware, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****9** **-50.0%**from May 2025:  
**18** **0.0%**from Jun 2024:  
**9**

YTD	2025	2024	+/-
	<b>75</b>	<b>66</b>	13.6%

5-year Jun average: **9****New Pendings****12** **-20.0%**from May 2025:  
**15** **20.0%**from Jun 2024:  
**10**

YTD	2025	2024	+/-
	<b>68</b>	<b>71</b>	-4.2%

5-year Jun average: **11****Closed Sales****13** **-7.1%**from May 2025:  
**14** **-13.3%**from Jun 2024:  
**15**

YTD	2025	2024	+/-
	<b>53</b>	<b>63</b>	-15.9%

5-year Jun average: **17****Median  
Sold Price****\$470,000** **7.4%**from May 2025:  
**\$437,500** **2.2%**from Jun 2024:  
**\$460,000**

YTD	2025	2024	+/-
	<b>\$435,000</b>	<b>\$380,000</b>	14.5%

5-year Jun average: **\$402,600****Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for June was \$470,000, representing an increase of 7.4% compared to last month and an increase of 2.2% from Jun 2024. The average days on market for units sold in June was 7 days, the same as the 5-year June average of 7 days. There was a 20% month over month decrease in new contract activity with 12 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 17; and a 16.7% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 3.40 pendings per active listing, up from 3.00 in May and a decrease from 4.00 in June 2024. The Contract Ratio is 46% lower than the 5-year June average of 6.26. 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****5**

May 2025	Jun 2024
<b>6</b>	<b>3</b>

**Avg DOM****7**

May 2025	Jun 2024	YTD
<b>5</b>	<b>11</b>	<b>7</b>

**Avg Sold to  
OLP Ratio****102.5%**

May 2025	Jun 2024	YTD
<b>103.2%</b>	<b>105.4%</b>	<b>103.5%</b>

**June 2025**

Interboro (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****28**

↑ **21.7%**    ↓ **-15.2%**  
from May 2025: **23**    from Jun 2024: **33**

YTD	2025	2024	+/-
	<b>128</b>	<b>146</b>	-12.3%

5-year Jun average: **35****New Pendings****21**

↑ **5.0%**    ↓ **-16.0%**  
from May 2025: **20**    from Jun 2024: **25**

YTD	2025	2024	+/-
	<b>104</b>	<b>120</b>	-13.3%

5-year Jun average: **27****Closed Sales****19**

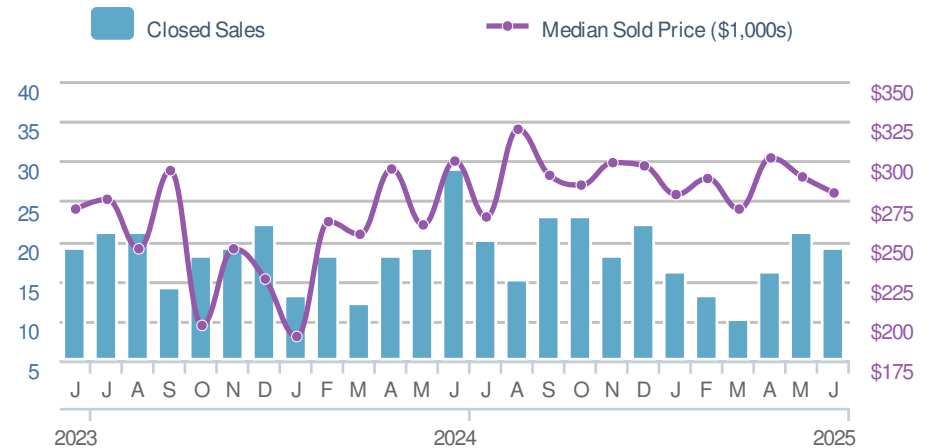
↓ **-9.5%**    ↓ **-34.5%**  
from May 2025: **21**    from Jun 2024: **29**

YTD	2025	2024	+/-
	<b>98</b>	<b>110</b>	-10.9%

5-year Jun average: **24****Median Sold Price****\$280,000**

↓ **-3.4%**    ↓ **-6.7%**  
from May 2025: **\$290,000**    from Jun 2024: **\$300,000**

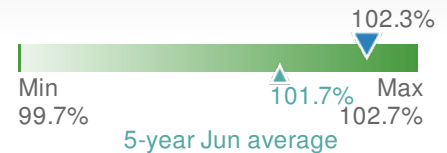
YTD	2025	2024	+/-
	<b>\$280,000</b>	<b>\$272,400</b>	2.8%

5-year Jun average: **\$268,100****Active Listings****27**

May 2025	Jun 2024
<b>22</b>	<b>27</b>

**Avg DOM****17**

May 2025	Jun 2024	YTD
<b>18</b>	<b>14</b>	<b>27</b>


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


May 2025	Jun 2024	YTD
<b>99.3%</b>	<b>99.7%</b>	<b>98.1%</b>

**June 2025**

## Interboro (Delaware, PA) - Detached

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


 **27.3%**  
 from May 2025:  
 11


 **-12.5%**  
 from Jun 2024:  
 16

YTD	2025	2024	+/-
	<b>53</b>	<b>81</b>	-34.6%

5-year Jun average: 17

**New Pendings****12**

 **20.0%**  
 from May 2025:  
 10

 **0.0%**  
 from Jun 2024:  
 12

YTD	2025	2024	+/-
	<b>48</b>	<b>64</b>	-25.0%

5-year Jun average: 12

**Closed Sales****6**


 **-40.0%**  
 from May 2025:  
 10


 **-64.7%**  
 from Jun 2024:  
 17

YTD	2025	2024	+/-
	<b>44</b>	<b>59</b>	-25.4%

5-year Jun average: 12

**Median Sold Price****\$355,000**

 **17.8%**  
 from May 2025:  
 \$301,250

 **12.7%**  
 from Jun 2024:  
 \$315,000

YTD	2025	2024	+/-
	<b>\$312,000</b>	<b>\$306,000</b>	2.0%

5-year Jun average: \$306,490

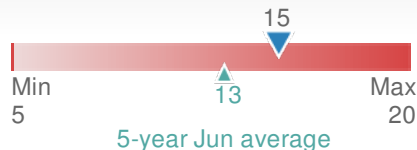
**Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for June was \$355,000, representing an increase of 17.8% compared to last month and an increase of 12.7% from Jun 2024. The average days on market for units sold in June was 15 days, 14% above the 5-year June average of 13 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; a 41.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 17; and a 28.6% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.89 pendings per active listing, up from 1.71 in May and an increase from 0.75 in June 2024. The Contract Ratio is 14% higher than the 5-year June average of 1.65. 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**

May 2025	Jun 2024
<b>7</b>	<b>16</b>

**Avg DOM****15**

May 2025	Jun 2024	YTD
<b>21</b>	<b>11</b>	<b>33</b>

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

May 2025	Jun 2024	YTD
<b>98.3%</b>	<b>100.2%</b>	<b>97.5%</b>

**June 2025**

## Interboro (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****14** **16.7%**from May 2025:  
**12** **-17.6%**from Jun 2024:  
**17**

YTD	2025	2024	+/-
	<b>75</b>	<b>65</b>	15.4%

5-year Jun average: **18****New Pendings****9** **-10.0%**from May 2025:  
**10** **-30.8%**from Jun 2024:  
**13**

YTD	2025	2024	+/-
	<b>56</b>	<b>56</b>	0.0%

5-year Jun average: **15****Closed Sales****13** **18.2%**from May 2025:  
**11** **8.3%**from Jun 2024:  
**12**

YTD	2025	2024	+/-
	<b>54</b>	<b>51</b>	5.9%

5-year Jun average: **12****Median  
Sold Price****\$277,500** **-4.0%**from May 2025:  
**\$289,000** **13.3%**from Jun 2024:  
**\$244,900**

YTD	2025	2024	+/-
	<b>\$250,000</b>	<b>\$230,000</b>	8.7%

5-year Jun average: **\$238,840****Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for June was \$277,500, representing a decrease of 4% compared to last month and an increase of 13.3% from Jun 2024. The average days on market for units sold in June was 19 days, 30% above the 5-year June average of 15 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 9; and a 20% increase in supply to 18 active units.

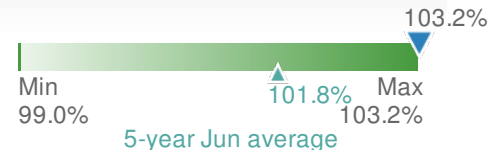
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.00 in May and a decrease from 1.36 in June 2024. The Contract Ratio is 77% lower than the 5-year June average of 2.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****18**

May 2025	Jun 2024
<b>15</b>	<b>11</b>

**Avg DOM****19**

May 2025	Jun 2024	YTD
<b>15</b>	<b>19</b>	<b>23</b>

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

May 2025	Jun 2024	YTD
<b>100.3%</b>	<b>99.0%</b>	<b>98.6%</b>

**June 2025**

## Marple Newtown (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****36**

↓ **-21.7%**  
from May 2025:  
**46**

↓ **-29.4%**  
from Jun 2024:  
**51**

YTD	2025	2024	+/-
	<b>230</b>	<b>300</b>	-23.3%

5-year Jun average: **52****New Pendings****36**

↓ **-14.3%**  
from May 2025:  
**42**

↓ **-35.7%**  
from Jun 2024:  
**56**

YTD	2025	2024	+/-
	<b>204</b>	<b>220</b>	-7.3%

5-year Jun average: **44****Closed Sales****39**

↑ **18.2%**  
from May 2025:  
**33**

↑ **39.3%**  
from Jun 2024:  
**28**

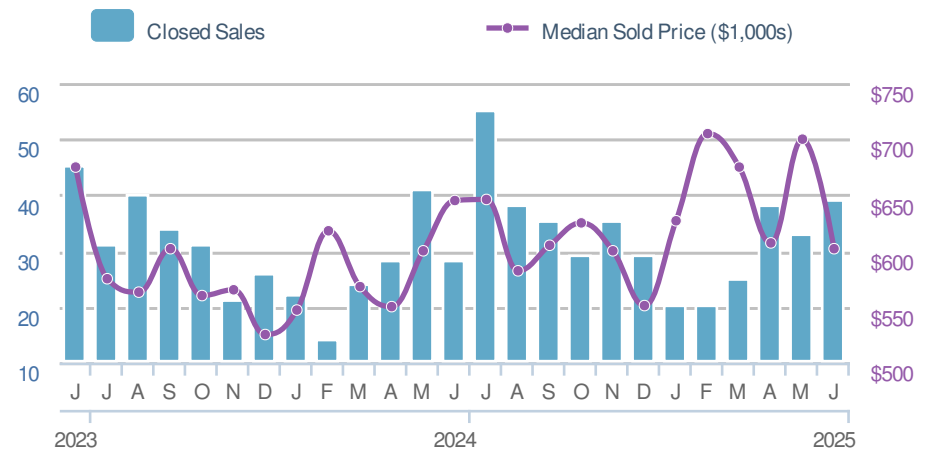
YTD	2025	2024	+/-
	<b>181</b>	<b>162</b>	11.7%

5-year Jun average: **45****Median Sold Price****\$602,500**

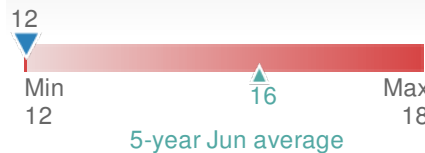
↓ **-13.9%**  
from May 2025:  
**\$700,000**

↓ **-6.6%**  
from Jun 2024:  
**\$645,000**

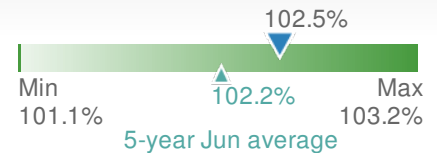
YTD	2025	2024	+/-
	<b>\$640,000</b>	<b>\$579,000</b>	10.5%

5-year Jun average: **\$576,900****Active Listings****46**

May 2025	Jun 2024
<b>44</b>	<b>66</b>

**Avg DOM****12**

May 2025	Jun 2024	YTD
<b>31</b>	<b>16</b>	<b>26</b>


**Avg Sold to OLP Ratio****102.5%**


May 2025	Jun 2024	YTD
<b>103.3%</b>	<b>103.2%</b>	<b>101.6%</b>

**June 2025**

## Marple Newtown (Delaware, PA) - Detached


Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****27**


 **-18.2%**  
 from May 2025:  
**33**

 **-37.2%**  
 from Jun 2024:  
**43**

YTD	2025	2024	+/-
	<b>174</b>	<b>215</b>	-19.1%


5-year Jun average: **38****New Pendings****29**


 **-12.1%**  
 from May 2025:  
**33**

 **-23.7%**  
 from Jun 2024:  
**38**

YTD	2025	2024	+/-
	<b>148</b>	<b>143</b>	3.5%


5-year Jun average: **32****Closed Sales****33**


 **37.5%**  
 from May 2025:  
**24**

 **65.0%**  
 from Jun 2024:  
**20**

YTD	2025	2024	+/-
	<b>126</b>	<b>111</b>	13.5%

5-year Jun average: **35****Median Sold Price****\$602,500**

 **-27.2%**  
 from May 2025:  
**\$827,500**

 **-9.7%**  
 from Jun 2024:  
**\$667,500**

YTD	2025	2024	+/-
	<b>\$650,000</b>	<b>\$580,000</b>	12.1%

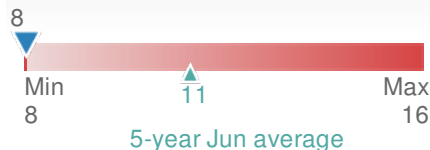
5-year Jun average: **\$589,950****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for June was \$602,500, representing a decrease of 27.2% compared to last month and a decrease of 9.7% from Jun 2024. The average days on market for units sold in June was 8 days, 30% below the 5-year June average of 11 days. There was a 12.1% month over month decrease in new contract activity with 29 New Pendings; a 13.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 56; and a 3% increase in supply to 34 active units.

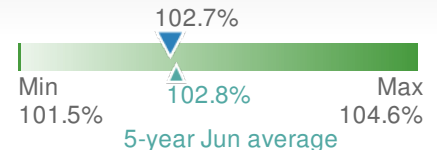
This activity resulted in a Contract Ratio of 1.65 pendings per active listing, down from 1.97 in May and an increase from 1.13 in June 2024. The Contract Ratio is 5% higher than the 5-year June average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****34**

May 2025	Jun 2024
<b>33</b>	<b>55</b>

**Avg DOM****8**

May 2025	Jun 2024	YTD
<b>29</b>	<b>8</b>	<b>24</b>

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

May 2025	Jun 2024	YTD
<b>102.7%</b>	<b>104.6%</b>	<b>101.7%</b>


**June 2025**


## Marple Newtown (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor


**New Listings****9**


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

 **12.5%**  
 from Jun 2024:  
**8**

YTD	2025	2024	+/-
	<b>56</b>	<b>85</b>	-34.1%

5-year Jun average: **14****New Pendings****7**

 **-22.2%**  
 from May 2025:  
**9**

 **-61.1%**  
 from Jun 2024:  
**18**

YTD	2025	2024	+/-
	<b>56</b>	<b>77</b>	-27.3%

5-year Jun average: **12****Closed Sales****6**

 **-33.3%**  
 from May 2025:  
**9**

 **-25.0%**  
 from Jun 2024:  
**8**

YTD	2025	2024	+/-
	<b>55</b>	<b>51</b>	7.8%

5-year Jun average: **10****Median Sold Price****\$610,000**

 **-2.4%**  
 from May 2025:  
**\$625,000**

 **-5.4%**  
 from Jun 2024:  
**\$645,000**

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

5-year Jun average: **\$545,500****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for June was \$610,000, representing a decrease of 2.4% compared to last month and a decrease of 5.4% from Jun 2024. The average days on market for units sold in June was 34 days, 11% above the 5-year June average of 31 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 19; and a 9.1% increase in supply to 12 active units.

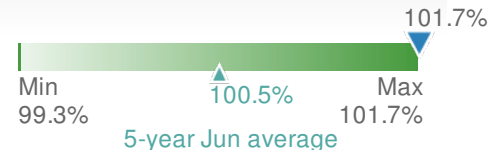
This activity resulted in a Contract Ratio of 1.58 pendings per active listing, down from 1.64 in May and a decrease from 3.09 in June 2024. The Contract Ratio is 29% lower than the 5-year June average of 2.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

May 2025	Jun 2024
<b>11</b>	<b>11</b>

**Avg DOM****34**

May 2025	Jun 2024	YTD
<b>36</b>	<b>36</b>	<b>33</b>

**Avg Sold to OLP Ratio****101.7%**

May 2025	Jun 2024	YTD
<b>104.7%</b>	<b>99.9%</b>	<b>101.4%</b>

**June 2025**

Penn-Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****31** **6.9%**from May 2025:  
**29** **-8.8%**from Jun 2024:  
**34**

YTD	2025	2024	+/-
	<b>166</b>	<b>228</b>	-27.2%

5-year Jun average: **41****New Pendings****35** **59.1%**from May 2025:  
**22** **-18.6%**from Jun 2024:  
**43**

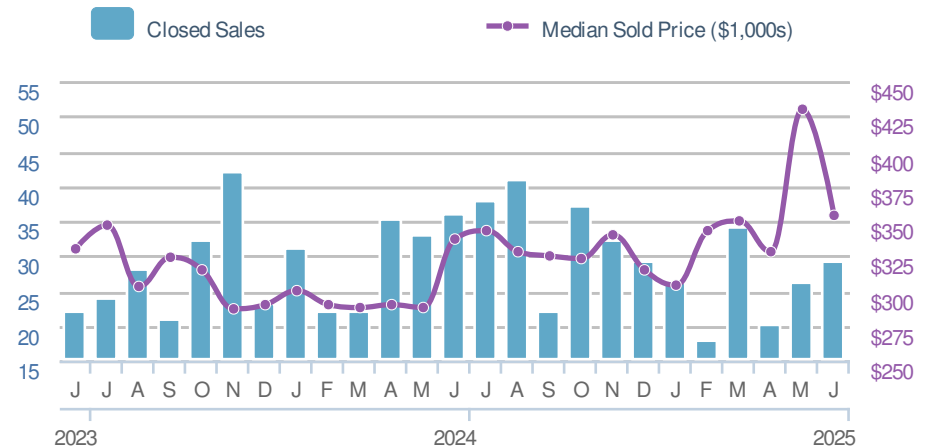
YTD	2025	2024	+/-
	<b>167</b>	<b>208</b>	-19.7%

5-year Jun average: **40****Closed Sales****29** **11.5%**from May 2025:  
**26** **-19.4%**from Jun 2024:  
**36**

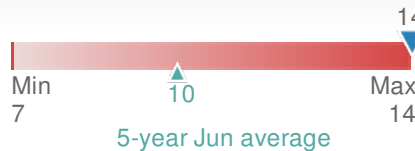
YTD	2025	2024	+/-
	<b>156</b>	<b>186</b>	-16.1%

5-year Jun average: **40****Median Sold Price****\$354,000** **-17.7%**from May 2025:  
**\$430,283** **4.9%**from Jun 2024:  
**\$337,500**

YTD	2025	2024	+/-
	<b>\$344,500</b>	<b>\$300,000</b>	14.8%

5-year Jun average: **\$324,400****Active Listings****20**

May 2025	Jun 2024
<b>28</b>	<b>31</b>

**Avg DOM****14**

May 2025	Jun 2024	YTD
<b>16</b>	<b>9</b>	<b>23</b>

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

May 2025	Jun 2024	YTD
<b>101.2%</b>	<b>101.6%</b>	<b>98.6%</b>

**June 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****22** **22.2%**from May 2025:  
**18** **-4.3%**from Jun 2024:  
**23**

YTD	2025	2024	+/-
	<b>108</b>	<b>137</b>	-21.2%

5-year Jun average: **27****New Pending****22** **69.2%**from May 2025:  
**13** **-18.5%**from Jun 2024:  
**27**

YTD	2025	2024	+/-
	<b>107</b>	<b>116</b>	-7.8%

5-year Jun average: **26****Closed Sales****18** **-18.2%**from May 2025:  
**22** **-14.3%**from Jun 2024:  
**21**

YTD	2025	2024	+/-
	<b>98</b>	<b>94</b>	4.3%

5-year Jun average: **25****Median  
Sold Price****\$393,000** **-10.2%**from May 2025:  
**\$437,500** **-1.7%**from Jun 2024:  
**\$399,900**

YTD	2025	2024	+/-
	<b>\$381,500</b>	<b>\$354,375</b>	7.7%

5-year Jun average: **\$369,480****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for June was \$393,000, representing a decrease of 10.2% compared to last month and a decrease of 1.7% from Jun 2024. The average days on market for units sold in June was 10 days, the same as the 5-year June average of 10 days. There was a 69.2% month over month increase in new contract activity with 22 New Pending; a 21.1% MoM increase in All Pending (new contracts + contracts carried over from May) to 23; and a 21.1% decrease in supply to 15 active units.

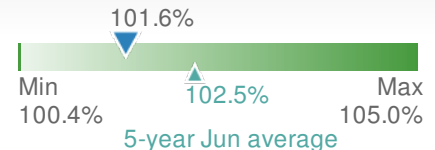
This activity resulted in a Contract Ratio of 1.53 pendings per active listing, up from 1.00 in May and an increase from 1.38 in June 2024. The Contract Ratio is 40% lower than the 5-year June average of 2.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****15**

May 2025	Jun 2024
<b>19</b>	<b>26</b>

**Avg DOM****10**

May 2025	Jun 2024	YTD
<b>18</b>	<b>11</b>	<b>24</b>



**Avg Sold to  
OLP Ratio****101.6%**

May 2025	Jun 2024	YTD
<b>100.9%</b>	<b>101.0%</b>	<b>99.0%</b>

**June 2025**

Penn-Delco (Delaware, PA) - Attached

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

 **-18.2%**  
 from May 2025: **11**
 **-18.2%**  
 from Jun 2024: **11**


YTD	2025	2024	+/-
	<b>58</b>	<b>91</b>	-36.3%

5-year Jun average: **15****New Pendings****13**

 **44.4%**  
 from May 2025: **9**
 **-18.8%**  
 from Jun 2024: **16**



YTD	2025	2024	+/-
	<b>60</b>	<b>92</b>	-34.8%

5-year Jun average: **15****Closed Sales****11**

 **175.0%**  
 from May 2025: **4**
 **-26.7%**  
 from Jun 2024: **15**

YTD	2025	2024	+/-
	<b>58</b>	<b>92</b>	-37.0%

5-year Jun average: **14****Median Sold Price****\$245,000**

 **-18.9%**  
 from May 2025: **\$302,000**
 **-17.1%**  
 from Jun 2024: **\$295,500**

YTD	2025	2024	+/-
	<b>\$275,000</b>	<b>\$260,000</b>	5.8%

5-year Jun average: **\$253,600****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for June was \$245,000, representing a decrease of 18.9% compared to last month and a decrease of 17.1% from Jun 2024. The average days on market for units sold in June was 21 days, 123% above the 5-year June average of 9 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 17; and a 44.4% decrease in supply to 5 active units.

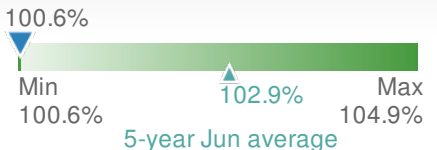
This activity resulted in a Contract Ratio of 3.40 pendings per active listing, up from 1.78 in May and a decrease from 3.80 in June 2024. The Contract Ratio is 31% higher than the 5-year June average of 2.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****5**

May 2025	Jun 2024
<b>9</b>	<b>5</b>

**Avg DOM****21**

May 2025	Jun 2024	YTD
<b>4</b>	<b>6</b>	<b>23</b>

**Avg Sold to OLP Ratio****100.6%**

May 2025	Jun 2024	YTD
<b>103.1%</b>	<b>102.6%</b>	<b>98.1%</b>

**June 2025**

Radnor Township (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****31** **-8.8%**from May 2025:  
**34** **10.7%**from Jun 2024:  
**28**

YTD	2025	2024	+/-
	<b>194</b>	<b>201</b>	-3.5%

5-year Jun average: **39****New Pendings****37** **5.7%**from May 2025:  
**35** **27.6%**from Jun 2024:  
**29**

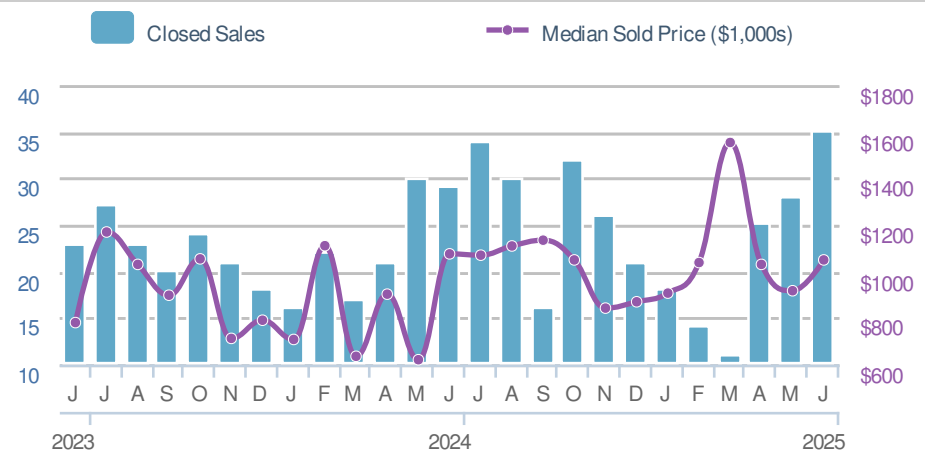
YTD	2025	2024	+/-
	<b>161</b>	<b>163</b>	-1.2%

5-year Jun average: **35****Closed Sales****35** **25.0%**from May 2025:  
**28** **20.7%**from Jun 2024:  
**29**

YTD	2025	2024	+/-
	<b>132</b>	<b>135</b>	-2.2%

5-year Jun average: **36****Median Sold Price****\$1,050,000** **14.4%**from May 2025:  
**\$917,500** **-2.3%**from Jun 2024:  
**\$1,075,000**

YTD	2025	2024	+/-
	<b>\$1,062,500</b>	<b>\$768,077</b>	38.3%

5-year Jun average: **\$954,500****Active Listings****30**

May 2025	Jun 2024
<b>37</b>	<b>47</b>

**Avg DOM****30**

May 2025	Jun 2024	YTD
<b>20</b>	<b>16</b>	<b>31</b>

**Avg Sold to OLP Ratio****104.5%**

May 2025	Jun 2024	YTD
<b>99.9%</b>	<b>103.4%</b>	<b>101.4%</b>

**June 2025**

## Radnor Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****20**

↓ **-16.7%**    ↑ **17.6%**  
from May 2025: **24**    from Jun 2024: **17**

YTD	2025	2024	+/-
	<b>135</b>	<b>137</b>	-1.5%

5-year Jun average: **26****New Pendings****26**

↑ **23.8%**    ↑ **18.2%**  
from May 2025: **21**    from Jun 2024: **22**

YTD	2025	2024	+/-
	<b>112</b>	<b>108</b>	3.7%

5-year Jun average: **25****Closed Sales****23**

↑ **15.0%**    ↑ **15.0%**  
from May 2025: **20**    from Jun 2024: **20**

YTD	2025	2024	+/-
	<b>92</b>	<b>84</b>	9.5%

5-year Jun average: **25****Median Sold Price****\$1,450,000**

↑ **12.6%**    ↑ **12.2%**  
from May 2025: **\$1,287,500**    from Jun 2024: **\$1,292,000**

YTD	2025	2024	+/-
	<b>\$1,380,000</b>	<b>\$1,247,500</b>	10.6%

5-year Jun average: **\$1,167,325****Summary**

In Radnor Township (Delaware, PA), the median sold price for Detached properties for June was \$1,450,000, representing an increase of 12.6% compared to last month and an increase of 12.2% from Jun 2024. The average days on market for units sold in June was 35 days, 108% above the 5-year June average of 17 days. There was a 23.8% month over month increase in new contract activity with 26 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 45; and a 25.8% decrease in supply to 23 active units.

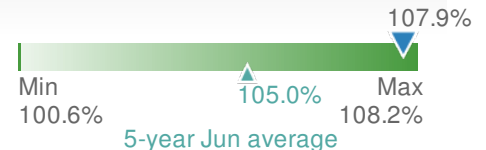
This activity resulted in a Contract Ratio of 1.96 pendings per active listing, up from 1.26 in May and an increase from 1.25 in June 2024. The Contract Ratio is 26% higher than the 5-year June average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****23**

May 2025	Jun 2024
<b>31</b>	<b>36</b>

**Avg DOM****35**

May 2025	Jun 2024	YTD
<b>17</b>	<b>17</b>	<b>30</b>

**Avg Sold to OLP Ratio****107.9%**

May 2025	Jun 2024	YTD
<b>101.4%</b>	<b>103.0%</b>	<b>103.1%</b>

**June 2025**

## Radnor Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****11** **10.0%**from May 2025:  
**10** **0.0%**from Jun 2024:  
**11**

YTD	2025	2024	+/-
	<b>59</b>	<b>64</b>	-7.8%

5-year Jun average: **13****New Pendings****11** **-21.4%**from May 2025:  
**14** **57.1%**from Jun 2024:  
**7**

YTD	2025	2024	+/-
	<b>49</b>	<b>55</b>	-10.9%

5-year Jun average: **10****Closed Sales****12** **50.0%**from May 2025:  
**8** **33.3%**from Jun 2024:  
**9**

YTD	2025	2024	+/-
	<b>40</b>	<b>51</b>	-21.6%

5-year Jun average: **11****Median  
Sold Price****\$420,500** **18.9%**from May 2025:  
**\$353,750** **-6.8%**from Jun 2024:  
**\$451,050**

YTD	2025	2024	+/-
	<b>\$460,000</b>	<b>\$370,000</b>	24.3%

5-year Jun average: **\$443,210****Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached properties for June was \$420,500, representing an increase of 18.9% compared to last month and a decrease of 6.8% from Jun 2024. The average days on market for units sold in June was 22 days, 21% below the 5-year June average of 28 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 15; and a 16.7% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 2.14 pendings per active listing, down from 2.67 in May and an increase from 1.00 in June 2024. The Contract Ratio is 27% higher than the 5-year June average of 1.68. 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**

May 2025	Jun 2024
<b>6</b>	<b>11</b>

**Avg DOM****22**

May 2025	Jun 2024	YTD
<b>26</b>	<b>15</b>	<b>35</b>

**Avg Sold to  
OLP Ratio****98.1%**

May 2025	Jun 2024	YTD
<b>96.1%</b>	<b>104.1%</b>	<b>97.6%</b>

**June 2025**

Ridley (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****39****↓ -11.4%**from May 2025:  
**44****↑ 2.6%**from Jun 2024:  
**38**

YTD	2025	2024	+/-
	<b>257</b>	<b>211</b>	<b>21.8%</b>

5-year Jun average: **55****New Pendings****39****↓ -7.1%**from May 2025:  
**42****↑ 56.0%**from Jun 2024:  
**25**

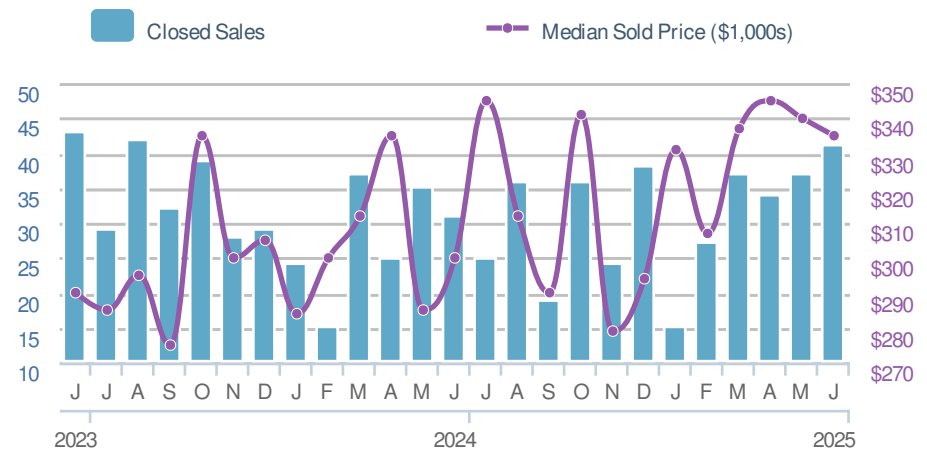
YTD	2025	2024	+/-
	<b>221</b>	<b>179</b>	<b>23.5%</b>

5-year Jun average: **44****Closed Sales****41****↑ 10.8%**from May 2025:  
**37****↑ 32.3%**from Jun 2024:  
**31**

YTD	2025	2024	+/-
	<b>191</b>	<b>172</b>	<b>11.0%</b>

5-year Jun average: **46****Median Sold Price****\$335,000****↓ -1.5%**from May 2025:  
**\$340,000****↑ 11.7%**from Jun 2024:  
**\$300,000**

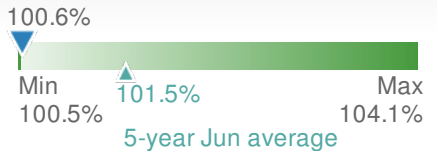
YTD	2025	2024	+/-
	<b>\$331,750</b>	<b>\$310,000</b>	<b>7.0%</b>

5-year Jun average: **\$294,400****Active Listings****43**

May 2025	Jun 2024
<b>40</b>	<b>29</b>

**Avg DOM****21**

May 2025	Jun 2024	YTD
<b>18</b>	<b>21</b>	<b>22</b>

**Avg Sold to OLP Ratio****100.6%**



May 2025	Jun 2024	YTD
<b>100.8%</b>	<b>100.5%</b>	<b>100.0%</b>

**June 2025****Ridley (Delaware, PA) - Detached**

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

**New Listings****22**

 **-24.1%**      **-18.5%**  
 from May 2025: **29**     from Jun 2024: **27**



YTD	2025	2024	+/-
	<b>164</b>	<b>135</b>	21.5%

5-year Jun average: **31****New Pendings****25**

 **-10.7%**      **66.7%**  
 from May 2025: **28**     from Jun 2024: **15**


YTD	2025	2024	+/-
	<b>137</b>	<b>116</b>	18.1%

5-year Jun average: **25****Closed Sales****29**

 **31.8%**      **45.0%**  
 from May 2025: **22**     from Jun 2024: **20**

YTD	2025	2024	+/-
	<b>122</b>	<b>112</b>	8.9%

5-year Jun average: **30****Median Sold Price****\$390,000**

 **2.5%**      **18.2%**  
 from May 2025: **\$380,500**     from Jun 2024: **\$330,000**

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

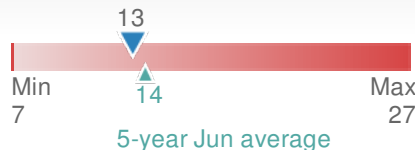
5-year Jun average: **\$331,190****Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for June was \$390,000, representing an increase of 2.5% compared to last month and an increase of 18.2% from Jun 2024. The average days on market for units sold in June was 13 days, 7% below the 5-year June average of 14 days. There was a 10.7% month over month decrease in new contract activity with 25 New Pendings; a 16.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 31; and a 7.7% decrease in supply to 24 active units.

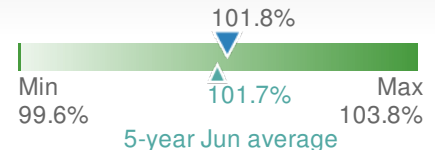
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.42 in May and an increase from 1.10 in June 2024. The Contract Ratio is 25% lower than the 5-year June average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****24**

May 2025	Jun 2024
<b>26</b>	<b>20</b>

**Avg DOM****13**

May 2025	Jun 2024	YTD
<b>17</b>	<b>27</b>	<b>17</b>

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

May 2025	Jun 2024	YTD
<b>102.2%</b>	<b>99.6%</b>	<b>101.1%</b>

**June 2025****Ridley (Delaware, PA) - Attached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****16** **6.7%**from May 2025:  
**15** **45.5%**from Jun 2024:  
**11**

YTD	2025	2024	+/-
	<b>92</b>	<b>76</b>	21.1%

5-year Jun average: **24****New Pendings****13** **-7.1%**from May 2025:  
**14** **30.0%**from Jun 2024:  
**10**

YTD	2025	2024	+/-
	<b>83</b>	<b>63</b>	31.7%

5-year Jun average: **19****Closed Sales****12** **-20.0%**from May 2025:  
**15** **9.1%**from Jun 2024:  
**11**

YTD	2025	2024	+/-
	<b>69</b>	<b>60</b>	15.0%

5-year Jun average: **16****Median  
Sold Price****\$270,000** **-3.6%**from May 2025:  
**\$280,000** **-3.6%**from Jun 2024:  
**\$280,000**

YTD	2025	2024	+/-
	<b>\$285,000</b>	<b>\$257,500</b>	10.7%

5-year Jun average: **\$243,350****Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for June was \$270,000, representing a decrease of 3.6% compared to last month and a decrease of 3.6% from Jun 2024. The average days on market for units sold in June was 40 days, 102% above the 5-year June average of 20 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 17; and a 35.7% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.14 in May and a decrease from 1.33 in June 2024. The Contract Ratio is 45% lower than the 5-year June average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****19**

May 2025	Jun 2024
<b>14</b>	<b>9</b>

**Avg DOM****40**

May 2025	Jun 2024	YTD
<b>20</b>	<b>11</b>	<b>31</b>

**Avg Sold to  
OLP Ratio****97.6%**

May 2025	Jun 2024	YTD
<b>98.8%</b>	<b>102.3%</b>	<b>97.9%</b>

**June 2025**

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****39****↓ -11.4%**from May 2025:  
**44****↔ 0.0%**from Jun 2024:  
**39**

YTD	2025	2024	+/-
	<b>237</b>	<b>300</b>	-21.0%

5-year Jun average: **50****New Pendings****37****↓ -7.5%**from May 2025:  
**40****↑ 2.8%**from Jun 2024:  
**36**

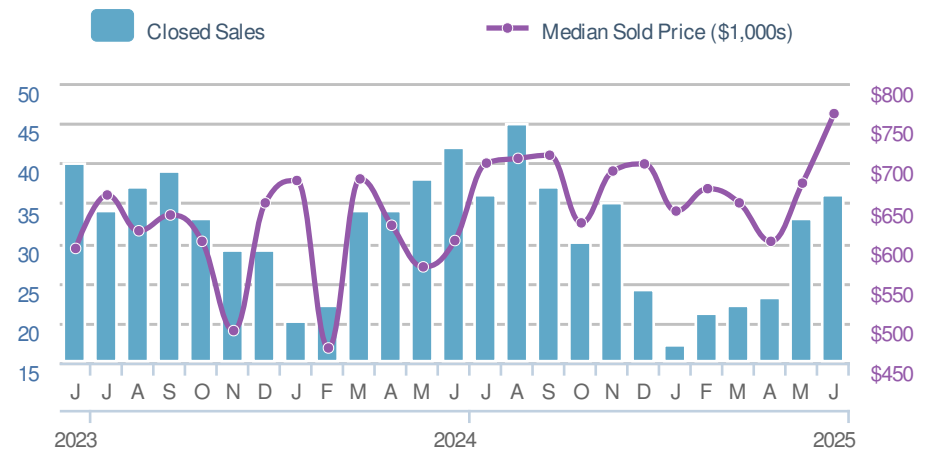
YTD	2025	2024	+/-
	<b>185</b>	<b>230</b>	-19.6%

5-year Jun average: **41****Closed Sales****36****↑ 9.1%**from May 2025:  
**33****↓ -14.3%**from Jun 2024:  
**42**

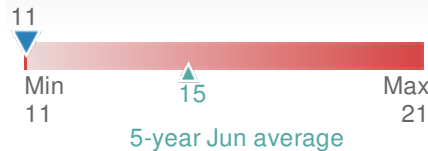
YTD	2025	2024	+/-
	<b>155</b>	<b>207</b>	-25.1%

5-year Jun average: **45****Median Sold Price****\$762,500****↑ 12.8%**from May 2025:  
**\$675,800****↑ 26.4%**from Jun 2024:  
**\$603,150**

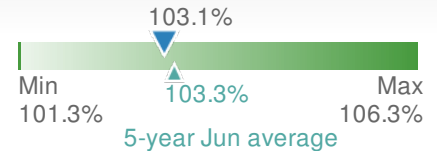
YTD	2025	2024	+/-
	<b>\$698,750</b>	<b>\$611,590</b>	14.3%

5-year Jun average: **\$626,494****Active Listings****55**

May 2025	Jun 2024
<b>48</b>	<b>58</b>

**Avg DOM****11**

May 2025	Jun 2024	YTD
<b>15</b>	<b>11</b>	<b>20</b>

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

May 2025	Jun 2024	YTD
<b>102.8%</b>	<b>101.3%</b>	<b>101.9%</b>

**June 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****28** **-17.6%**from May 2025:  
**34** **0.0%**from Jun 2024:  
**28**

YTD	2025	2024	+/-
	<b>172</b>	<b>182</b>	-5.5%

5-year Jun average: **33****New Pendings****26** **-7.1%**from May 2025:  
**28** **-3.7%**from Jun 2024:  
**27**

YTD	2025	2024	+/-
	<b>131</b>	<b>125</b>	4.8%

5-year Jun average: **27****Closed Sales****23** **-4.2%**from May 2025:  
**24** **4.5%**from Jun 2024:  
**22**

YTD	2025	2024	+/-
	<b>102</b>	<b>106</b>	-3.8%

5-year Jun average: **27****Median Sold Price****\$890,000** **24.2%**from May 2025:  
**\$716,825** **17.5%**from Jun 2024:  
**\$757,500**

YTD	2025	2024	+/-
	<b>\$727,900</b>	<b>\$645,000</b>	12.9%

5-year Jun average: **\$706,650****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for June was \$890,000, representing an increase of 24.2% compared to last month and an increase of 17.5% from Jun 2024. The average days on market for units sold in June was 6 days, 46% below the 5-year June average of 11 days. There was a 7.1% month over month decrease in new contract activity with 26 New Pendings; a 2.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 48; and a 10.5% increase in supply to 42 active units.

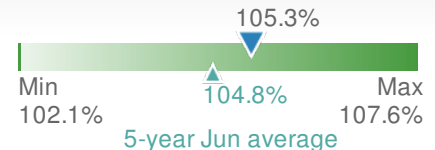
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.24 in May and an increase from 0.93 in June 2024. The Contract Ratio is 7% higher than the 5-year June average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****42**

May 2025	Jun 2024
<b>38</b>	<b>45</b>

**Avg DOM****6**

May 2025	Jun 2024	YTD
<b>12</b>	<b>9</b>	<b>20</b>

**Avg Sold to OLP Ratio****105.3%**

May 2025	Jun 2024	YTD
<b>103.8%</b>	<b>102.1%</b>	<b>103.4%</b>

**June 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****11** **10.0%**from May 2025:  
**10** **0.0%**from Jun 2024:  
**11**

YTD	2025	2024	+/-
	<b>65</b>	<b>118</b>	-44.9%

5-year Jun average: **17****New Pendings****11** **-8.3%**from May 2025:  
**12** **22.2%**from Jun 2024:  
**9**

YTD	2025	2024	+/-
	<b>54</b>	<b>105</b>	-48.6%

5-year Jun average: **14****Closed Sales****13** **44.4%**from May 2025:  
**9** **-35.0%**from Jun 2024:  
**20**

YTD	2025	2024	+/-
	<b>53</b>	<b>101</b>	-47.5%

5-year Jun average: **19****Median Sold Price****\$705,000** **72.0%**from May 2025:  
**\$410,002** **28.2%**from Jun 2024:  
**\$550,000**

YTD	2025	2024	+/-
	<b>\$620,000</b>	<b>\$599,995</b>	3.3%

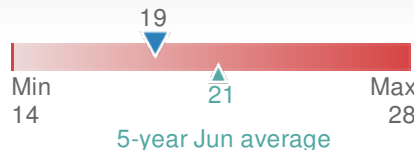
5-year Jun average: **\$584,060****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for June was \$705,000, representing an increase of 72% compared to last month and an increase of 28.2% from Jun 2024. The average days on market for units sold in June was 19 days, 11% below the 5-year June average of 21 days. There was an 8.3% month over month decrease in new contract activity with 11 New Pendings; a 17.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 14; and a 30% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.70 in May and a decrease from 4.54 in June 2024. The Contract Ratio is 65% lower than the 5-year June average of 3.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****13**

May 2025	Jun 2024
<b>10</b>	<b>13</b>

**Avg DOM****19**

May 2025	Jun 2024	YTD
<b>23</b>	<b>14</b>	<b>20</b>

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

May 2025	Jun 2024	YTD
<b>100.2%</b>	<b>100.4%</b>	<b>99.0%</b>

**June 2025**

Southeast Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****34** **25.9%**from May 2025:  
**27** **-10.5%**from Jun 2024:  
**38**

YTD	2025	2024	+/-
	<b>190</b>	<b>224</b>	-15.2%

5-year Jun average: **46****New Pendings****33** **6.5%**from May 2025:  
**31** **-10.8%**from Jun 2024:  
**37**

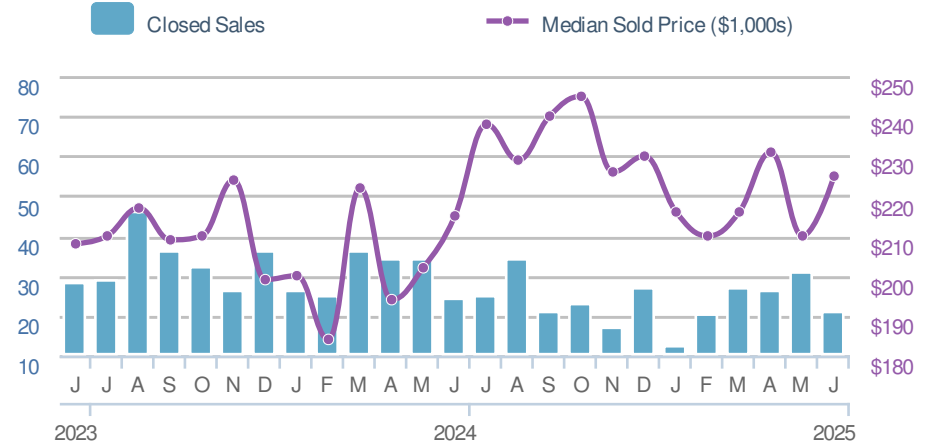
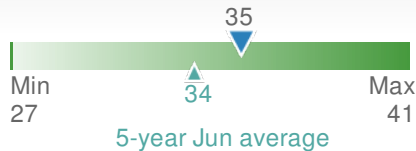
YTD	2025	2024	+/-
	<b>167</b>	<b>202</b>	-17.3%

5-year Jun average: **43****Closed Sales****21** **-32.3%**from May 2025:  
**31** **-12.5%**from Jun 2024:  
**24**

YTD	2025	2024	+/-
	<b>140</b>	<b>185</b>	-24.3%

5-year Jun average: **36****Median Sold Price****\$225,000** **7.1%**from May 2025:  
**\$210,000** **4.5%**from Jun 2024:  
**\$215,250**

YTD	2025	2024	+/-
	<b>\$220,000</b>	<b>\$200,000</b>	10.0%

5-year Jun average: **\$205,800****Active Listings****35**

May 2025	Jun 2024
<b>32</b>	<b>27</b>

**Avg DOM****21**

May 2025	Jun 2024	YTD
<b>25</b>	<b>13</b>	<b>29</b>

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

May 2025	Jun 2024	YTD
<b>98.3%</b>	<b>101.3%</b>	<b>97.9%</b>



**June 2025**

## Southeast Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

**New Listings****3**

 **-25.0%**      **-62.5%**  
 from May 2025:     from Jun 2024:  
 4                      8



YTD	2025	2024	+/-
	<b>25</b>	<b>38</b>	-34.2%

5-year Jun average: **6****New Pendings****4**

 **-33.3%**      **33.3%**  
 from May 2025:     from Jun 2024:  
 6                      3



YTD	2025	2024	+/-
	<b>21</b>	<b>23</b>	-8.7%

5-year Jun average: **5****Closed Sales****4**

 **33.3%**      **33.3%**  
 from May 2025:     from Jun 2024:  
 3                      3

YTD	2025	2024	+/-
	<b>17</b>	<b>18</b>	-5.6%

5-year Jun average: **4****Median Sold Price****\$243,500**

 **17.6%**      **-23.9%**  
 from May 2025:     from Jun 2024:  
**\$207,000**             **\$320,000**

YTD	2025	2024	+/-
	<b>\$275,000</b>	<b>\$262,450</b>	4.8%

5-year Jun average: **\$274,700****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for June was \$243,500, representing an increase of 17.6% compared to last month and a decrease of 23.9% from Jun 2024. The average days on market for units sold in June was 11 days, 28% below the 5-year June average of 15 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 6; and a 25% increase in supply to 5 active units.

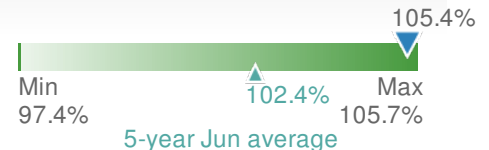
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 2.00 in May and an increase from 0.50 in June 2024. The Contract Ratio is 2% lower than the 5-year June average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****5**

May 2025	Jun 2024
<b>4</b>	<b>10</b>

**Avg DOM****11**

May 2025	Jun 2024	YTD
<b>23</b>	<b>12</b>	<b>46</b>

**Avg Sold to OLP Ratio****105.4%**

May 2025	Jun 2024	YTD
<b>99.1%</b>	<b>100.5%</b>	<b>96.6%</b>

**June 2025**

## Southeast Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****31** **34.8%**from May 2025:  
**23** **3.3%**from Jun 2024:  
**30**

YTD	2025	2024	+/-
	<b>165</b>	<b>186</b>	-11.3%

5-year Jun average: **40****New Pendings****29** **16.0%**from May 2025:  
**25** **-14.7%**from Jun 2024:  
**34**

YTD	2025	2024	+/-
	<b>146</b>	<b>179</b>	-18.4%

5-year Jun average: **38****Closed Sales****17** **-39.3%**from May 2025:  
**28** **-19.0%**from Jun 2024:  
**21**

YTD	2025	2024	+/-
	<b>123</b>	<b>167</b>	-26.3%

5-year Jun average: **31****Median Sold Price****\$223,000** **3.7%**from May 2025:  
**\$214,950** **6.2%**from Jun 2024:  
**\$209,900**

YTD	2025	2024	+/-
	<b>\$215,000</b>	<b>\$200,000</b>	7.5%

5-year Jun average: **\$201,930****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for June was \$223,000, representing an increase of 3.7% compared to last month and an increase of 6.2% from Jun 2024. The average days on market for units sold in June was 23 days, 44% above the 5-year June average of 16 days. There was a 16% month over month increase in new contract activity with 29 New Pendings; a 34.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 39; and a 7.1% increase in supply to 30 active units.

This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 1.04 in May and a decrease from 2.53 in June 2024. The Contract Ratio is 38% lower than the 5-year June average of 2.11. 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**

May 2025	Jun 2024
<b>28</b>	<b>17</b>

**Avg DOM****23**

May 2025	Jun 2024	YTD
<b>25</b>	<b>14</b>	<b>27</b>

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

May 2025	Jun 2024	YTD
<b>98.2%</b>	<b>101.4%</b>	<b>98.1%</b>

**June 2025**

Springfield (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****25****↑38.9%**from May 2025:  
**18****↑8.7%**from Jun 2024:  
**23**

YTD	2025	2024	+/-
	<b>134</b>	<b>138</b>	-2.9%

5-year Jun average: **31****New Pendings****28****↑3.7%**from May 2025:  
**27****↓-15.2%**from Jun 2024:  
**33**

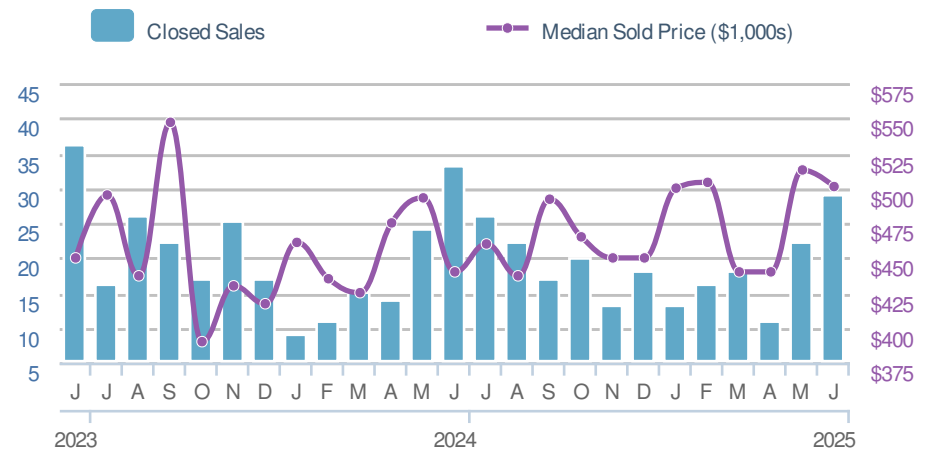
YTD	2025	2024	+/-
	<b>129</b>	<b>128</b>	0.8%

5-year Jun average: **30****Closed Sales****29****↑31.8%**from May 2025:  
**22****↓-12.1%**from Jun 2024:  
**33**

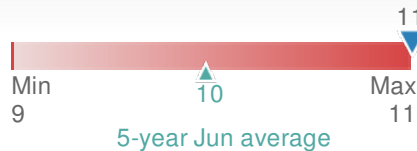
YTD	2025	2024	+/-
	<b>111</b>	<b>106</b>	4.7%

5-year Jun average: **35****Median Sold Price****\$501,000****↓-2.3%**from May 2025:  
**\$513,000****↑13.9%**from Jun 2024:  
**\$440,000**

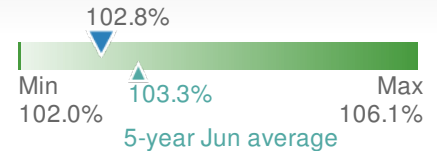
YTD	2025	2024	+/-
	<b>\$480,000</b>	<b>\$450,000</b>	6.7%

5-year Jun average: **\$444,700****Active Listings****14**

May 2025	Jun 2024
<b>16</b>	<b>9</b>

**Avg DOM****11**

May 2025	Jun 2024	YTD
<b>9</b>	<b>10</b>	<b>17</b>

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

May 2025	Jun 2024	YTD
<b>104.6%</b>	<b>102.0%</b>	<b>101.3%</b>

**June 2025**

## Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****22** **57.1%**from May 2025:  
**14** **0.0%**from Jun 2024:  
**22**

YTD	2025	2024	+/-
	<b>109</b>	<b>120</b>	-9.2%

5-year Jun average: **27****New Pendings****27** **50.0%**from May 2025:  
**18** **-6.9%**from Jun 2024:  
**29**

YTD	2025	2024	+/-
	<b>105</b>	<b>109</b>	-3.7%

5-year Jun average: **26****Closed Sales****20** **11.1%**from May 2025:  
**18** **-33.3%**from Jun 2024:  
**30**

YTD	2025	2024	+/-
	<b>88</b>	<b>89</b>	-1.1%

5-year Jun average: **30****Median  
Sold Price****\$522,500** **-2.8%**from May 2025:  
**\$537,500** **16.9%**from Jun 2024:  
**\$447,000**

YTD	2025	2024	+/-
	<b>\$510,000</b>	<b>\$475,000</b>	7.4%

5-year Jun average: **\$454,826****Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for June was \$522,500, representing a decrease of 2.8% compared to last month and an increase of 16.9% from Jun 2024. The average days on market for units sold in June was 10 days, 11% above the 5-year June average of 9 days. There was a 50% month over month increase in new contract activity with 27 New Pendings; a 23.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 32; and a 26.7% decrease in supply to 11 active units.

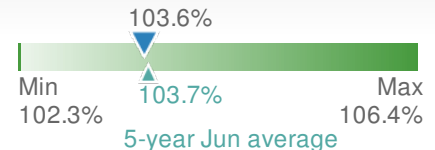
This activity resulted in a Contract Ratio of 2.91 pendings per active listing, up from 1.73 in May and a decrease from 3.44 in June 2024. The Contract Ratio is 22% higher than the 5-year June average of 2.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

May 2025	Jun 2024
<b>15</b>	<b>9</b>

**Avg DOM****10**

May 2025	Jun 2024	YTD
<b>10</b>	<b>8</b>	<b>19</b>

**Avg Sold to  
OLP Ratio****103.6%**

May 2025	Jun 2024	YTD
<b>105.1%</b>	<b>102.3%</b>	<b>101.5%</b>



**June 2025**

## Springfield (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****3**

 **-25.0%**     **200.0%**  
 from May 2025:    from Jun 2024:  
 4    1

YTD	2025	2024	+/-
	<b>25</b>	<b>18</b>	38.9%

5-year Jun average: 4



**New Pendings****1**

 **-88.9%**     **-75.0%**  
 from May 2025:    from Jun 2024:  
 9    4

YTD	2025	2024	+/-
	<b>24</b>	<b>19</b>	26.3%

5-year Jun average: 4



**Closed Sales****9**

 **125.0%**     **200.0%**  
 from May 2025:    from Jun 2024:  
 4    3

YTD	2025	2024	+/-
	<b>23</b>	<b>17</b>	35.3%

5-year Jun average: 5

**Median Sold Price****\$420,000**

 **8.0%**     **13.5%**  
 from May 2025:    from Jun 2024:  
**\$389,000**    **\$370,000**

YTD	2025	2024	+/-
	<b>\$410,000</b>	<b>\$375,000</b>	9.3%

5-year Jun average: \$365,680

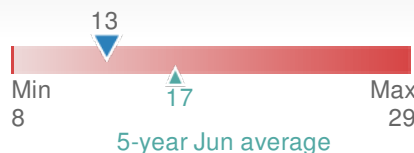
**Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for June was \$420,000, representing an increase of 8% compared to last month and an increase of 13.5% from Jun 2024. The average days on market for units sold in June was 13 days, 23% below the 5-year June average of 17 days. There was an 88.9% month over month decrease in new contract activity with 1 New Pendings; an 80% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 2; and a 200% increase in supply to 3 active units.

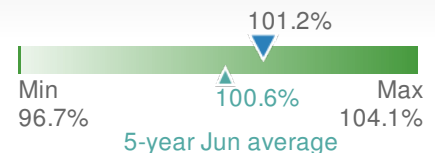
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 10.00 in May and an increase from 0.00 in June 2024. The Contract Ratio is 69% lower than the 5-year June average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****3**

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

**Avg DOM****13**

May 2025	Jun 2024	YTD
<b>3</b>	<b>29</b>	<b>12</b>

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

May 2025	Jun 2024	YTD
<b>102.4%</b>	<b>98.9%</b>	<b>100.6%</b>

**June 2025**

## Unionville-Chadds Ford (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****10****↓ -33.3%**from May 2025:  
**15****↓ -9.1%**from Jun 2024:  
**11**

YTD	2025	2024	+/-
	<b>53</b>	<b>35</b>	51.4%

5-year Jun average: **10****New Pendings****4****↓ -60.0%**from May 2025:  
**10****↓ -42.9%**from Jun 2024:  
**7**

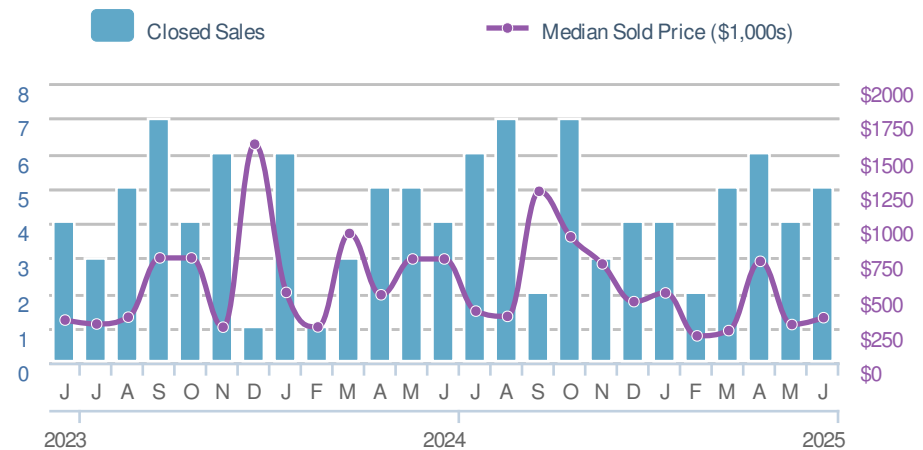
YTD	2025	2024	+/-
	<b>32</b>	<b>26</b>	23.1%

5-year Jun average: **8****Closed Sales****5****↑ 25.0%**from May 2025:  
**4****↑ 25.0%**from Jun 2024:  
**4**

YTD	2025	2024	+/-
	<b>27</b>	<b>25</b>	8.0%

5-year Jun average: **6****Median Sold Price****\$320,000****↑ 17.4%**from May 2025:  
**\$272,500****↓ -56.9%**from Jun 2024:  
**\$742,500**

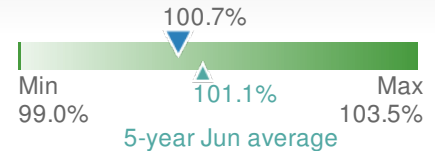
YTD	2025	2024	+/-
	<b>\$300,000</b>	<b>\$655,000</b>	-54.2%

5-year Jun average: **\$440,600****Active Listings****17**

May 2025	Jun 2024
<b>19</b>	<b>7</b>

**Avg DOM****5**

May 2025	Jun 2024	YTD
<b>8</b>	<b>19</b>	<b>23</b>

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

May 2025	Jun 2024	YTD
<b>103.5%</b>	<b>100.7%</b>	<b>99.9%</b>

**June 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****5** **-44.4%**from May 2025:  
**9** **0.0%**from Jun 2024:  
**5**

YTD	2025	2024	+/-
	<b>31</b>	<b>23</b>	34.8%

5-year Jun average: **5****New Pendings****3** **-50.0%**from May 2025:  
**6** **0.0%**from Jun 2024:  
**3**

YTD	2025	2024	+/-
	<b>15</b>	<b>17</b>	-11.8%

5-year Jun average: **4****Closed Sales****2** **100.0%**from May 2025:  
**1** **-33.3%**from Jun 2024:  
**3**

YTD	2025	2024	+/-
	<b>9</b>	<b>16</b>	-43.8%

5-year Jun average: **3****Median  
Sold Price****\$842,500** **-0.9%**from May 2025:  
**\$850,000** **-9.9%**from Jun 2024:  
**\$935,000**

YTD	2025	2024	+/-
	<b>\$835,000</b>	<b>\$902,500</b>	-7.5%

5-year Jun average: **\$816,500****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for June was \$842,500, representing a decrease of 0.9% compared to last month and a decrease of 9.9% from Jun 2024. The average days on market for units sold in June was 7 days, 61% below the 5-year June average of 18 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 8; and a 31.3% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, up from 0.44 in May and a decrease from 1.00 in June 2024. The Contract Ratio is 22% lower than the 5-year June 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****11**

May 2025	Jun 2024
<b>16</b>	<b>4</b>

**Avg DOM****7**

May 2025	Jun 2024	YTD
<b>4</b>	<b>7</b>	<b>36</b>



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

May 2025	Jun 2024	YTD
<b>103.7%</b>	<b>102.0%</b>	<b>97.2%</b>

**June 2025**

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



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

 **-16.7%**      **-16.7%**  
 from May 2025: 6     from Jun 2024: 6

YTD	2025	2024	+/-
	<b>22</b>	12	83.3%

5-year Jun average: 6



**New Pendings****1**

 **-75.0%**      **-75.0%**  
 from May 2025: 4     from Jun 2024: 4

YTD	2025	2024	+/-
	<b>17</b>	9	88.9%

5-year Jun average: 4


**Closed Sales****3**

 **0.0%**      **200.0%**  
 from May 2025: 3     from Jun 2024: 1

YTD	2025	2024	+/-
	<b>18</b>	9	100.0%

5-year Jun average: 3

**Median Sold Price****\$320,000**

 **45.5%**      **46.8%**  
 from May 2025: **\$220,000**     from Jun 2024: **\$218,000**

YTD	2025	2024	+/-
	<b>\$222,500</b>	\$350,000	-36.4%

5-year Jun average: **\$227,600****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for June was \$320,000, representing an increase of 45.5% compared to last month and an increase of 46.8% from Jun 2024. The average days on market for units sold in June was 4 days, 77% below the 5-year June average of 18 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 1; and a 100% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.17 pendings per active listing, down from 1.00 in May and a decrease from 1.00 in June 2024. The Contract Ratio is 86% lower than the 5-year June average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****6**

May 2025	Jun 2024
3	3

**Avg DOM****4**

May 2025	Jun 2024	YTD
10	57	17

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

May 2025	Jun 2024	YTD
103.5%	96.9%	101.3%

**June 2025**

Upper Darby (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****95****↓ -2.1%**from May 2025:  
**97****↓ -12.0%**from Jun 2024:  
**108**

YTD	2025	2024	+/-
	<b>542</b>	<b>553</b>	-2.0%

5-year Jun average: **119****New Pendings****90****↑ 18.4%**from May 2025:  
**76****↑ 5.9%**from Jun 2024:  
**85**

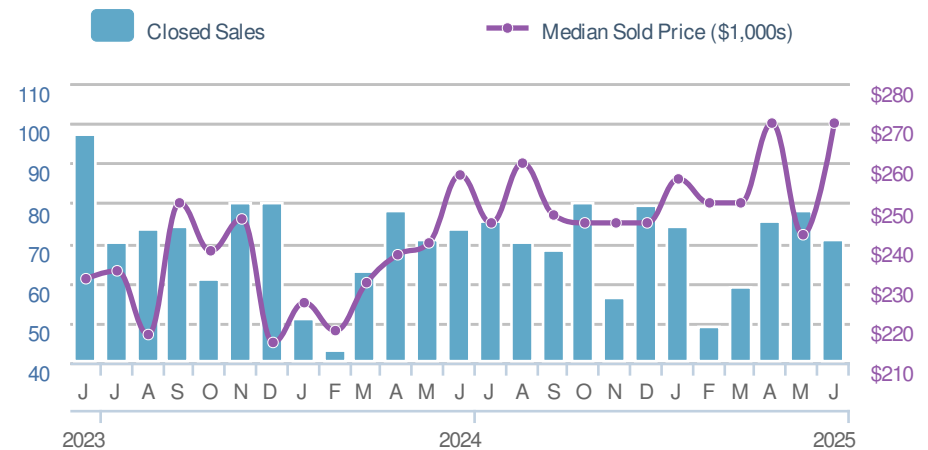
YTD	2025	2024	+/-
	<b>451</b>	<b>451</b>	0.0%

5-year Jun average: **101****Closed Sales****71****↓ -9.0%**from May 2025:  
**78****↓ -2.7%**from Jun 2024:  
**73**

YTD	2025	2024	+/-
	<b>416</b>	<b>396</b>	5.1%

5-year Jun average: **105****Median Sold Price****\$270,000****↑ 11.1%**from May 2025:  
**\$242,950****↑ 4.9%**from Jun 2024:  
**\$257,500**

YTD	2025	2024	+/-
	<b>\$255,000</b>	<b>\$235,000</b>	8.5%

5-year Jun average: **\$235,350****Active Listings****109**

May 2025	Jun 2024
<b>108</b>	<b>102</b>

**Avg DOM****21**

May 2025	Jun 2024	YTD
<b>32</b>	<b>15</b>	<b>28</b>

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

May 2025	Jun 2024	YTD
<b>97.7%</b>	<b>101.5%</b>	<b>98.2%</b>

**June 2025**

## Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****35** **-10.3%**from May 2025:  
**39** **20.7%**from Jun 2024:  
**29**

YTD	2025	2024	+/-
	<b>155</b>	<b>156</b>	-0.6%

5-year Jun average: **38****New Pendings****36** **63.6%**from May 2025:  
**22** **63.6%**from Jun 2024:  
**22**

YTD	2025	2024	+/-
	<b>130</b>	<b>128</b>	1.6%

5-year Jun average: **32****Closed Sales****20** **17.6%**from May 2025:  
**17** **-20.0%**from Jun 2024:  
**25**

YTD	2025	2024	+/-
	<b>113</b>	<b>113</b>	0.0%

5-year Jun average: **34****Median Sold Price****\$447,500** **14.7%**from May 2025:  
**\$390,000** **11.9%**from Jun 2024:  
**\$400,000**

YTD	2025	2024	+/-
	<b>\$385,000</b>	<b>\$358,750</b>	7.3%

5-year Jun average: **\$366,100****Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for June was \$447,500, representing an increase of 14.7% compared to last month and an increase of 11.9% from Jun 2024. The average days on market for units sold in June was 26 days, 78% above the 5-year June average of 15 days. There was a 63.6% month over month increase in new contract activity with 36 New Pendings; a 48.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 46; and a 2.8% decrease in supply to 35 active units.

This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 0.86 in May and an increase from 0.94 in June 2024. The Contract Ratio is 27% lower than the 5-year June average of 1.78. 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****35**

May 2025	Jun 2024
<b>36</b>	<b>34</b>

**Avg DOM****26**

May 2025	Jun 2024	YTD
<b>18</b>	<b>16</b>	<b>28</b>

**Avg Sold to OLP Ratio****100.1%**

May 2025	Jun 2024	YTD
<b>101.1%</b>	<b>102.8%</b>	<b>98.8%</b>

**June 2025**

## Upper Darby (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****60** **3.4%**from May 2025:  
**58** **-23.1%**from Jun 2024:  
**78**

YTD	2025	2024	+/-
	<b>387</b>	<b>396</b>	-2.3%

5-year Jun average: **81****New Pendings****54** **0.0%**from May 2025:  
**54** **-12.9%**from Jun 2024:  
**62**

YTD	2025	2024	+/-
	<b>321</b>	<b>322</b>	-0.3%

5-year Jun average: **69****Closed Sales****51** **-16.4%**from May 2025:  
**61** **6.3%**from Jun 2024:  
**48**

YTD	2025	2024	+/-
	<b>303</b>	<b>283</b>	7.1%

5-year Jun average: **72****Median  
Sold Price****\$242,000** **5.2%**from May 2025:  
**\$230,000** **6.9%**from Jun 2024:  
**\$226,450**

YTD	2025	2024	+/-
	<b>\$235,000</b>	<b>\$212,000</b>	10.8%

5-year Jun average: **\$209,580****Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for June was \$242,000, representing an increase of 5.2% compared to last month and an increase of 6.9% from Jun 2024. The average days on market for units sold in June was 19 days, 19% above the 5-year June average of 16 days. There was no month over month change in new contract activity with 54 New Pendings; a 1.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 77; and a 2.8% increase in supply to 74 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.08 in May and a decrease from 1.25 in June 2024. The Contract Ratio is 34% lower than the 5-year June average of 1.58. 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****74**

May 2025	Jun 2024
<b>72</b>	<b>68</b>

**Avg DOM****19**

May 2025	Jun 2024	YTD
<b>35</b>	<b>15</b>	<b>28</b>

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

May 2025	Jun 2024	YTD
<b>96.8%</b>	<b>100.8%</b>	<b>98.0%</b>

**June 2025**

## Wallingford-Swarthmore (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****32** **-8.6%**from May 2025:  
**35** **28.0%**from Jun 2024:  
**25**

YTD	2025	2024	+/-
	<b>190</b>	<b>162</b>	17.3%

5-year Jun average: **33****New Pendings****32** **28.0%**from May 2025:  
**25** **77.8%**from Jun 2024:  
**18**

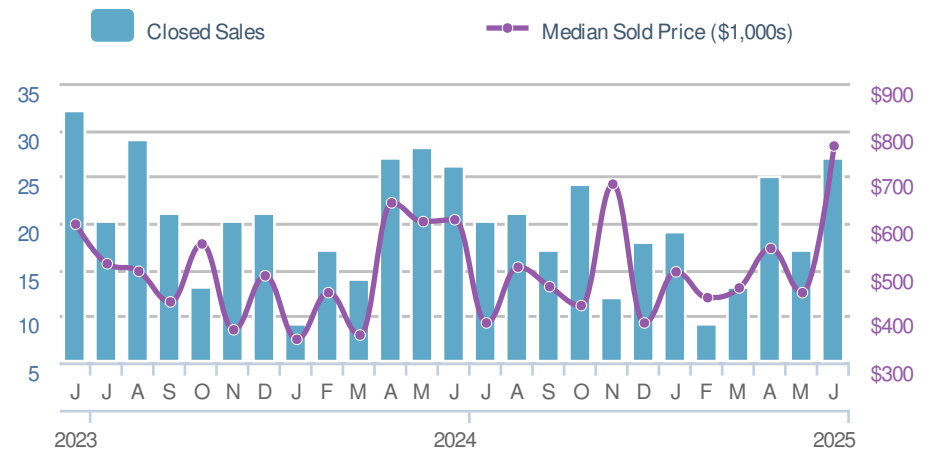
YTD	2025	2024	+/-
	<b>138</b>	<b>149</b>	-7.4%

5-year Jun average: **31****Closed Sales****27** **58.8%**from May 2025:  
**17** **3.8%**from Jun 2024:  
**26**

YTD	2025	2024	+/-
	<b>116</b>	<b>123</b>	-5.7%

5-year Jun average: **33****Median Sold Price****\$765,000** **70.0%**from May 2025:  
**\$450,000** **25.9%**from Jun 2024:  
**\$607,500**

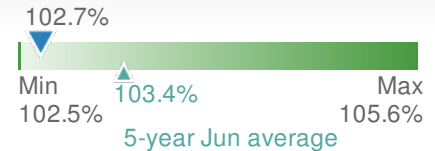
YTD	2025	2024	+/-
	<b>\$601,250</b>	<b>\$540,000</b>	11.3%

5-year Jun average: **\$586,700****Active Listings****49**

May 2025	Jun 2024
<b>49</b>	<b>28</b>

**Avg DOM****9**

May 2025	Jun 2024	YTD
<b>30</b>	<b>18</b>	<b>18</b>

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

May 2025	Jun 2024	YTD
<b>98.3%</b>	<b>102.5%</b>	<b>101.0%</b>

**June 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****19** **-24.0%**from May 2025:  
**25** **11.8%**from Jun 2024:  
**17**

YTD	2025	2024	+/-
	<b>125</b>	<b>93</b>	34.4%

5-year Jun average: **22****New Pending****21** **23.5%**from May 2025:  
**17** **75.0%**from Jun 2024:  
**12**

YTD	2025	2024	+/-
	<b>94</b>	<b>90</b>	4.4%

5-year Jun average: **21****Closed Sales****21** **110.0%**from May 2025:  
**10** **16.7%**from Jun 2024:  
**18**

YTD	2025	2024	+/-
	<b>84</b>	<b>79</b>	6.3%

5-year Jun average: **24****Median  
Sold Price****\$900,000** **30.0%**from May 2025:  
**\$692,500** **17.7%**from Jun 2024:  
**\$764,875**

YTD	2025	2024	+/-
	<b>\$688,500</b>	<b>\$650,000</b>	5.9%

5-year Jun average: **\$696,675****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for June was \$900,000, representing an increase of 30% compared to last month and an increase of 17.7% from Jun 2024. The average days on market for units sold in June was 6 days, 60% below the 5-year June average of 15 days. There was a 23.5% month over month increase in new contract activity with 21 New Pending; no MoM change in All Pending (new contracts + contracts carried over from May) with 26; and a 4.2% decrease in supply to 23 active units.

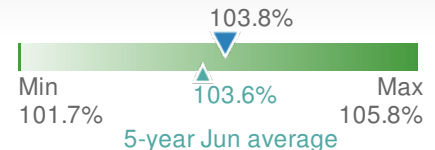
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 1.08 in May and a decrease from 1.21 in June 2024. The Contract Ratio is 49% lower than the 5-year June average of 2.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****23**

May 2025	Jun 2024
<b>24</b>	<b>14</b>

**Avg DOM****6**

May 2025	Jun 2024	YTD
<b>25</b>	<b>22</b>	<b>17</b>

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

May 2025	Jun 2024	YTD
<b>98.6%</b>	<b>101.7%</b>	<b>101.3%</b>

**June 2025**


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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****13**
 **30.0%**  
from May 2025:  
10


 **62.5%**  
from Jun 2024:  
8

YTD	2025	2024	+/-
	<b>65</b>	<b>69</b>	-5.8%

5-year Jun average: **11****New Pendings****11**
 **37.5%**  
from May 2025:  
8


 **83.3%**  
from Jun 2024:  
6


YTD	2025	2024	+/-
	<b>44</b>	<b>59</b>	-25.4%

5-year Jun average: **10****Closed Sales****6**
 **-14.3%**  
from May 2025:  
7

 **-25.0%**  
from Jun 2024:  
8

YTD	2025	2024	+/-
	<b>32</b>	<b>44</b>	-27.3%

5-year Jun average: **9****Median Sold Price****\$625,000**
 **140.4%**  
from May 2025:  
\$260,000

 **140.4%**  
from Jun 2024:  
\$260,000

YTD	2025	2024	+/-
	<b>\$265,000</b>	<b>\$248,500</b>	6.6%

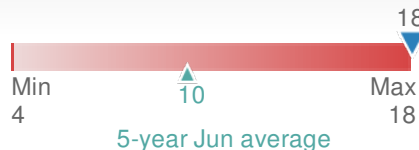
5-year Jun average: **\$327,600****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for June was \$625,000, representing an increase of 140.4% compared to last month and an increase of 140.4% from Jun 2024. The average days on market for units sold in June was 18 days, 73% above the 5-year June average of 10 days. There was a 37.5% month over month increase in new contract activity with 11 New Pendings; a 13.8% MoM increase in All Pendings (new contracts + contracts carried over from May) to 33; and a 4% increase in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, up from 1.16 in May and a decrease from 1.50 in June 2024. The Contract Ratio is 47% lower than the 5-year June 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****26**

May 2025	Jun 2024
<b>25</b>	<b>14</b>

**Avg DOM****18**

May 2025	Jun 2024	YTD
<b>38</b>	<b>11</b>	<b>21</b>

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

May 2025	Jun 2024	YTD
<b>97.8%</b>	<b>104.5%</b>	<b>100.2%</b>

**June 2025**

## West Chester Area (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****9**

↓ -10.0%    ↓ -10.0%

from May 2025:    from Jun 2024:

**10**                      **10**

YTD	2025	2024	+/-
	<b>44</b>	<b>39</b>	12.8%

5-year Jun average: **11****New Pendings****6**

↓ -45.5%    ↓ -25.0%

from May 2025:    from Jun 2024:

**11**                      **8**

YTD	2025	2024	+/-
	<b>37</b>	<b>29</b>	27.6%

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

↓ -25.0%    ↑ 125.0%

from May 2025:    from Jun 2024:

**12**                      **4**

YTD	2025	2024	+/-
	<b>36</b>	<b>28</b>	28.6%

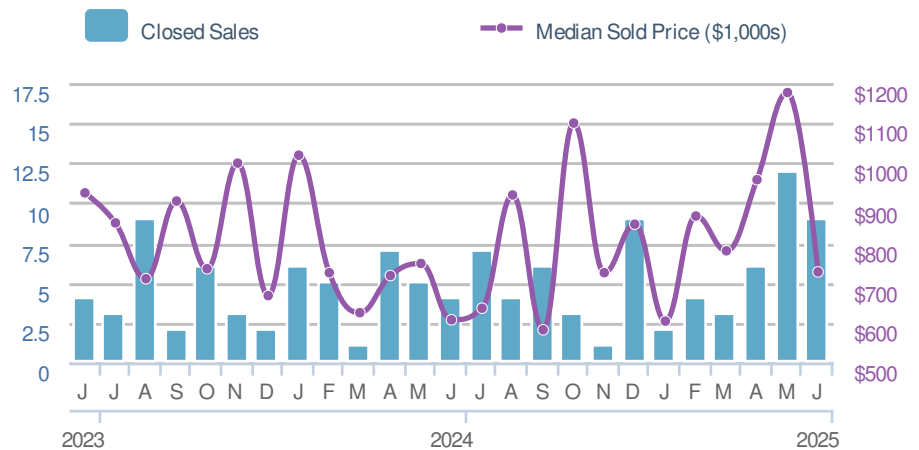
5-year Jun average: **6****Median Sold Price****\$727,000**

↓ -38.3%    ↑ 19.7%

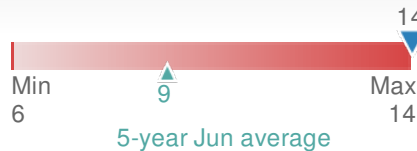
from May 2025:    from Jun 2024:

**\$1,177,500**                      **\$607,500**

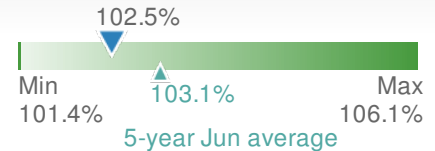
YTD	2025	2024	+/-
	<b>\$856,400</b>	<b>\$736,750</b>	16.2%

5-year Jun average: **\$771,150****Active Listings****14**

May 2025	Jun 2024
<b>11</b>	<b>11</b>



**Avg DOM****14**

May 2025	Jun 2024	YTD
<b>36</b>	<b>6</b>	<b>33</b>

**Avg Sold to OLP Ratio****102.5%**

May 2025	Jun 2024	YTD
<b>97.1%</b>	<b>102.3%</b>	<b>99.8%</b>

**June 2025****West Chester Area (Delaware, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****6**

 **-33.3%**  
 from May 2025: **9**  
 **20.0%**  
 from Jun 2024: **5**



YTD	2025	2024	+/-
	<b>36</b>	<b>26</b>	38.5%

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

 **-50.0%**  
 from May 2025: **8**  
 **-20.0%**  
 from Jun 2024: **5**



YTD	2025	2024	+/-
	<b>31</b>	<b>18</b>	72.2%

5-year Jun average: **5****Closed Sales****7**

 **-36.4%**  
 from May 2025: **11**  
 **600.0%**  
 from Jun 2024: **1**

YTD	2025	2024	+/-
	<b>30</b>	<b>18</b>	66.7%

5-year Jun average: **5****Median Sold Price****\$795,000**

 **-33.8%**  
 from May 2025: **\$1,200,000**  
 **-6.5%**  
 from Jun 2024: **\$850,000**

YTD	2025	2024	+/-
	<b>\$1,038,000</b>	<b>\$855,000</b>	21.4%

5-year Jun average: **\$893,400****Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for June was \$795,000, representing a decrease of 33.8% compared to last month and a decrease of 6.5% from Jun 2024. The average days on market for units sold in June was 9 days, 25% above the 5-year June average of 7 days. There was a 50% month over month decrease in new contract activity with 4 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 7; and a 33.3% increase in supply to 12 active units.

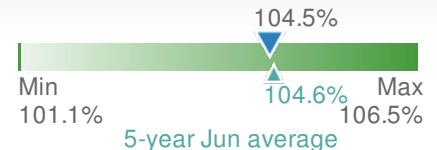
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.11 in May and a decrease from 0.80 in June 2024. The Contract Ratio is 75% lower than the 5-year June average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

May 2025	Jun 2024
<b>9</b>	<b>10</b>

**Avg DOM****9**

May 2025	Jun 2024	YTD
<b>38</b>	<b>5</b>	<b>34</b>

**Avg Sold to OLP Ratio****104.5%**

May 2025	Jun 2024	YTD
<b>96.5%</b>	<b>106.3%</b>	<b>100.2%</b>

**June 2025****West Chester Area (Delaware, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****3**

**200.0%**  
 from May 2025: **1**  
**-40.0%**  
 from Jun 2024: **5**

YTD	2025	2024	+/-
	<b>8</b>	<b>13</b>	<b>-38.5%</b>

5-year Jun average: **3****New Pendings****2**

**-33.3%**  
 from May 2025: **3**  
**-33.3%**  
 from Jun 2024: **3**

YTD	2025	2024	+/-
	<b>6</b>	<b>11</b>	<b>-45.5%</b>

5-year Jun average: **2****Closed Sales****2**

**100.0%**  
 from May 2025: **1**  
**-33.3%**  
 from Jun 2024: **3**

YTD	2025	2024	+/-
	<b>6</b>	<b>10</b>	<b>-40.0%</b>

5-year Jun average: **2****Median Sold Price****\$635,000**

**1.4%**  
 from May 2025: **\$626,500**  
**5.8%**  
 from Jun 2024: **\$600,000**

YTD	2025	2024	+/-
	<b>\$630,750</b>	<b>\$607,500</b>	<b>3.8%</b>

5-year Jun average: **\$616,700****Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for June was \$635,000, representing an increase of 1.4% compared to last month and an increase of 5.8% from Jun 2024. The average days on market for units sold in June was 31 days, 94% above the 5-year June average of 16 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 2; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from May and a decrease from 3.00 in June 2024. The Contract Ratio is 47% lower than the 5-year June average of 1.90. 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****2**

May 2025	Jun 2024
<b>2</b>	<b>1</b>

**Avg DOM****31**

May 2025	Jun 2024	YTD
<b>8</b>	<b>6</b>	<b>33</b>

**Avg Sold to OLP Ratio****95.6%**

May 2025	Jun 2024	YTD
<b>104.6%</b>	<b>101.0%</b>	<b>97.8%</b>

**June 2025**

William Penn (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****35**

↓ **-23.9%**    ↓ **-28.6%**  
from May 2025:    from Jun 2024:  
**46**                      **49**

YTD	2025	2024	+/-
	<b>236</b>	<b>263</b>	-10.3%

5-year Jun average: **55****New Pendings****37**

↓ **-28.8%**    ↔ **0.0%**  
from May 2025:    from Jun 2024:  
**52**                      **37**

YTD	2025	2024	+/-
	<b>201</b>	<b>217</b>	-7.4%

5-year Jun average: **45****Closed Sales****35**

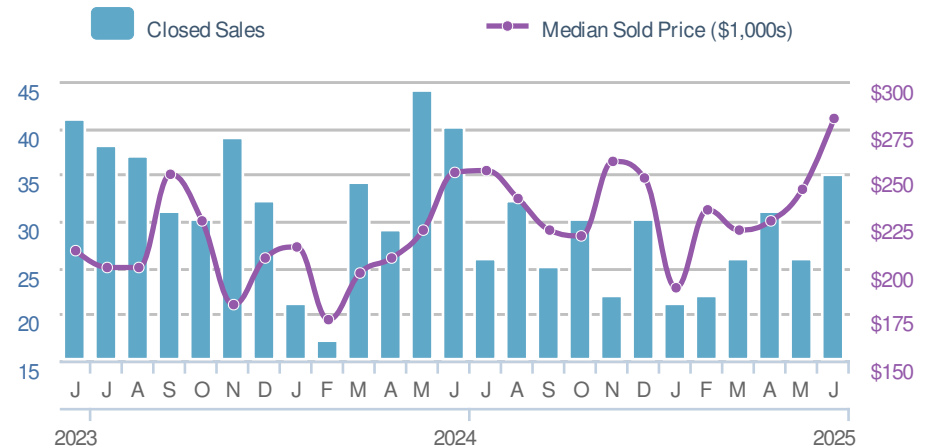
↑ **34.6%**    ↓ **-12.5%**  
from May 2025:    from Jun 2024:  
**26**                      **40**

YTD	2025	2024	+/-
	<b>166</b>	<b>198</b>	-16.2%

5-year Jun average: **43****Median Sold Price****\$280,000**

↑ **15.5%**    ↑ **11.4%**  
from May 2025:    from Jun 2024:  
**\$242,450**            **\$251,350**

YTD	2025	2024	+/-
	<b>\$238,700</b>	<b>\$221,000</b>	8.0%

5-year Jun average: **\$229,670****Active Listings****59**

Min 45    Max 76  
59    59  
5-year Jun average

May 2025	Jun 2024
<b>53</b>	<b>45</b>

**Avg DOM****18**

Min 14    Max 37  
18    21  
5-year Jun average


May 2025	Jun 2024	YTD
<b>31</b>	<b>37</b>	<b>29</b>


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

Min 99.2%    Max 102.3%  
101.2%    100.8%  
5-year Jun average

May 2025	Jun 2024	YTD
<b>100.2%</b>	<b>99.2%</b>	<b>98.5%</b>


**June 2025****William Penn (Delaware, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****12**


 **-25.0%**  
 from May 2025:  
**16**

 **-20.0%**  
 from Jun 2024:  
**15**

YTD	2025	2024	+/-
	<b>75</b>	<b>86</b>	-12.8%

5-year Jun average: **15****New Pendings****14**

 **-36.4%**  
 from May 2025:  
**22**

 **0.0%**  
 from Jun 2024:  
**14**

YTD	2025	2024	+/-
	<b>71</b>	<b>70</b>	1.4%


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


 **157.1%**  
 from May 2025:  
**7**

 **-5.3%**  
 from Jun 2024:  
**19**

YTD	2025	2024	+/-
	<b>56</b>	<b>60</b>	-6.7%

5-year Jun average: **15****Median  
Sold Price****\$321,050**

 **-5.3%**  
 from May 2025:  
**\$339,000**

 **1.9%**  
 from Jun 2024:  
**\$315,000**

YTD	2025	2024	+/-
	<b>\$316,000</b>	<b>\$308,750</b>	2.3%

5-year Jun average: **\$303,810****Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for June was \$321,050, representing a decrease of 5.3% compared to last month and an increase of 1.9% from Jun 2024. The average days on market for units sold in June was 9 days, 42% below the 5-year June average of 15 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 20.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 23; and an 11.1% increase in supply to 10 active units.

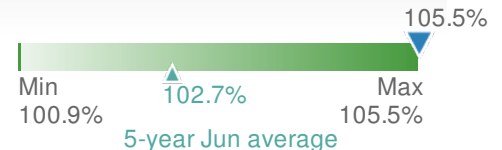
This activity resulted in a Contract Ratio of 2.30 pendings per active listing, down from 3.22 in May and an increase from 1.70 in June 2024. The Contract Ratio is 39% higher than the 5-year June average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

May 2025	Jun 2024
<b>9</b>	<b>10</b>



**Avg DOM****9**

May 2025	Jun 2024	YTD
<b>46</b>	<b>21</b>	<b>28</b>

**Avg Sold to  
OLP Ratio****105.5%**


May 2025	Jun 2024	YTD
<b>100.0%</b>	<b>102.5%</b>	<b>99.9%</b>

**June 2025****William Penn (Delaware, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****23**

 **-23.3%**      **-32.4%**  
 from May 2025: **30**     from Jun 2024: **34**

YTD	2025	2024	+/-
	<b>161</b>	<b>177</b>	-9.0%

5-year Jun average: **40****New Pendings****23**

 **-23.3%**      **0.0%**  
 from May 2025: **30**     from Jun 2024: **23**

YTD	2025	2024	+/-
	<b>130</b>	<b>147</b>	-11.6%

5-year Jun average: **32****Closed Sales****17**

 **-10.5%**      **-19.0%**  
 from May 2025: **19**     from Jun 2024: **21**

YTD	2025	2024	+/-
	<b>110</b>	<b>138</b>	-20.3%

5-year Jun average: **28****Median Sold Price****\$240,000**

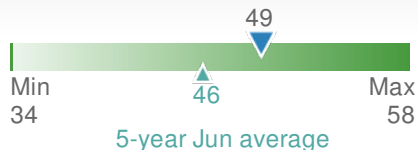
 **4.3%**      **27.7%**  
 from May 2025: **\$230,000**     from Jun 2024: **\$187,900**

YTD	2025	2024	+/-
	<b>\$204,950</b>	<b>\$189,400</b>	8.2%

5-year Jun average: **\$193,760****Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for June was \$240,000, representing an increase of 4.3% compared to last month and an increase of 27.7% from Jun 2024. The average days on market for units sold in June was 28 days, 5% above the 5-year June average of 27 days. There was a 23.3% month over month decrease in new contract activity with 23 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 39; and an 11.4% increase in supply to 49 active units.

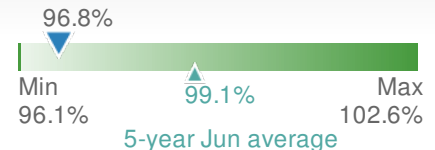
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.89 in May and a decrease from 0.86 in June 2024. The Contract Ratio is 24% lower than the 5-year June average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****49**

May 2025	Jun 2024
<b>44</b>	<b>35</b>

**Avg DOM****28**

May 2025	Jun 2024	YTD
<b>26</b>	<b>52</b>	<b>30</b>

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

May 2025	Jun 2024	YTD
<b>100.2%</b>	<b>96.1%</b>	<b>97.7%</b>