

# July 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### Delaware County, PA

**July 2025**

Delaware County, PA

Email: ldavis@tcsr.realtor

**New Listings****604** **5.8%**from Jun 2025:  
**571** **0.8%**from Jul 2024:  
**599**

YTD	2025	2024	+/-
	<b>4,187</b>	<b>4,367</b>	-4.1%

5-year Jul average: **652****New Pendings****494** **-11.5%**from Jun 2025:  
**558** **-7.7%**from Jul 2024:  
**535**

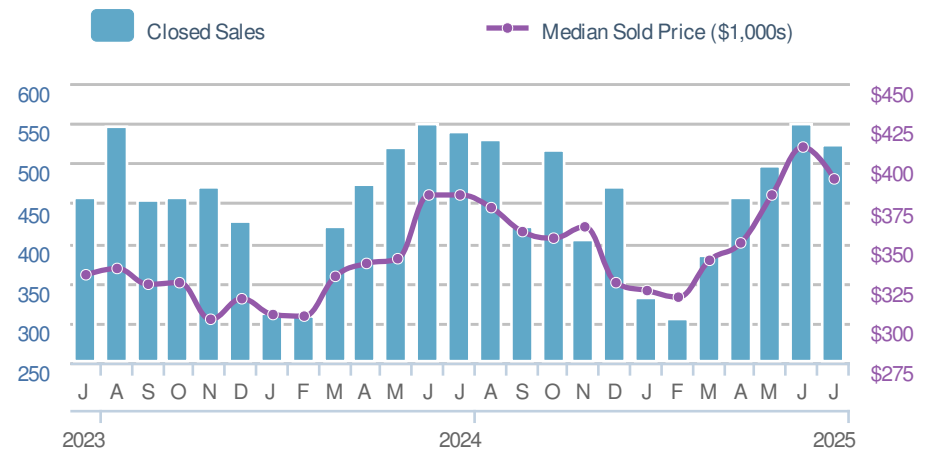
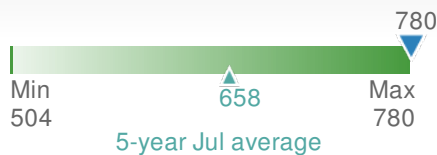
YTD	2025	2024	+/-
	<b>3,421</b>	<b>3,570</b>	-4.2%

5-year Jul average: **592****Closed Sales****523** **-4.7%**from Jun 2025:  
**549** **-2.8%**from Jul 2024:  
**538**

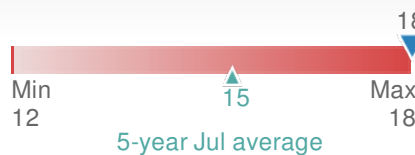
YTD	2025	2024	+/-
	<b>3,139</b>	<b>3,232</b>	-2.9%

5-year Jul average: **591****Median Sold Price****\$390,500** **-4.8%**from Jun 2025:  
**\$410,000** **2.8%**from Jul 2024:  
**\$380,000**

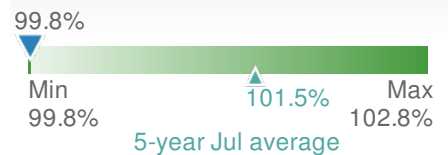
YTD	2025	2024	+/-
	<b>\$360,631</b>	<b>\$342,500</b>	5.3%

5-year Jul average: **\$342,200****Active Listings****780**

Jun 2025	Jul 2024
<b>681</b>	<b>711</b>

**Avg DOM****18**

Jun 2025	Jul 2024	YTD
<b>17</b>	<b>15</b>	<b>23</b>

**Avg Sold to OLP Ratio****99.8%**

Jun 2025	Jul 2024	YTD
<b>101.1%</b>	<b>101.8%</b>	<b>99.7%</b>

**July 2025**

## Delaware County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****297** **-6.3%**from Jun 2025:  
**317** **4.9%**from Jul 2024:  
**283**

YTD	2025	2024	+/-
	<b>2,195</b>	<b>2,223</b>	-1.3%

5-year Jul average: **321****New Pending****263** **-18.3%**from Jun 2025:  
**322** **-4.4%**from Jul 2024:  
**275**

YTD	2025	2024	+/-
	<b>1,796</b>	<b>1,798</b>	-0.1%

5-year Jul average: **300****Closed Sales****301** **-3.2%**from Jun 2025:  
**311** **-1.0%**from Jul 2024:  
**304**

YTD	2025	2024	+/-
	<b>1,633</b>	<b>1,605</b>	1.7%

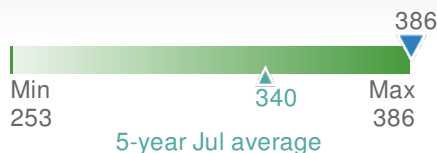
5-year Jul average: **318****Median  
Sold Price****\$525,000** **-0.9%**from Jun 2025:  
**\$530,000** **0.0%**from Jul 2024:  
**\$525,000**

YTD	2025	2024	+/-
	<b>\$517,500</b>	<b>\$480,000</b>	7.8%

5-year Jul average: **\$476,000****Summary**

In Delaware County, PA, the median sold price for Detached properties for July was \$525,000, representing a decrease of 0.9% compared to last month and no change from Jul 2024. The average days on market for units sold in July was 14 days, 1% above the 5-year July average of 14 days. There was an 18.3% month over month decrease in new contract activity with 263 New Pending; an 11.7% MoM decrease in All Pending (new contracts + contracts carried over from June) to 423; and a 10.9% increase in supply to 386 active units.

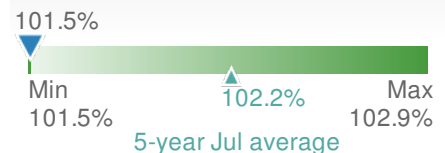
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.38 in June and no change from July 2024. The Contract Ratio is 25% lower than the 5-year July average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****386**

Jun 2025	Jul 2024
<b>348</b>	<b>380</b>

**Avg DOM****14**

Jun 2025	Jul 2024	YTD
<b>13</b>	<b>15</b>	<b>21</b>

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

Jun 2025	Jul 2024	YTD
<b>103.1%</b>	<b>102.3%</b>	<b>101.1%</b>

**July 2025**

Delaware County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****307** **21.3%**from Jun 2025:  
**253** **-2.8%**from Jul 2024:  
**316**

YTD	2025	2024	+/-
	<b>1,989</b>	<b>2,142</b>	-7.1%

5-year Jul average: **331****New Pendings****231** **-1.7%**from Jun 2025:  
**235** **-11.2%**from Jul 2024:  
**260**

YTD	2025	2024	+/-
	<b>1,620</b>	<b>1,770</b>	-8.5%

5-year Jul average: **292****Closed Sales****221** **-7.1%**from Jun 2025:  
**238** **-5.2%**from Jul 2024:  
**233**

YTD	2025	2024	+/-
	<b>1,501</b>	<b>1,625</b>	-7.6%

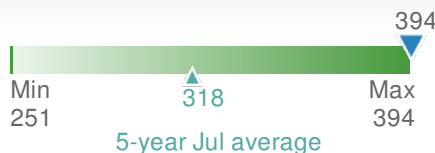
5-year Jul average: **272****Median  
Sold Price****\$249,000** **-2.4%**from Jun 2025:  
**\$255,000** **-4.2%**from Jul 2024:  
**\$259,850**

YTD	2025	2024	+/-
	<b>\$245,000</b>	<b>\$235,000</b>	4.3%

5-year Jul average: **\$225,720****Summary**

In Delaware County, PA, the median sold price for Attached properties for July was \$249,000, representing a decrease of 2.4% compared to last month and a decrease of 4.2% from Jul 2024. The average days on market for units sold in July was 24 days, 36% above the 5-year July average of 18 days. There was a 1.7% month over month decrease in new contract activity with 231 New Pendings; a 4.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 348; and an 18.3% increase in supply to 394 active units.

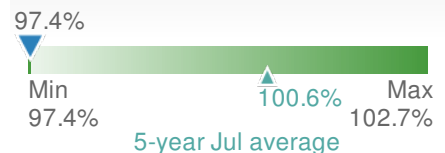
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.09 in June and a decrease from 1.22 in July 2024. The Contract Ratio is 44% lower than the 5-year July average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****394**

Jun 2025	Jul 2024
<b>333</b>	<b>331</b>

**Avg DOM****24**

Jun 2025	Jul 2024	YTD
<b>23</b>	<b>15</b>	<b>26</b>

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

Jun 2025	Jul 2024	YTD
<b>98.3%</b>	<b>101.1%</b>	<b>98.3%</b>

**July 2025**

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****39**

↑ **77.3%**  
from Jun 2025:  
22

↓ **-15.2%**  
from Jul 2024:  
46

YTD	2025	2024	+/-
	<b>240</b>	<b>273</b>	-12.1%

5-year Jul average: **36****New Pendings****23**

↓ **-11.5%**  
from Jun 2025:  
26

↓ **-28.1%**  
from Jul 2024:  
32

YTD	2025	2024	+/-
	<b>181</b>	<b>186</b>	-2.7%

5-year Jul average: **29****Closed Sales****23**

↓ **-23.3%**  
from Jun 2025:  
30

↑ **15.0%**  
from Jul 2024:  
20

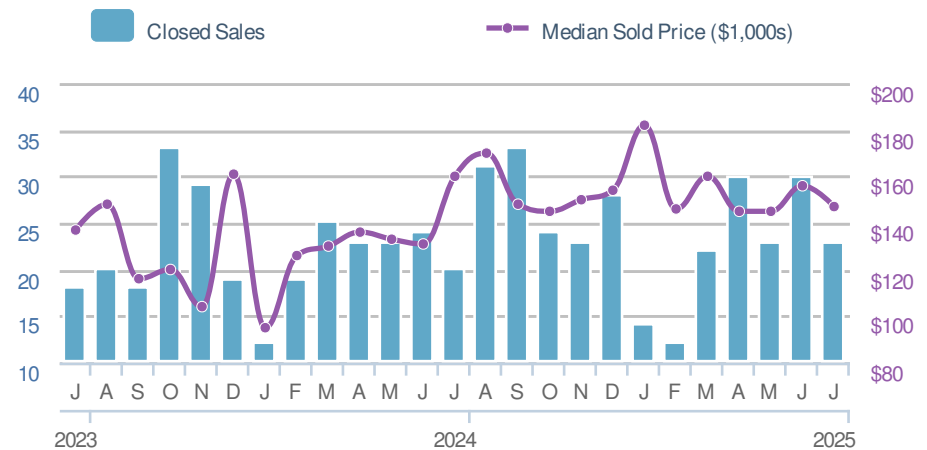
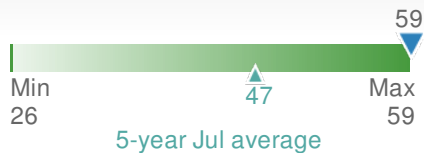
YTD	2025	2024	+/-
	<b>161</b>	<b>154</b>	4.5%

5-year Jul average: **22****Median Sold Price****\$147,500**

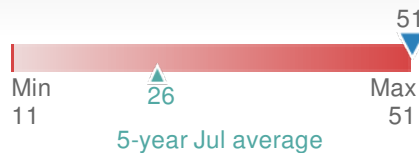
↓ **-5.8%**  
from Jun 2025:  
\$156,500

↓ **-7.8%**  
from Jul 2024:  
\$160,000

YTD	2025	2024	+/-
	<b>\$149,000</b>	<b>\$140,000</b>	6.4%

5-year Jul average: **\$139,380****Active Listings****59**

Jun 2025	Jul 2024
<b>43</b>	<b>56</b>

**Avg DOM****51**

Jun 2025	Jul 2024	YTD
<b>45</b>	<b>11</b>	<b>34</b>

**Avg Sold to OLP Ratio****91.3%**

Jun 2025	Jul 2024	YTD
<b>92.9%</b>	<b>99.5%</b>	<b>94.5%</b>

**July 2025**

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

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****4**

**100.0%** **33.3%**  
 from Jun 2025: 2 from Jul 2024: 3

YTD	2025	2024	+/-
	<b>28</b>	<b>32</b>	-12.5%

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

**-40.0%** **-25.0%**  
 from Jun 2025: 5 from Jul 2024: 4

YTD	2025	2024	+/-
	<b>19</b>	<b>26</b>	-26.9%

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

**-16.7%** **25.0%**  
 from Jun 2025: 6 from Jul 2024: 4

YTD	2025	2024	+/-
	<b>17</b>	<b>23</b>	-26.1%

5-year Jul average: **3****Median Sold Price****\$183,500**

**-33.1%** **-1.1%**  
 from Jun 2025: **\$274,150** from Jul 2024: **\$185,500**

YTD	2025	2024	+/-
	<b>\$243,750</b>	<b>\$157,000</b>	55.3%

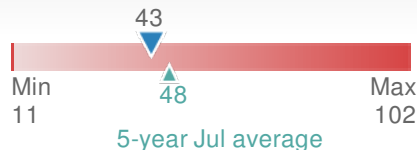
5-year Jul average: **\$161,300****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for July was \$183,500, representing a decrease of 33.1% compared to last month and a decrease of 1.1% from Jul 2024. The average days on market for units sold in July was 43 days, 10% below the 5-year July average of 48 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 7; and a 16.7% increase in supply to 7 active units.

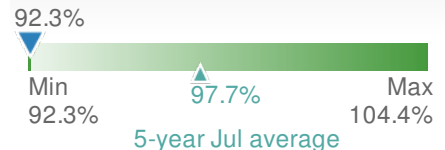
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.67 in June and no change from July 2024. The Contract Ratio is 11% lower than the 5-year July average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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****7**

Jun 2025	Jul 2024
<b>6</b>	<b>7</b>

**Avg DOM****43**



Jun 2025	Jul 2024	YTD
<b>56</b>	<b>11</b>	<b>36</b>

**Avg Sold to OLP Ratio****92.3%**


Jun 2025	Jul 2024	YTD
<b>93.2%</b>	<b>103.0%</b>	<b>95.7%</b>

**July 2025**


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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****35**
 **75.0%**  
from Jun 2025:  
**20**
 **-18.6%**  
from Jul 2024:  
**43**



YTD	2025	2024	+/-
	<b>212</b>	<b>241</b>	-12.0%

5-year Jul average: **33****New Pendings****20**
 **-4.8%**  
from Jun 2025:  
**21**
 **-28.6%**  
from Jul 2024:  
**28**

YTD	2025	2024	+/-
	<b>161</b>	<b>160</b>	0.6%

5-year Jul average: **26****Closed Sales****18**
 **-25.0%**  
from Jun 2025:  
**24**
 **12.5%**  
from Jul 2024:  
**16**

YTD	2025	2024	+/-
	<b>143</b>	<b>131</b>	9.2%

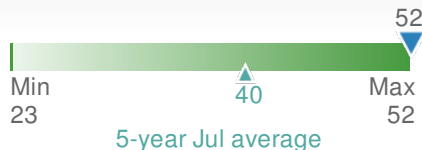
5-year Jul average: **18****Median  
Sold Price****\$140,000**
 **-6.7%**  
from Jun 2025:  
**\$150,000**
 **-12.5%**  
from Jul 2024:  
**\$160,000**

YTD	2025	2024	+/-
	<b>\$145,000</b>	<b>\$135,000</b>	7.4%

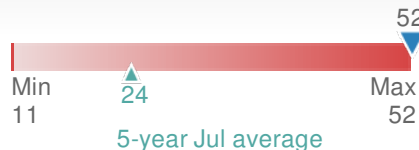
5-year Jul average: **\$135,000****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for July was \$140,000, representing a decrease of 6.7% compared to last month and a decrease of 12.5% from Jul 2024. The average days on market for units sold in July was 52 days, 119% above the 5-year July average of 24 days. There was a 4.8% month over month decrease in new contract activity with 20 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 32; and a 40.5% increase in supply to 52 active units.

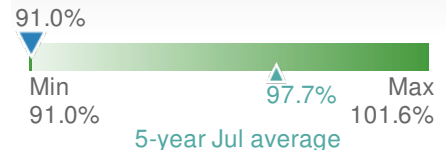
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.86 in June and a decrease from 0.90 in July 2024. The Contract Ratio is 42% lower than the 5-year July average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****52**

Jun 2025	Jul 2024
<b>37</b>	<b>49</b>

**Avg DOM****52**

Jun 2025	Jul 2024	YTD
<b>43</b>	<b>11</b>	<b>33</b>

**Avg Sold to  
OLP Ratio****91.0%**

Jun 2025	Jul 2024	YTD
<b>92.8%</b>	<b>98.7%</b>	<b>94.7%</b>

**July 2025**

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****23**

↔ 0.0%

from Jun 2025:  
**23**

↓ -8.0%

from Jul 2024:  
**25**

YTD	2025	2024	+/-
	<b>184</b>	<b>190</b>	-3.2%

5-year Jul average: **31****New Pendings****22**

↓ -12.0%

from Jun 2025:  
**25**

↑ 22.2%

from Jul 2024:  
**18**

YTD	2025	2024	+/-
	<b>163</b>	<b>168</b>	-3.0%

5-year Jul average: **30****Closed Sales****21**

↓ -38.2%

from Jun 2025:  
**34**

↓ -27.6%

from Jul 2024:  
**29**

YTD	2025	2024	+/-
	<b>150</b>	<b>170</b>	-11.8%

5-year Jul average: **28****Median Sold Price****\$305,000**

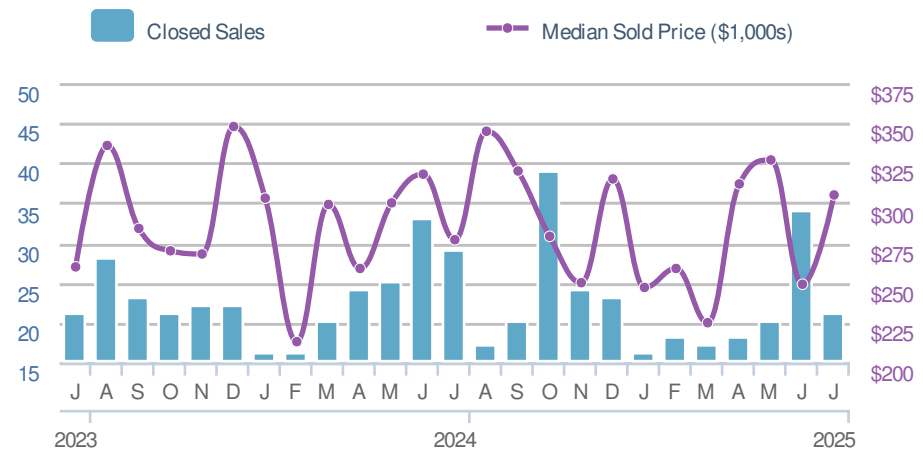
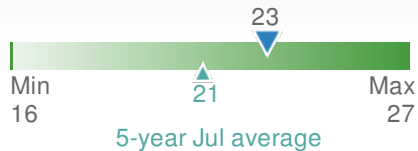
↑ 22.4%

from Jun 2025:  
**\$249,200**

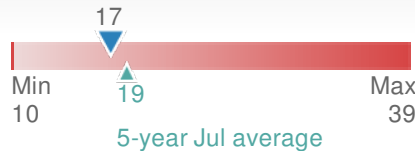
↑ 9.9%

from Jul 2024:  
**\$277,500**

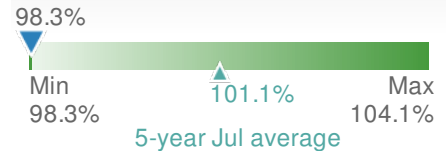
YTD	2025	2024	+/-
	<b>\$286,799</b>	<b>\$282,500</b>	1.5%

5-year Jul average: **\$266,350****Active Listings****23**

Jun 2025	Jul 2024
<b>24</b>	<b>27</b>

**Avg DOM****17**

Jun 2025	Jul 2024	YTD
<b>15</b>	<b>17</b>	<b>20</b>

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

Jun 2025	Jul 2024	YTD
<b>96.7%</b>	<b>104.1%</b>	<b>98.3%</b>



**July 2025**

## Chichester (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****12**

 **-20.0%**  
 from Jun 2025: **15**

 **-29.4%**  
 from Jul 2024: **17**

YTD	2025	2024	+/-
	<b>97</b>	<b>111</b>	-12.6%

5-year Jul average: **19****New Pendings****12**

 **-25.0%**  
 from Jun 2025: **16**

 **9.1%**  
 from Jul 2024: **11**

YTD	2025	2024	+/-
	<b>86</b>	<b>102</b>	-15.7%


5-year Jul average: **19****Closed Sales****11**


 **-31.3%**  
 from Jun 2025: **16**

 **-31.3%**  
 from Jul 2024: **16**

YTD	2025	2024	+/-
	<b>75</b>	<b>100</b>	-25.0%

5-year Jul average: **16****Median Sold Price****\$365,000**

 **2.2%**  
 from Jun 2025: **\$357,000**

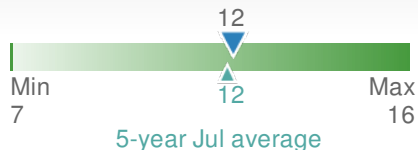
 **14.1%**  
 from Jul 2024: **\$320,000**

YTD	2025	2024	+/-
	<b>\$350,000</b>	<b>\$341,000</b>	2.6%

5-year Jul average: **\$324,900****Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for July was \$365,000, representing an increase of 2.2% compared to last month and an increase of 14.1% from Jul 2024. The average days on market for units sold in July was 21 days, 10% below the 5-year July average of 23 days. There was a 25% month over month decrease in new contract activity with 12 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 20; and no change in supply with 12 active units.

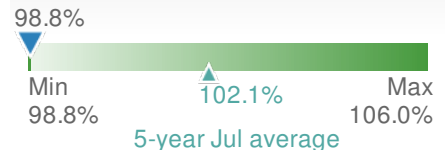
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, no change from June and an increase from 0.94 in July 2024. The Contract Ratio is 35% lower than the 5-year July average of 2.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****12**

Jun 2025	Jul 2024
<b>12</b>	<b>16</b>

**Avg DOM****21**

Jun 2025	Jul 2024	YTD
<b>7</b>	<b>20</b>	<b>17</b>

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

Jun 2025	Jul 2024	YTD
<b>100.8%</b>	<b>106.0%</b>	<b>99.6%</b>

**July 2025**

## Chichester (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****11** **37.5%**from Jun 2025:  
**8** **37.5%**from Jul 2024:  
**8**

YTD	2025	2024	+/-
	<b>87</b>	<b>79</b>	10.1%

5-year Jul average: **12****New Pendings****10** **11.1%**from Jun 2025:  
**9** **42.9%**from Jul 2024:  
**7**

YTD	2025	2024	+/-
	<b>77</b>	<b>66</b>	16.7%

5-year Jul average: **11****Closed Sales****10** **-44.4%**from Jun 2025:  
**18** **-23.1%**from Jul 2024:  
**13**

YTD	2025	2024	+/-
	<b>75</b>	<b>70</b>	7.1%

5-year Jul average: **12****Median Sold Price****\$212,000** **10.1%**from Jun 2025:  
**\$192,500** **-18.4%**from Jul 2024:  
**\$259,850**

YTD	2025	2024	+/-
	<b>\$192,000</b>	<b>\$198,450</b>	-3.3%

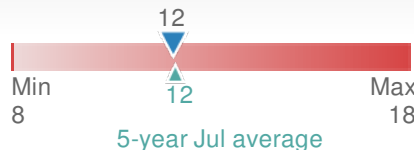
5-year Jul average: **\$182,420****Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for July was \$212,000, representing an increase of 10.1% compared to last month and a decrease of 18.4% from Jul 2024. The average days on market for units sold in July was 12 days, 2% below the 5-year July average of 12 days. There was an 11.1% month over month increase in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 12; and an 8.3% decrease in supply to 11 active units.

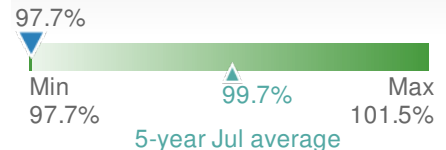
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 1.00 in June and an increase from 0.64 in July 2024. The Contract Ratio is 32% lower than the 5-year July average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****11**

Jun 2025	Jul 2024
<b>12</b>	<b>11</b>

**Avg DOM****12**

Jun 2025	Jul 2024	YTD
<b>22</b>	<b>12</b>	<b>22</b>

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

Jun 2025	Jul 2024	YTD
<b>93.1%</b>	<b>101.5%</b>	<b>97.1%</b>

**July 2025**

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****38** **5.6%**from Jun 2025:  
**36** **2.7%**from Jul 2024:  
**37**

YTD	2025	2024	+/-
	<b>282</b>	<b>243</b>	16.0%

5-year Jul average: **37****New Pendings****34** **17.2%**from Jun 2025:  
**29** **30.8%**from Jul 2024:  
**26**

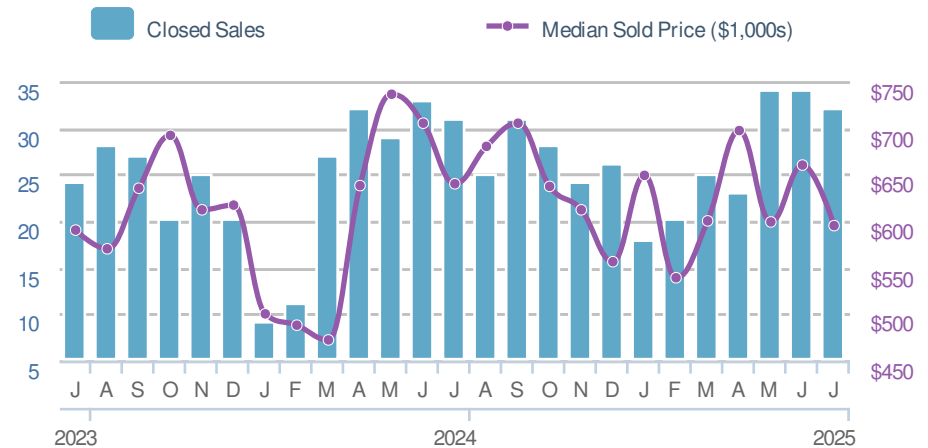
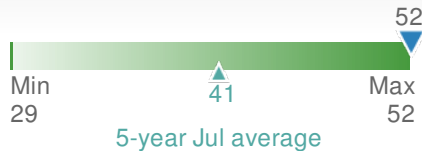
YTD	2025	2024	+/-
	<b>212</b>	<b>190</b>	11.6%

5-year Jul average: **30****Closed Sales****32** **-5.9%**from Jun 2025:  
**34** **3.2%**from Jul 2024:  
**31**

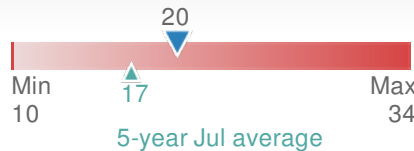
YTD	2025	2024	+/-
	<b>201</b>	<b>172</b>	16.9%

5-year Jul average: **32****Median Sold Price****\$595,750** **-9.7%**from Jun 2025:  
**\$660,000** **-6.9%**from Jul 2024:  
**\$640,000**

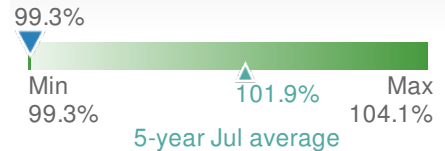
YTD	2025	2024	+/-
	<b>\$650,000</b>	<b>\$630,000</b>	3.2%

5-year Jul average: **\$598,250****Active Listings****52**

Jun 2025	Jul 2024
<b>50</b>	<b>44</b>

**Avg DOM****20**

Jun 2025	Jul 2024	YTD
<b>11</b>	<b>10</b>	<b>19</b>

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

Jun 2025	Jul 2024	YTD
<b>101.6%</b>	<b>101.6%</b>	<b>101.3%</b>

**July 2025****Garnet Valley (Delaware, PA) - Detached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****21** **-27.6%**from Jun 2025:  
**29** **0.0%**from Jul 2024:  
**21**

YTD	2025	2024	+/-
	<b>183</b>	<b>145</b>	26.2%

5-year Jul average: **23****New Pendings****24** **14.3%**from Jun 2025:  
**21** **71.4%**from Jul 2024:  
**14**

YTD	2025	2024	+/-
	<b>130</b>	<b>117</b>	11.1%

5-year Jul average: **19****Closed Sales****21** **-16.0%**from Jun 2025:  
**25** **-8.7%**from Jul 2024:  
**23**

YTD	2025	2024	+/-
	<b>115</b>	<b>109</b>	5.5%

5-year Jul average: **22****Median  
Sold Price****\$750,000** **3.4%**from Jun 2025:  
**\$725,000** **6.5%**from Jul 2024:  
**\$704,000**

YTD	2025	2024	+/-
	<b>\$740,000</b>	<b>\$740,000</b>	0.0%

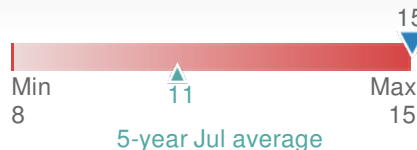
5-year Jul average: **\$674,200****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for July was \$750,000, representing an increase of 3.4% compared to last month and an increase of 6.5% from Jul 2024. The average days on market for units sold in July was 15 days, 36% above the 5-year July average of 11 days. There was a 14.3% month over month increase in new contract activity with 24 New Pendings; an 8.8% MoM increase in All Pendings (new contracts + contracts carried over from June) to 37; and a 10.5% decrease in supply to 34 active units.

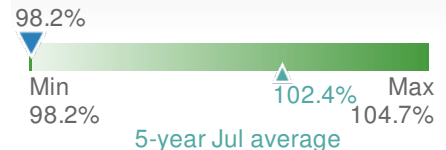
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 0.89 in June and a decrease from 1.13 in July 2024. The Contract Ratio is 19% lower than the 5-year July average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****34**

Jun 2025	Jul 2024
<b>38</b>	<b>30</b>

**Avg DOM****15**

Jun 2025	Jul 2024	YTD
<b>13</b>	<b>11</b>	<b>18</b>

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

Jun 2025	Jul 2024	YTD
<b>101.5%</b>	<b>101.7%</b>	<b>101.8%</b>

**July 2025****Garnet Valley (Delaware, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****17** **142.9%**from Jun 2025:  
**7** **6.3%**from Jul 2024:  
**16**

YTD	2025	2024	+/-
	<b>99</b>	<b>98</b>	1.0%

5-year Jul average: **14****New Pendings****10** **25.0%**from Jun 2025:  
**8** **-16.7%**from Jul 2024:  
**12**

YTD	2025	2024	+/-
	<b>82</b>	<b>73</b>	12.3%

5-year Jul average: **11****Closed Sales****11** **22.2%**from Jun 2025:  
**9** **37.5%**from Jul 2024:  
**8**

YTD	2025	2024	+/-
	<b>86</b>	<b>63</b>	36.5%

5-year Jul average: **10****Median  
Sold Price****\$425,000** **-5.6%**from Jun 2025:  
**\$450,000** **-12.4%**from Jul 2024:  
**\$485,000**

YTD	2025	2024	+/-
	<b>\$457,500</b>	<b>\$420,000</b>	8.9%

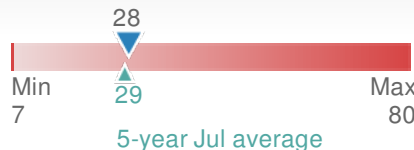
5-year Jul average: **\$401,200****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for July was \$425,000, representing a decrease of 5.6% compared to last month and a decrease of 12.4% from Jul 2024. The average days on market for units sold in July was 28 days, 2% below the 5-year July average of 29 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 18; and a 50% increase in supply to 18 active units.

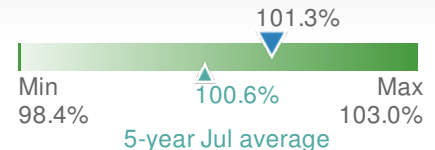
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.50 in June and a decrease from 1.36 in July 2024. The Contract Ratio is 46% lower than the 5-year July average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Jun 2025	Jul 2024
<b>12</b>	<b>14</b>

**Avg DOM****28**

Jun 2025	Jul 2024	YTD
<b>7</b>	<b>7</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****101.3%**

Jun 2025	Jul 2024	YTD
<b>102.1%</b>	<b>101.2%</b>	<b>100.7%</b>

**July 2025**

## Haverford Township (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****47** **4.4%**from Jun 2025:  
**45** **-7.8%**from Jul 2024:  
**51**

YTD	2025	2024	+/-
	<b>336</b>	<b>341</b>	-1.5%

5-year Jul average: **52****New Pendings****34** **-17.1%**from Jun 2025:  
**41** **-35.8%**from Jul 2024:  
**53**

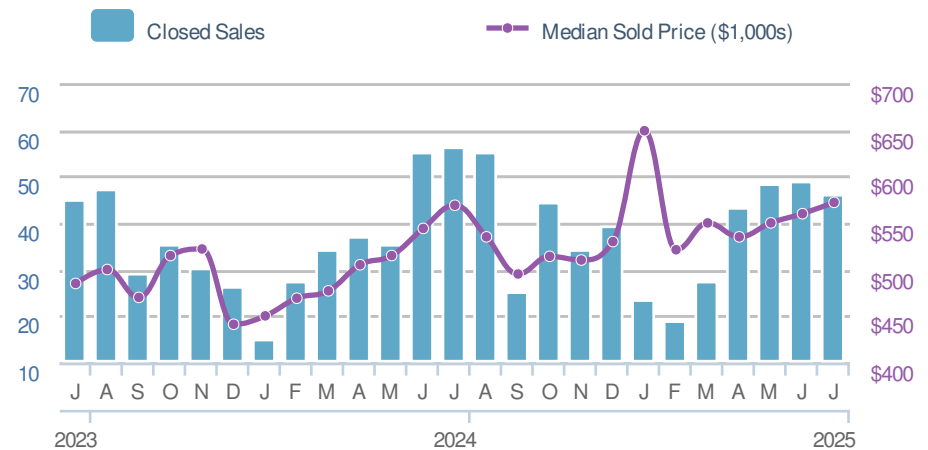
YTD	2025	2024	+/-
	<b>284</b>	<b>304</b>	-6.6%

5-year Jul average: **45****Closed Sales****46** **-6.1%**from Jun 2025:  
**49** **-17.9%**from Jul 2024:  
**56**

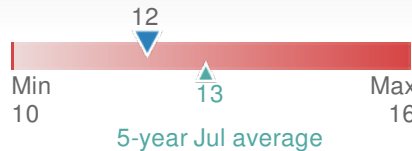
YTD	2025	2024	+/-
	<b>260</b>	<b>260</b>	0.0%

5-year Jul average: **53****Median Sold Price****\$572,500** **2.2%**from Jun 2025:  
**\$560,000** **0.5%**from Jul 2024:  
**\$569,750**

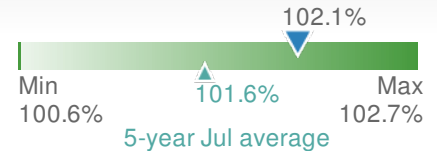
YTD	2025	2024	+/-
	<b>\$551,000</b>	<b>\$522,500</b>	5.5%

5-year Jul average: **\$501,450****Active Listings****48**

Jun 2025	Jul 2024
<b>41</b>	<b>38</b>

**Avg DOM****12**

Jun 2025	Jul 2024	YTD
<b>10</b>	<b>16</b>	<b>13</b>

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

Jun 2025	Jul 2024	YTD
<b>104.2%</b>	<b>102.0%</b>	<b>102.5%</b>

**July 2025****Haverford Township (Delaware, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****32** **-11.1%**from Jun 2025:  
**36** **-5.9%**from Jul 2024:  
**34**

YTD	2025	2024	+/-
	<b>246</b>	<b>258</b>	-4.7%

5-year Jul average: **37****New Pending****25** **-13.8%**from Jun 2025:  
**29** **-35.9%**from Jul 2024:  
**39**

YTD	2025	2024	+/-
	<b>207</b>	<b>219</b>	-5.5%

5-year Jul average: **34****Closed Sales****36** **0.0%**from Jun 2025:  
**36** **-21.7%**from Jul 2024:  
**46**

YTD	2025	2024	+/-
	<b>197</b>	<b>187</b>	5.3%

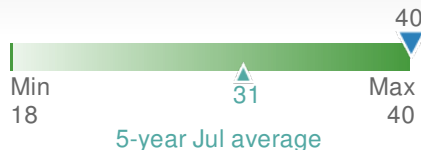
5-year Jul average: **40****Median  
Sold Price****\$617,500** **-6.8%**from Jun 2025:  
**\$662,500** **0.0%**from Jul 2024:  
**\$617,500**

YTD	2025	2024	+/-
	<b>\$615,000</b>	<b>\$600,000</b>	2.5%

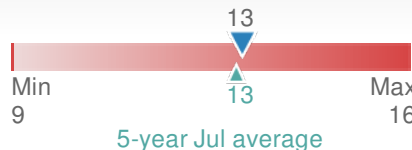
5-year Jul average: **\$542,500****Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for July was \$617,500, representing a decrease of 6.8% compared to last month and no change from Jul 2024. The average days on market for units sold in July was 13 days, the same as the 5-year July average of 13 days. There was a 13.8% month over month decrease in new contract activity with 25 New Pending; a 22.7% MoM decrease in All Pending (new contracts + contracts carried over from June) to 34; and an 11.1% increase in supply to 40 active units.

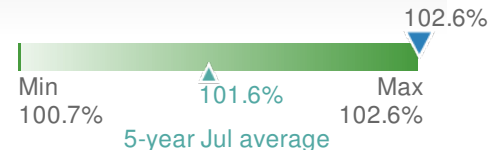
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.22 in June and a decrease from 1.48 in July 2024. The Contract Ratio is 56% lower than the 5-year July average of 1.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****40**

Jun 2025	Jul 2024
<b>36</b>	<b>33</b>

**Avg DOM****13**

Jun 2025	Jul 2024	YTD
<b>11</b>	<b>16</b>	<b>15</b>

**Avg Sold to  
OLP Ratio****102.6%**

Jun 2025	Jul 2024	YTD
<b>104.7%</b>	<b>102.4%</b>	<b>102.3%</b>

**July 2025****Haverford Township (Delaware, PA) - Attached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****15** **66.7%**from Jun 2025:  
**9** **-11.8%**from Jul 2024:  
**17**

YTD	2025	2024	+/-
	<b>90</b>	<b>83</b>	8.4%

5-year Jul average: **15****New Pendings****9** **-25.0%**from Jun 2025:  
**12** **-35.7%**from Jul 2024:  
**14**

YTD	2025	2024	+/-
	<b>77</b>	<b>85</b>	-9.4%

5-year Jul average: **11****Closed Sales****10** **-23.1%**from Jun 2025:  
**13** **0.0%**from Jul 2024:  
**10**

YTD	2025	2024	+/-
	<b>63</b>	<b>73</b>	-13.7%

5-year Jul average: **13****Median  
Sold Price****\$440,000** **-6.4%**from Jun 2025:  
**\$470,000** **8.6%**from Jul 2024:  
**\$405,000**

YTD	2025	2024	+/-
	<b>\$435,000</b>	<b>\$385,000</b>	13.0%

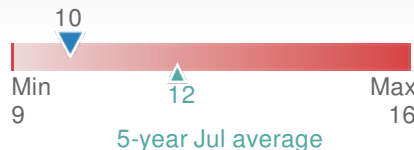
5-year Jul average: **\$347,400****Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for July was \$440,000, representing a decrease of 6.4% compared to last month and an increase of 8.6% from Jul 2024. The average days on market for units sold in July was 10 days, 17% below the 5-year July average of 12 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 16; and a 60% increase in supply to 8 active units.

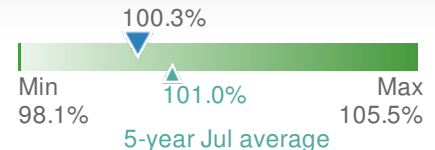
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 3.40 in June and a decrease from 3.20 in July 2024. The Contract Ratio is 29% lower than the 5-year July average of 2.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****8**

Jun 2025	Jul 2024
<b>5</b>	<b>5</b>

**Avg DOM****10**

Jun 2025	Jul 2024	YTD
<b>7</b>	<b>14</b>	<b>8</b>

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

Jun 2025	Jul 2024	YTD
<b>102.5%</b>	<b>100.5%</b>	<b>103.0%</b>



**July 2025**

Interboro (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****21**

↓ -25.0%   ↓ -19.2%  
from Jun 2025: 28   from Jul 2024: 26

YTD	2025	2024	+/-
	<b>151</b>	<b>172</b>	-12.2%

5-year Jul average: **23****New Pendings****20**

↓ -4.8%   ↓ -4.8%  
from Jun 2025: 21   from Jul 2024: 21

YTD	2025	2024	+/-
	<b>124</b>	<b>138</b>	-10.1%

5-year Jul average: **23****Closed Sales****17**

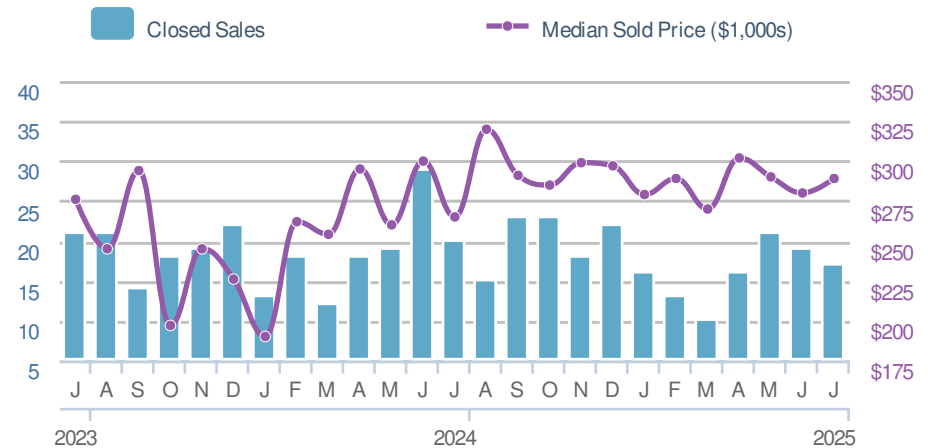
↓ -10.5%   ↓ -15.0%  
from Jun 2025: 19   from Jul 2024: 20

YTD	2025	2024	+/-
	<b>116</b>	<b>130</b>	-10.8%

5-year Jul average: **24****Median Sold Price****\$289,000**

↑ 3.2%   ↑ 9.1%  
from Jun 2025: \$280,000   from Jul 2024: \$265,000

YTD	2025	2024	+/-
	<b>\$282,450</b>	<b>\$272,400</b>	3.7%

5-year Jul average: **\$264,600****Active Listings****25**

Min 17   Max 36  
5-year Jul average

Jun 2025	Jul 2024
<b>27</b>	<b>36</b>

**Avg DOM****23**

Min 10   Max 23  
5-year Jul average

Jun 2025	Jul 2024	YTD
<b>17</b>	<b>12</b>	<b>27</b>

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

Min 98.6%   Max 102.6%  
5-year Jul average

Jun 2025	Jul 2024	YTD
<b>102.3%</b>	<b>99.4%</b>	<b>98.1%</b>

**July 2025**

## Interboro (Delaware, PA) - Detached

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

↓ -7.1%      ↓ -7.1%  
from Jun 2025:      from Jul 2024:  
14                      14

YTD	2025	2024	+/-
	<b>68</b>	<b>95</b>	-28.4%

5-year Jul average: **12****New Pendings****9**

↓ -25.0%      ↓ -35.7%  
from Jun 2025:      from Jul 2024:  
12                      14

YTD	2025	2024	+/-
	<b>57</b>	<b>78</b>	-26.9%

5-year Jul average: **12****Closed Sales****9**

↑ 50.0%      ↑ 28.6%  
from Jun 2025:      from Jul 2024:  
6                      7

YTD	2025	2024	+/-
	<b>53</b>	<b>66</b>	-19.7%

5-year Jul average: **11****Median  
Sold Price****\$295,000**

↓ -16.9%      ↓ -9.9%  
from Jun 2025:      from Jul 2024:  
\$355,000              \$327,500

YTD	2025	2024	+/-
	<b>\$310,000</b>	<b>\$310,250</b>	-0.1%

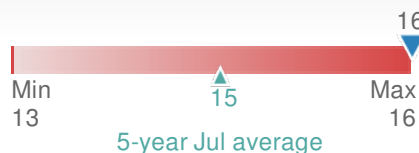
5-year Jul average: **\$293,000****Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for July was \$295,000, representing a decrease of 16.9% compared to last month and a decrease of 9.9% from Jul 2024. The average days on market for units sold in July was 16 days, 10% above the 5-year July average of 15 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 17; and a 44.4% increase in supply to 13 active units.

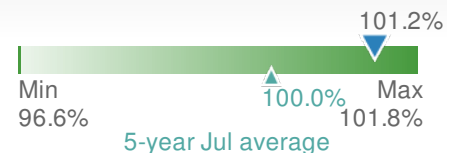
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, down from 1.89 in June and an increase from 1.19 in July 2024. The Contract Ratio is 14% lower than the 5-year July average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****13**

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

**Avg DOM****16**

Jun 2025	Jul 2024	YTD
<b>15</b>	<b>15</b>	<b>30</b>

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

Jun 2025	Jul 2024	YTD
<b>100.3%</b>	<b>96.6%</b>	<b>98.1%</b>

**July 2025**

## Interboro (Delaware, PA) - Attached

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

↓ -42.9%    ↓ -33.3%

from Jun 2025: 14    from Jul 2024: 12

YTD	2025	2024	+/-
	<b>83</b>	<b>77</b>	7.8%

5-year Jul average: **10****New Pendings****11**

↑ 22.2%    ↑ 57.1%

from Jun 2025: 9    from Jul 2024: 7

YTD	2025	2024	+/-
	<b>67</b>	<b>60</b>	11.7%

5-year Jul average: **11****Closed Sales****8**

↓ -38.5%    ↓ -38.5%

from Jun 2025: 13    from Jul 2024: 13

YTD	2025	2024	+/-
	<b>63</b>	<b>64</b>	-1.6%

5-year Jul average: **13****Median Sold Price****\$284,500**

↑ 2.5%    ↑ 11.6%

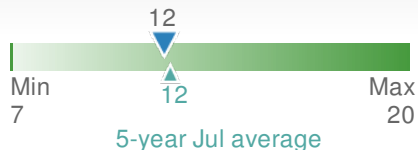
from Jun 2025: \$277,500    from Jul 2024: \$255,000

YTD	2025	2024	+/-
	<b>\$262,500</b>	<b>\$239,950</b>	9.4%

5-year Jul average: **\$245,500****Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for July was \$284,500, representing an increase of 2.5% compared to last month and an increase of 11.6% from Jul 2024. The average days on market for units sold in July was 31 days, 121% above the 5-year July average of 14 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from June) to 11; and a 33.3% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.50 in June and an increase from 0.30 in July 2024. The Contract Ratio is 48% lower than the 5-year July average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****12**

Jun 2025	Jul 2024
<b>18</b>	<b>20</b>

**Avg DOM****31**

Jun 2025	Jul 2024	YTD
<b>19</b>	<b>11</b>	<b>24</b>

**Avg Sold to OLP Ratio****95.7%**

Jun 2025	Jul 2024	YTD
<b>103.2%</b>	<b>100.9%</b>	<b>98.1%</b>

**July 2025**

Marple Newtown (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****40**

↑ **11.1%**  
from Jun 2025:  
**36**

↑ **5.3%**  
from Jul 2024:  
**38**

YTD	2025	2024	+/-
	<b>275</b>	<b>345</b>	-20.3%

5-year Jul average: **40****New Pendings****26**

↓ **-27.8%**  
from Jun 2025:  
**36**

↓ **-35.0%**  
from Jul 2024:  
**40**

YTD	2025	2024	+/-
	<b>230</b>	<b>256</b>	-10.2%

5-year Jul average: **37****Closed Sales****35**

↓ **-10.3%**  
from Jun 2025:  
**39**

↓ **-36.4%**  
from Jul 2024:  
**55**

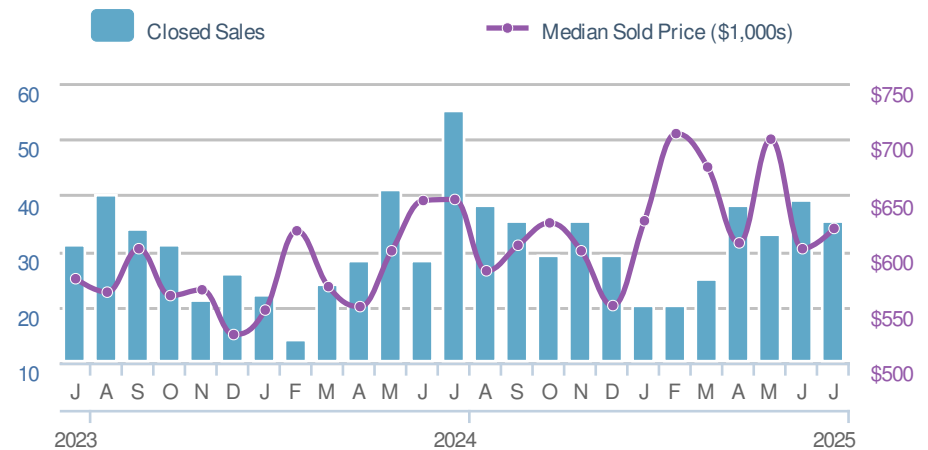
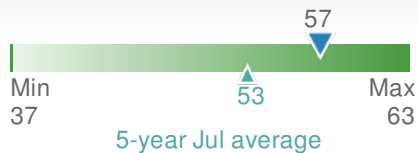
YTD	2025	2024	+/-
	<b>219</b>	<b>220</b>	-0.5%

5-year Jul average: **45****Median Sold Price****\$620,000**

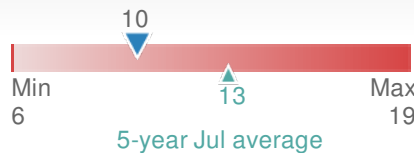
↑ **2.9%**  
from Jun 2025:  
**\$602,500**

↓ **-4.0%**  
from Jul 2024:  
**\$646,000**

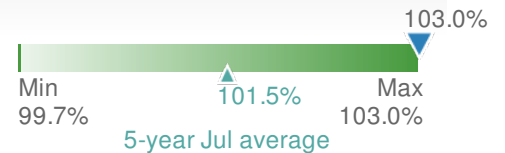
YTD	2025	2024	+/-
	<b>\$640,000</b>	<b>\$597,500</b>	7.1%

5-year Jul average: **\$562,126****Active Listings****57**

Jun 2025	Jul 2024
<b>46</b>	<b>63</b>

**Avg DOM****10**

Jun 2025	Jul 2024	YTD
<b>12</b>	<b>19</b>	<b>24</b>

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

Jun 2025	Jul 2024	YTD
<b>102.5%</b>	<b>101.1%</b>	<b>101.8%</b>

**July 2025**

## Marple Newtown (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****28** **3.7%**from Jun 2025:  
**27** **-6.7%**from Jul 2024:  
**30**

YTD	2025	2024	+/-
	<b>204</b>	<b>249</b>	-18.1%

5-year Jul average: **29****New Pendings****20** **-31.0%**from Jun 2025:  
**29** **-37.5%**from Jul 2024:  
**32**

YTD	2025	2024	+/-
	<b>166</b>	<b>173</b>	-4.0%

5-year Jul average: **28****Closed Sales****24** **-27.3%**from Jun 2025:  
**33** **-38.5%**from Jul 2024:  
**39**

YTD	2025	2024	+/-
	<b>151</b>	<b>150</b>	0.7%

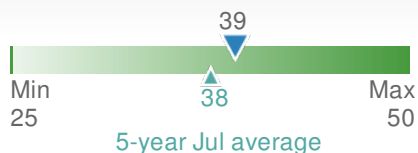
5-year Jul average: **32****Median Sold Price****\$761,250** **26.3%**from Jun 2025:  
**\$602,500** **20.8%**from Jul 2024:  
**\$630,000**

YTD	2025	2024	+/-
	<b>\$650,000</b>	<b>\$597,500</b>	8.8%

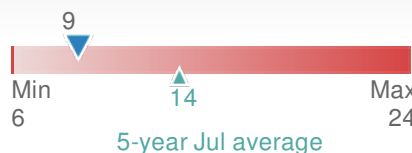
5-year Jul average: **\$579,650****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for July was \$761,250, representing an increase of 26.3% compared to last month and an increase of 20.8% from Jul 2024. The average days on market for units sold in July was 9 days, 35% below the 5-year July average of 14 days. There was a 31% month over month decrease in new contract activity with 20 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 49; and a 14.7% increase in supply to 39 active units.

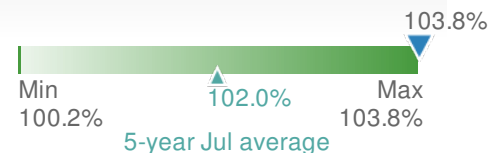
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, down from 1.65 in June and an increase from 1.06 in July 2024. The Contract Ratio is 12% lower than the 5-year July average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****39**

Jun 2025	Jul 2024
<b>34</b>	<b>50</b>

**Avg DOM****9**

Jun 2025	Jul 2024	YTD
<b>8</b>	<b>24</b>	<b>21</b>

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

Jun 2025	Jul 2024	YTD
<b>102.7%</b>	<b>101.1%</b>	<b>102.0%</b>

**July 2025****Marple Newtown (Delaware, PA) - Attached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****12** **33.3%**from Jun 2025:  
**9** **50.0%**from Jul 2024:  
**8**

YTD	2025	2024	+/-
	<b>71</b>	<b>96</b>	-26.0%

5-year Jul average: **11****New Pendings****6** **-14.3%**from Jun 2025:  
**7** **-25.0%**from Jul 2024:  
**8**

YTD	2025	2024	+/-
	<b>64</b>	<b>83</b>	-22.9%

5-year Jul average: **9****Closed Sales****11** **83.3%**from Jun 2025:  
**6** **-31.3%**from Jul 2024:  
**16**

YTD	2025	2024	+/-
	<b>68</b>	<b>70</b>	-2.9%

5-year Jul average: **14****Median  
Sold Price****\$425,000** **-30.3%**from Jun 2025:  
**\$610,000** **-34.2%**from Jul 2024:  
**\$646,000**

YTD	2025	2024	+/-
	<b>\$625,000</b>	<b>\$600,000</b>	4.2%

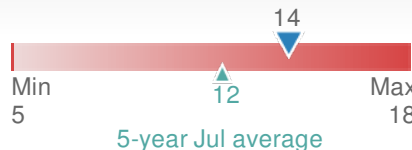
5-year Jul average: **\$586,099****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for July was \$425,000, representing a decrease of 30.3% compared to last month and a decrease of 34.2% from Jul 2024. The average days on market for units sold in July was 14 days, 17% above the 5-year July average of 12 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; a 26.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 14; and a 50% increase in supply to 18 active units.

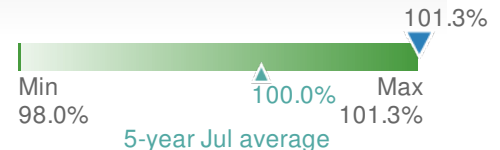
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.58 in June and a decrease from 1.62 in July 2024. The Contract Ratio is 49% lower than the 5-year July average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Jun 2025	Jul 2024
<b>12</b>	<b>13</b>

**Avg DOM****14**

Jun 2025	Jul 2024	YTD
<b>34</b>	<b>9</b>	<b>31</b>

**Avg Sold to  
OLP Ratio****101.3%**

Jun 2025	Jul 2024	YTD
<b>101.7%</b>	<b>101.1%</b>	<b>101.4%</b>

**July 2025**

Penn-Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****41** **32.3%**from Jun 2025:  
**31** **-4.7%**from Jul 2024:  
**43**

YTD	2025	2024	+/-
	<b>211</b>	<b>274</b>	-23.0%

5-year Jul average: **34****New Pendings****31** **-11.4%**from Jun 2025:  
**35** **-18.4%**from Jul 2024:  
**38**

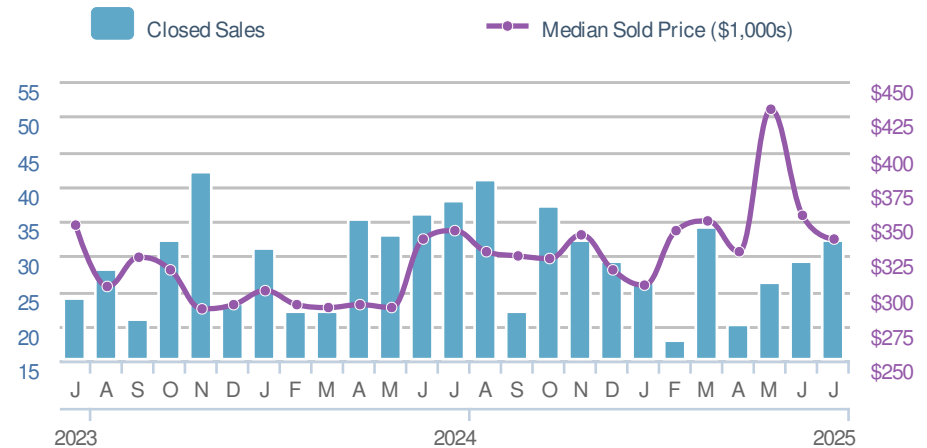
YTD	2025	2024	+/-
	<b>198</b>	<b>245</b>	-19.2%

5-year Jul average: **33****Closed Sales****32** **10.3%**from Jun 2025:  
**29** **-15.8%**from Jul 2024:  
**38**

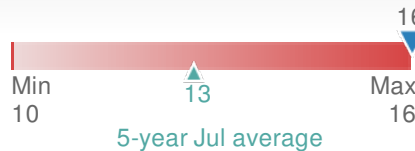
YTD	2025	2024	+/-
	<b>188</b>	<b>227</b>	-17.2%

5-year Jul average: **37****Median Sold Price****\$337,500** **-4.7%**from Jun 2025:  
**\$354,000** **-1.7%**from Jul 2024:  
**\$343,500**

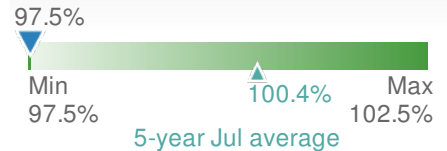
YTD	2025	2024	+/-
	<b>\$344,500</b>	<b>\$305,000</b>	13.0%

5-year Jul average: **\$326,700****Active Listings****35**

Jun 2025	Jul 2024
<b>20</b>	<b>37</b>

**Avg DOM****16**

Jun 2025	Jul 2024	YTD
<b>14</b>	<b>11</b>	<b>22</b>

**Avg Sold to OLP Ratio****97.5%**

Jun 2025	Jul 2024	YTD
<b>101.2%</b>	<b>102.5%</b>	<b>98.4%</b>

**July 2025****Penn-Delco (Delaware, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****21** **-4.5%**from Jun 2025:  
**22** **23.5%**from Jul 2024:  
**17**

YTD	2025	2024	+/-
	<b>133</b>	<b>156</b>	-14.7%

5-year Jul average: **18****New Pendings****23** **4.5%**from Jun 2025:  
**22** **15.0%**from Jul 2024:  
**20**

YTD	2025	2024	+/-
	<b>130</b>	<b>136</b>	-4.4%

5-year Jul average: **20****Closed Sales****21** **16.7%**from Jun 2025:  
**18** **-27.6%**from Jul 2024:  
**29**

YTD	2025	2024	+/-
	<b>119</b>	<b>125</b>	-4.8%

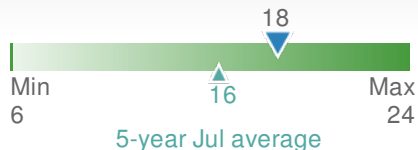
5-year Jul average: **27****Median  
Sold Price****\$391,000** **-0.5%**from Jun 2025:  
**\$393,000** **11.7%**from Jul 2024:  
**\$350,000**

YTD	2025	2024	+/-
	<b>\$385,000</b>	<b>\$351,250</b>	9.6%

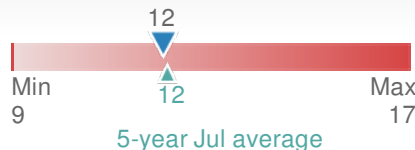
5-year Jul average: **\$349,200****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for July was \$391,000, representing a decrease of 0.5% compared to last month and an increase of 11.7% from Jul 2024. The average days on market for units sold in July was 12 days, 2% below the 5-year July average of 12 days. There was a 4.5% month over month increase in new contract activity with 23 New Pendings; an 8.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 25; and a 20% increase in supply to 18 active units.

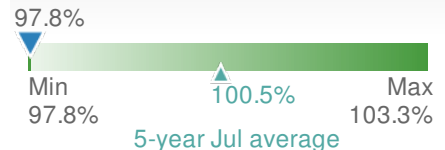
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, down from 1.53 in June and an increase from 1.04 in July 2024. The Contract Ratio is 34% lower than the 5-year July average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****18**

Jun 2025	Jul 2024
<b>15</b>	<b>24</b>

**Avg DOM****12**

Jun 2025	Jul 2024	YTD
<b>10</b>	<b>9</b>	<b>22</b>

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

Jun 2025	Jul 2024	YTD
<b>101.6%</b>	<b>103.3%</b>	<b>98.8%</b>



**July 2025**

Penn-Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****20**

**122.2%**  
 from Jun 2025: **9**

**-23.1%**  
 from Jul 2024: **26**

YTD	2025	2024	+/-
	<b>78</b>	<b>118</b>	-33.9%

5-year Jul average: **15****New Pendings****8**

**-38.5%**  
 from Jun 2025: **13**

**-55.6%**  
 from Jul 2024: **18**

YTD	2025	2024	+/-
	<b>68</b>	<b>109</b>	-37.6%

5-year Jul average: **13****Closed Sales****11**

**0.0%**  
 from Jun 2025: **11**

**22.2%**  
 from Jul 2024: **9**

YTD	2025	2024	+/-
	<b>69</b>	<b>102</b>	-32.4%

5-year Jul average: **11****Median Sold Price****\$200,000**

**-18.4%**  
 from Jun 2025: **\$245,000**

**-13.0%**  
 from Jul 2024: **\$230,000**

YTD	2025	2024	+/-
	<b>\$249,900</b>	<b>\$260,000</b>	-3.9%

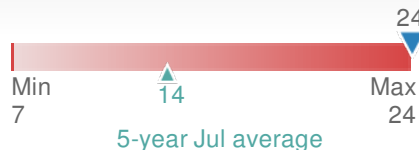
5-year Jul average: **\$208,200****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for July was \$200,000, representing a decrease of 18.4% compared to last month and a decrease of 13% from Jul 2024. The average days on market for units sold in July was 24 days, 74% above the 5-year July average of 14 days. There was a 38.5% month over month decrease in new contract activity with 8 New Pendings; a 17.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 14; and a 240% increase in supply to 17 active units.

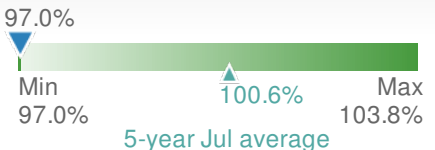
This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 3.40 in June and a decrease from 2.00 in July 2024. The Contract Ratio is 72% lower than the 5-year July average of 2.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****17**

Jun 2025	Jul 2024
<b>5</b>	<b>13</b>

**Avg DOM****24**

Jun 2025	Jul 2024	YTD
<b>21</b>	<b>17</b>	<b>23</b>

**Avg Sold to OLP Ratio****97.0%**

Jun 2025	Jul 2024	YTD
<b>100.6%</b>	<b>99.9%</b>	<b>97.9%</b>

**July 2025**

Radnor Township (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****18**

↓ **-41.9%**    ↓ **-35.7%**  
from Jun 2025: **31**    from Jul 2024: **28**

YTD	2025	2024	+/-
	<b>219</b>	<b>234</b>	-6.4%

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

↓ **-51.4%**    ↓ **-37.9%**  
from Jun 2025: **37**    from Jul 2024: **29**

YTD	2025	2024	+/-
	<b>179</b>	<b>192</b>	-6.8%

5-year Jul average: **26****Closed Sales****37**

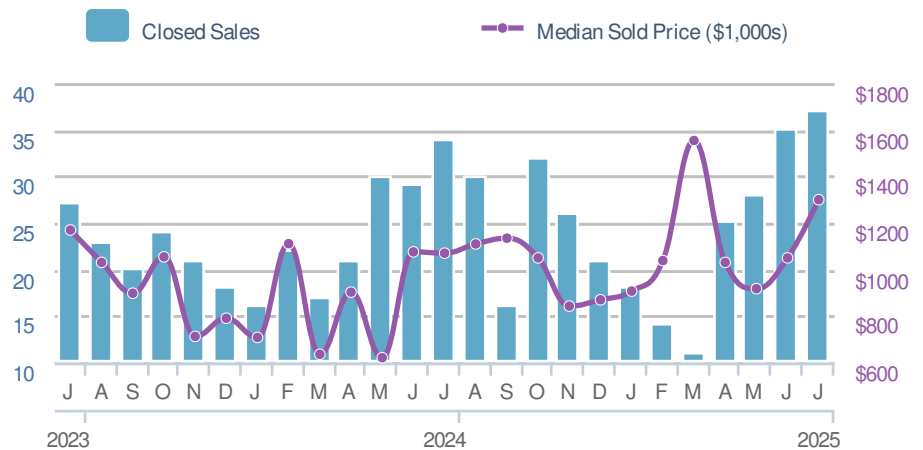
↑ **5.7%**    ↑ **8.8%**  
from Jun 2025: **35**    from Jul 2024: **34**

YTD	2025	2024	+/-
	<b>170</b>	<b>169</b>	0.6%

5-year Jul average: **36****Median Sold Price****\$1,300,000**

↑ **23.8%**    ↑ **21.5%**  
from Jun 2025: **\$1,050,000**    from Jul 2024: **\$1,070,000**

YTD	2025	2024	+/-
	<b>\$1,150,000</b>	<b>\$866,000</b>	32.8%

5-year Jul average: **\$998,950****Active Listings****34**

34  
Min 31    43    Max 62  
5-year Jul average

Jun 2025	Jul 2024
<b>30</b>	<b>47</b>

**Avg DOM****14**

14  
Min 9    14    Max 23  
5-year Jul average

Jun 2025	Jul 2024	YTD
<b>30</b>	<b>15</b>	<b>28</b>

**Avg Sold to OLP Ratio****104.3%**

104.3%  
Min 101.2%    103.6%    Max 107.6%  
5-year Jul average

Jun 2025	Jul 2024	YTD
<b>104.5%</b>	<b>103.4%</b>	<b>102.1%</b>

**July 2025**

## Radnor Township (Delaware, PA) - Detached

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

 **-35.0%**     **-38.1%**  
 from Jun 2025: **20**    from Jul 2024: **21**



YTD	2025	2024	+/-
	<b>153</b>	<b>163</b>	-6.1%

5-year Jul average: **18****New Pendings****14**

 **-46.2%**     **-30.0%**  
 from Jun 2025: **26**    from Jul 2024: **20**



YTD	2025	2024	+/-
	<b>125</b>	<b>128</b>	-2.3%

5-year Jul average: **17****Closed Sales****23**

 **0.0%**     **-8.0%**  
 from Jun 2025: **23**    from Jul 2024: **25**

YTD	2025	2024	+/-
	<b>115</b>	<b>109</b>	5.5%

5-year Jul average: **24****Median Sold Price****\$1,700,000**

 **17.2%**     **41.7%**  
 from Jun 2025: **\$1,450,000**    from Jul 2024: **\$1,200,000**

YTD	2025	2024	+/-
	<b>\$1,500,000</b>	<b>\$1,225,000</b>	22.4%

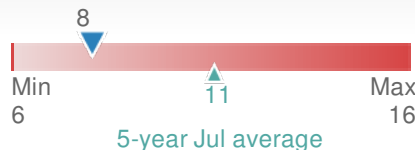
5-year Jul average: **\$1,235,300****Summary**

In Radnor Township (Delaware, PA), the median sold price for Detached properties for July was \$1,700,000, representing an increase of 17.2% compared to last month and an increase of 41.7% from Jul 2024. The average days on market for units sold in July was 8 days, 29% below the 5-year July average of 11 days. There was a 46.2% month over month decrease in new contract activity with 14 New Pendings; a 24.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 34; and an 8.7% increase in supply to 25 active units.

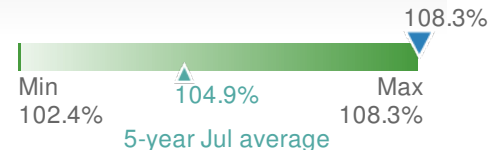
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, down from 1.96 in June and an increase from 1.05 in July 2024. The Contract Ratio is 6% higher than the 5-year July average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****25**

Jun 2025	Jul 2024
<b>23</b>	<b>38</b>

**Avg DOM****8**

Jun 2025	Jul 2024	YTD
<b>35</b>	<b>14</b>	<b>26</b>

**Avg Sold to OLP Ratio****108.3%**

Jun 2025	Jul 2024	YTD
<b>107.9%</b>	<b>104.6%</b>	<b>104.1%</b>

**July 2025**

## Radnor Township (Delaware, PA) - Attached

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

 **-54.5%**  
 from Jun 2025: **11**

 **-28.6%**  
 from Jul 2024: **7**

YTD	2025	2024	+/-
	<b>66</b>	<b>71</b>	-7.0%


5-year Jul average: **9****New Pendings****4**


 **-63.6%**  
 from Jun 2025: **11**

 **-55.6%**  
 from Jul 2024: **9**

YTD	2025	2024	+/-
	<b>54</b>	<b>64</b>	-15.6%


5-year Jul average: **8****Closed Sales****14**


 **16.7%**  
 from Jun 2025: **12**

 **55.6%**  
 from Jul 2024: **9**

YTD	2025	2024	+/-
	<b>55</b>	<b>60</b>	-8.3%

5-year Jul average: **12****Median Sold Price****\$513,614**

 **22.1%**  
 from Jun 2025: **\$420,500**

 **74.1%**  
 from Jul 2024: **\$295,000**

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

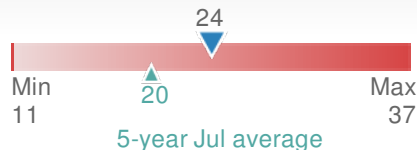
5-year Jul average: **\$317,173****Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached properties for July was \$513,614, representing an increase of 22.1% compared to last month and an increase of 74.1% from Jul 2024. The average days on market for units sold in July was 24 days, 18% above the 5-year July average of 20 days. There was a 63.6% month over month decrease in new contract activity with 4 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 5; and a 28.6% increase in supply to 9 active units.

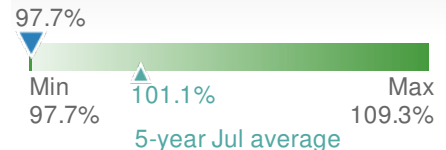
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 2.14 in June and a decrease from 1.22 in July 2024. The Contract Ratio is 62% lower than the 5-year July average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Jun 2025	Jul 2024
<b>7</b>	<b>9</b>

**Avg DOM****24**

Jun 2025	Jul 2024	YTD
<b>22</b>	<b>16</b>	<b>32</b>

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

Jun 2025	Jul 2024	YTD
<b>98.1%</b>	<b>100.3%</b>	<b>97.6%</b>

**July 2025**

Ridley (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****53****↑35.9%**from Jun 2025:  
**39****↑51.4%**from Jul 2024:  
**35**

YTD	2025	2024	+/-
	<b>316</b>	<b>248</b>	27.4%

5-year Jul average: **47****New Pendings****39****↔0.0%**from Jun 2025:  
**39****↑11.4%**from Jul 2024:  
**35**

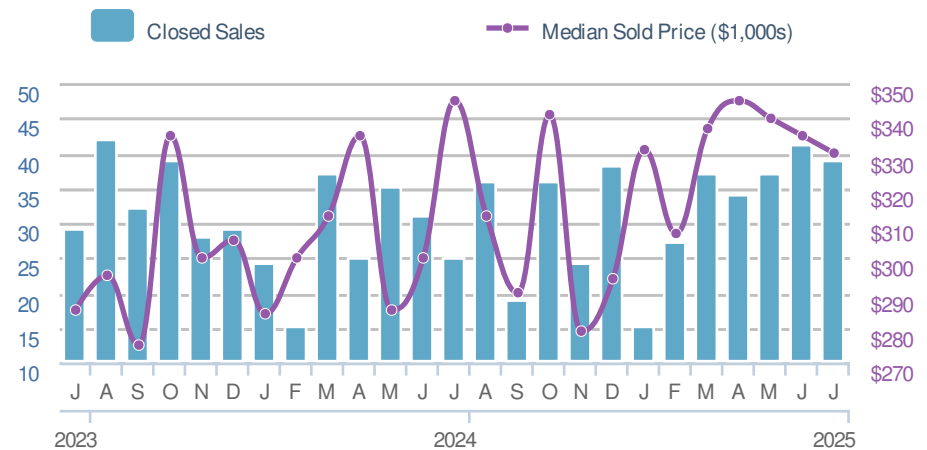
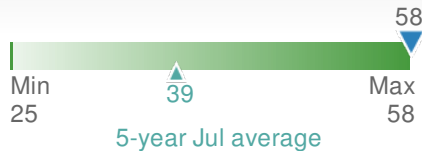
YTD	2025	2024	+/-
	<b>261</b>	<b>214</b>	22.0%

5-year Jul average: **45****Closed Sales****39****↓-4.9%**from Jun 2025:  
**41****↑56.0%**from Jul 2024:  
**25**

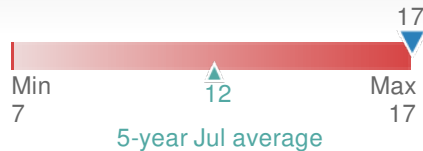
YTD	2025	2024	+/-
	<b>231</b>	<b>197</b>	17.3%

5-year Jul average: **41****Median Sold Price****\$330,000****↓-1.5%**from Jun 2025:  
**\$335,000****↓-4.3%**from Jul 2024:  
**\$345,000**

YTD	2025	2024	+/-
	<b>\$330,000</b>	<b>\$310,000</b>	6.5%

5-year Jul average: **\$298,000****Active Listings****58**

Jun 2025	Jul 2024
<b>43</b>	<b>30</b>

**Avg DOM****17**

Jun 2025	Jul 2024	YTD
<b>21</b>	<b>10</b>	<b>22</b>

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

Jun 2025	Jul 2024	YTD
<b>100.6%</b>	<b>103.0%</b>	<b>99.9%</b>

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

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****34** **54.5%**from Jun 2025:  
**22** **78.9%**from Jul 2024:  
**19**

YTD	2025	2024	+/-
	<b>201</b>	<b>155</b>	29.7%

5-year Jul average: **28****New Pendings****24** **-4.0%**from Jun 2025:  
**25** **9.1%**from Jul 2024:  
**22**

YTD	2025	2024	+/-
	<b>162</b>	<b>138</b>	17.4%

5-year Jul average: **27****Closed Sales****25** **-13.8%**from Jun 2025:  
**29** **47.1%**from Jul 2024:  
**17**

YTD	2025	2024	+/-
	<b>147</b>	<b>129</b>	14.0%

5-year Jul average: **25****Median  
Sold Price****\$370,000** **-5.1%**from Jun 2025:  
**\$390,000** **1.4%**from Jul 2024:  
**\$365,000**

YTD	2025	2024	+/-
	<b>\$375,000</b>	<b>\$360,000</b>	4.2%

5-year Jul average: **\$328,400****Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for July was \$370,000, representing a decrease of 5.1% compared to last month and an increase of 1.4% from Jul 2024. The average days on market for units sold in July was 19 days, 44% above the 5-year July average of 13 days. There was a 4% month over month decrease in new contract activity with 24 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 31; and a 37.5% increase in supply to 33 active units.

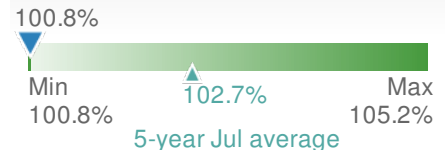
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.29 in June and a decrease from 1.50 in July 2024. The Contract Ratio is 48% lower than the 5-year July average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****33**

Jun 2025	Jul 2024
<b>24</b>	<b>18</b>

**Avg DOM****19**

Jun 2025	Jul 2024	YTD
<b>13</b>	<b>12</b>	<b>18</b>

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



Jun 2025	Jul 2024	YTD
<b>101.8%</b>	<b>102.5%</b>	<b>101.1%</b>

**July 2025****Ridley (Delaware, PA) - Attached****Tri-County Suburban REALTORS**



Email: ldavis@tcsr.realtor

**New Listings****19**
 **18.8%**  
from Jun 2025:  
**16**
 **18.8%**  
from Jul 2024:  
**16**



YTD	2025	2024	+/-
	<b>114</b>	<b>93</b>	22.6%

5-year Jul average: **19****New Pendings****15**
 **15.4%**  
from Jun 2025:  
**13**
 **15.4%**  
from Jul 2024:  
**13**

YTD	2025	2024	+/-
	<b>98</b>	<b>76</b>	28.9%

5-year Jul average: **18****Closed Sales****13**
 **8.3%**  
from Jun 2025:  
**12**
 **62.5%**  
from Jul 2024:  
**8**

YTD	2025	2024	+/-
	<b>83</b>	<b>68</b>	22.1%

5-year Jul average: **16****Median  
Sold Price****\$245,000**
 **-9.3%**  
from Jun 2025:  
**\$270,000**
 **-4.5%**  
from Jul 2024:  
**\$256,600**

YTD	2025	2024	+/-
	<b>\$280,000</b>	<b>\$256,600</b>	9.1%

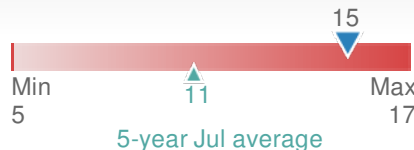
5-year Jul average: **\$240,120****Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for July was \$245,000, representing a decrease of 9.3% compared to last month and a decrease of 4.5% from Jul 2024. The average days on market for units sold in July was 15 days, 42% above the 5-year July average of 11 days. There was a 15.4% month over month increase in new contract activity with 15 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from June) to 18; and a 31.6% increase in supply to 25 active units.

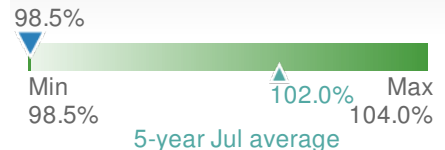
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 0.89 in June and a decrease from 1.42 in July 2024. The Contract Ratio is 61% lower than the 5-year July average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****25**

Jun 2025	Jul 2024
<b>19</b>	<b>12</b>

**Avg DOM****15**

Jun 2025	Jul 2024	YTD
<b>40</b>	<b>5</b>	<b>29</b>

**Avg Sold to  
OLP Ratio****98.5%**

Jun 2025	Jul 2024	YTD
<b>97.6%</b>	<b>104.0%</b>	<b>97.9%</b>

**July 2025**

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****47** **20.5%**from Jun 2025:  
**39** **-4.1%**from Jul 2024:  
**49**

YTD	2025	2024	+/-
	<b>296</b>	<b>356</b>	-16.9%

5-year Jul average: **50****New Pendings****35** **-5.4%**from Jun 2025:  
**37** **-7.9%**from Jul 2024:  
**38**

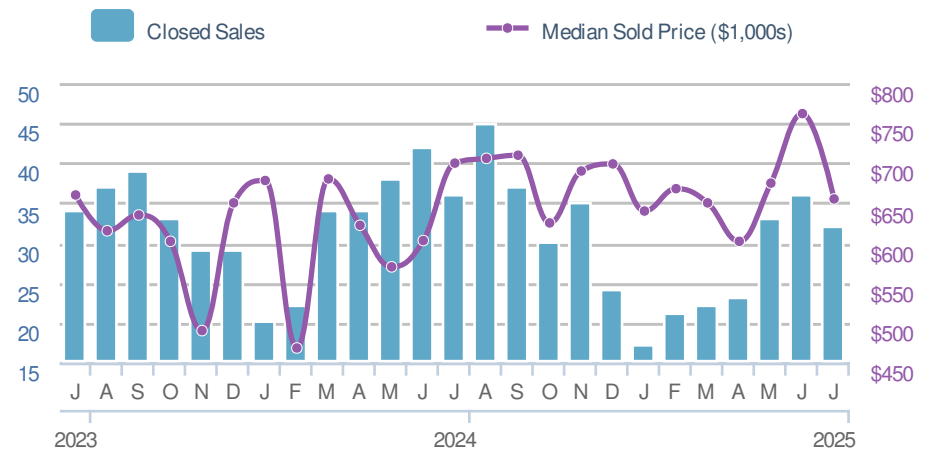
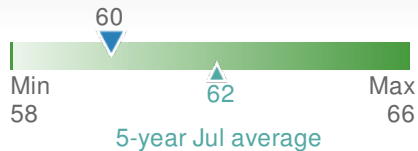
YTD	2025	2024	+/-
	<b>220</b>	<b>267</b>	-17.6%

5-year Jul average: **44****Closed Sales****32** **-11.1%**from Jun 2025:  
**36** **-11.1%**from Jul 2024:  
**36**

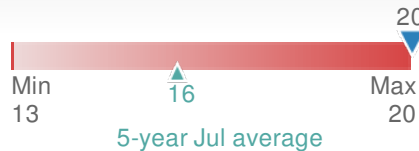
YTD	2025	2024	+/-
	<b>190</b>	<b>248</b>	-23.4%

5-year Jul average: **38****Median Sold Price****\$655,825** **-14.0%**from Jun 2025:  
**\$762,500** **-6.3%**from Jul 2024:  
**\$700,000**

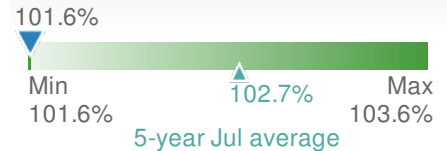
YTD	2025	2024	+/-
	<b>\$684,500</b>	<b>\$620,500</b>	10.3%

5-year Jul average: **\$659,165****Active Listings****60**

Jun 2025	Jul 2024
<b>55</b>	<b>66</b>

**Avg DOM****20**

Jun 2025	Jul 2024	YTD
<b>11</b>	<b>13</b>	<b>21</b>

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

Jun 2025	Jul 2024	YTD
<b>103.1%</b>	<b>102.9%</b>	<b>101.9%</b>



**July 2025**

Rose Tree Media (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****35** **25.0%**from Jun 2025:  
**28** **16.7%**from Jul 2024:  
**30**

YTD	2025	2024	+/-
	<b>215</b>	<b>216</b>	-0.5%

5-year Jul average: **32****New Pendings****28** **7.7%**from Jun 2025:  
**26** **40.0%**from Jul 2024:  
**20**

YTD	2025	2024	+/-
	<b>157</b>	<b>145</b>	8.3%

5-year Jul average: **26****Closed Sales****24** **4.3%**from Jun 2025:  
**23** **14.3%**from Jul 2024:  
**21**

YTD	2025	2024	+/-
	<b>128</b>	<b>127</b>	0.8%

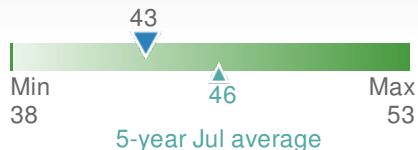
5-year Jul average: **24****Median Sold Price****\$706,800** **-20.6%**from Jun 2025:  
**\$890,000** **8.7%**from Jul 2024:  
**\$650,000**

YTD	2025	2024	+/-
	<b>\$725,200</b>	<b>\$650,000</b>	11.6%

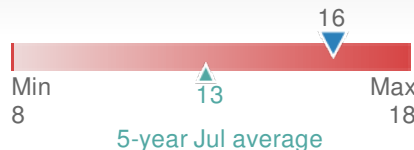
5-year Jul average: **\$705,960****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for July was \$706,800, representing a decrease of 20.6% compared to last month and an increase of 8.7% from Jul 2024. The average days on market for units sold in July was 16 days, 23% above the 5-year July average of 13 days. There was a 7.7% month over month increase in new contract activity with 28 New Pendings; a 2.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 47; and a 2.4% increase in supply to 43 active units.

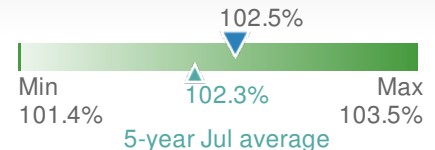
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.14 in June and an increase from 0.80 in July 2024. The Contract Ratio is 1% higher than the 5-year July average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****43**

Jun 2025	Jul 2024
<b>42</b>	<b>50</b>

**Avg DOM****16**

Jun 2025	Jul 2024	YTD
<b>6</b>	<b>18</b>	<b>20</b>

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

Jun 2025	Jul 2024	YTD
<b>105.3%</b>	<b>103.5%</b>	<b>103.3%</b>

**July 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****12** **9.1%**from Jun 2025:  
**11** **-36.8%**from Jul 2024:  
**19**

YTD	2025	2024	+/-
	<b>81</b>	<b>140</b>	-42.1%

5-year Jul average: **18****New Pendings****7** **-36.4%**from Jun 2025:  
**11** **-61.1%**from Jul 2024:  
**18**

YTD	2025	2024	+/-
	<b>63</b>	<b>122</b>	-48.4%

5-year Jul average: **18****Closed Sales****8** **-38.5%**from Jun 2025:  
**13** **-46.7%**from Jul 2024:  
**15**

YTD	2025	2024	+/-
	<b>62</b>	<b>121</b>	-48.8%

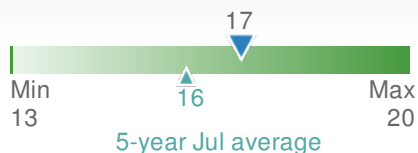
5-year Jul average: **14****Median  
Sold Price****\$442,000** **-37.3%**from Jun 2025:  
**\$705,000** **-40.3%**from Jul 2024:  
**\$740,000**

YTD	2025	2024	+/-
	<b>\$599,999</b>	<b>\$609,990</b>	-1.6%

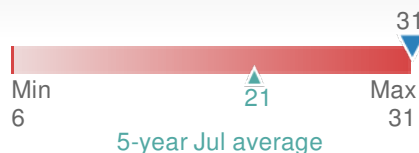
5-year Jul average: **\$576,167****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for July was \$442,000, representing a decrease of 37.3% compared to last month and a decrease of 40.3% from Jul 2024. The average days on market for units sold in July was 31 days, 45% above the 5-year July average of 21 days. There was a 36.4% month over month decrease in new contract activity with 7 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 13; and a 30.8% increase in supply to 17 active units.

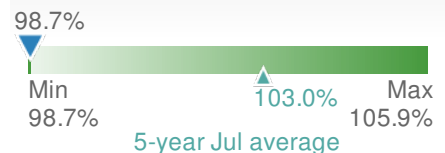
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 1.08 in June and a decrease from 3.50 in July 2024. The Contract Ratio is 79% lower than the 5-year July average of 3.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****17**

Jun 2025	Jul 2024
<b>13</b>	<b>16</b>

**Avg DOM****31**

Jun 2025	Jul 2024	YTD
<b>19</b>	<b>6</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****98.7%**

Jun 2025	Jul 2024	YTD
<b>99.3%</b>	<b>102.0%</b>	<b>99.0%</b>

**July 2025**

Southeast Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****43** **26.5%**from Jun 2025:  
**34** **53.6%**from Jul 2024:  
**28**

YTD	2025	2024	+/-
	<b>236</b>	<b>255</b>	-7.5%

5-year Jul average: **44****New Pendings****29** **-12.1%**from Jun 2025:  
**33** **11.5%**from Jul 2024:  
**26**

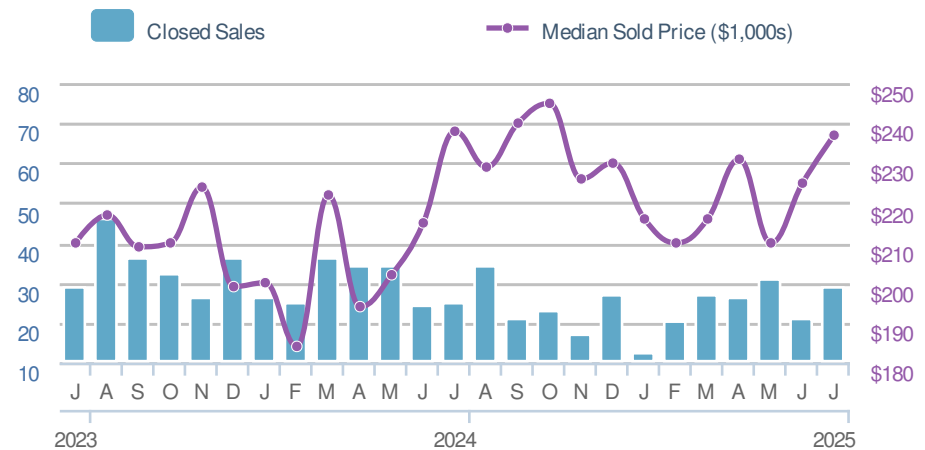
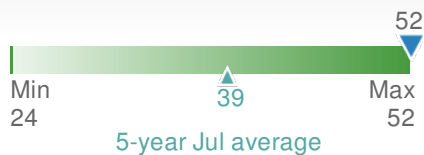
YTD	2025	2024	+/-
	<b>194</b>	<b>224</b>	-13.4%

5-year Jul average: **41****Closed Sales****29** **38.1%**from Jun 2025:  
**21** **16.0%**from Jul 2024:  
**25**

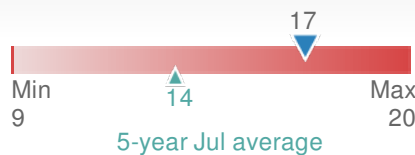
YTD	2025	2024	+/-
	<b>173</b>	<b>211</b>	-18.0%

5-year Jul average: **33****Median Sold Price****\$237,650** **5.6%**from Jun 2025:  
**\$225,000** **-0.5%**from Jul 2024:  
**\$238,900**

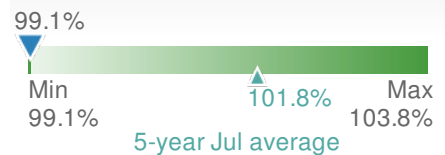
YTD	2025	2024	+/-
	<b>\$225,000</b>	<b>\$201,750</b>	11.5%

5-year Jul average: **\$210,310****Active Listings****52**

Jun 2025	Jul 2024
<b>35</b>	<b>37</b>

**Avg DOM****17**

Jun 2025	Jul 2024	YTD
<b>21</b>	<b>9</b>	<b>28</b>

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

Jun 2025	Jul 2024	YTD
<b>99.3%</b>	<b>102.1%</b>	<b>98.1%</b>

**July 2025**

## Southeast Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****5** **66.7%**

from Jun 2025:

**3** **66.7%**

from Jul 2024:

**3**

YTD	2025	2024	+/-
	<b>32</b>	<b>41</b>	-22.0%

5-year Jul average: **4****New Pendings****2** **-50.0%**

from Jun 2025:

**4** **-33.3%**

from Jul 2024:

**3**

YTD	2025	2024	+/-
	<b>23</b>	<b>26</b>	-11.5%

5-year Jul average: **5****Closed Sales****2** **-50.0%**

from Jun 2025:

**4** **-33.3%**

from Jul 2024:

**3**

YTD	2025	2024	+/-
	<b>20</b>	<b>21</b>	-4.8%

5-year Jul average: **3****Median Sold Price****\$192,500** **-20.9%**

from Jun 2025:

**\$243,500** **-38.9%**

from Jul 2024:

**\$315,000**

YTD	2025	2024	+/-
	<b>\$272,000</b>	<b>\$270,000</b>	0.7%

5-year Jul average: **\$240,800****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for July was \$192,500, representing a decrease of 20.9% compared to last month and a decrease of 38.9% from Jul 2024. The average days on market for units sold in July was 48 days, 120% above the 5-year July average of 22 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 5; and a 140% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 1.20 in June and a decrease from 0.50 in July 2024. The Contract Ratio is 83% lower than the 5-year July 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**

Jun 2025	Jul 2024
<b>5</b>	<b>10</b>

**Avg DOM****48**

Jun 2025	Jul 2024	YTD
<b>11</b>	<b>6</b>	<b>48</b>

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

Jun 2025	Jul 2024	YTD
<b>105.4%</b>	<b>104.2%</b>	<b>96.3%</b>

**July 2025**

## Southeast Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****38** **22.6%**from Jun 2025:  
**31** **52.0%**from Jul 2024:  
**25**

YTD	2025	2024	+/-
	<b>204</b>	<b>214</b>	-4.7%

5-year Jul average: **40****New Pendings****27** **-6.9%**from Jun 2025:  
**29** **17.4%**from Jul 2024:  
**23**

YTD	2025	2024	+/-
	<b>171</b>	<b>198</b>	-13.6%

5-year Jul average: **36****Closed Sales****27** **58.8%**from Jun 2025:  
**17** **22.7%**from Jul 2024:  
**22**

YTD	2025	2024	+/-
	<b>153</b>	<b>190</b>	-19.5%

5-year Jul average: **30****Median Sold Price****\$240,000** **7.6%**from Jun 2025:  
**\$223,000** **2.1%**from Jul 2024:  
**\$235,000**

YTD	2025	2024	+/-
	<b>\$223,000</b>	<b>\$200,000</b>	11.5%

5-year Jul average: **\$208,605****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for July was \$240,000, representing an increase of 7.6% compared to last month and an increase of 2.1% from Jul 2024. The average days on market for units sold in July was 14 days, 11% above the 5-year July average of 13 days. There was a 6.9% month over month decrease in new contract activity with 27 New Pendings; a 12.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 34; and a 33.3% increase in supply to 40 active units.

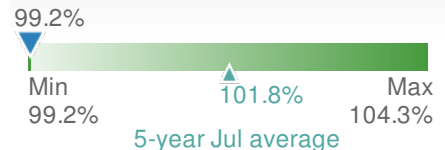
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.30 in June and a decrease from 1.41 in July 2024. The Contract Ratio is 52% lower than the 5-year July average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****40**

Jun 2025	Jul 2024
<b>30</b>	<b>27</b>

**Avg DOM****14**

Jun 2025	Jul 2024	YTD
<b>23</b>	<b>9</b>	<b>26</b>

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

Jun 2025	Jul 2024	YTD
<b>97.8%</b>	<b>101.8%</b>	<b>98.3%</b>

**July 2025**

Springfield (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****24****↓ -4.0%**from Jun 2025:  
**25****↓ -4.0%**from Jul 2024:  
**25**

YTD	2025	2024	+/-
	<b>162</b>	<b>164</b>	-1.2%

5-year Jul average: **26****New Pendings****19****↓ -32.1%**from Jun 2025:  
**28****↓ -9.5%**from Jul 2024:  
**21**

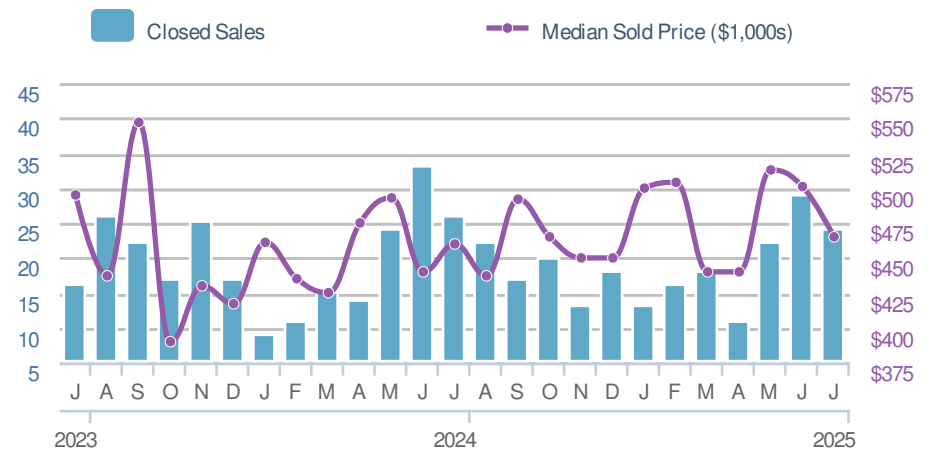
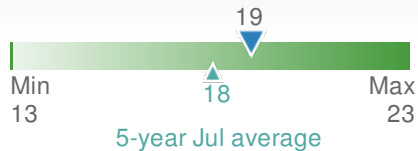
YTD	2025	2024	+/-
	<b>147</b>	<b>149</b>	-1.3%

5-year Jul average: **23****Closed Sales****24****↓ -17.2%**from Jun 2025:  
**29****↓ -7.7%**from Jul 2024:  
**26**

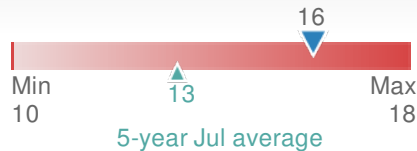
YTD	2025	2024	+/-
	<b>135</b>	<b>134</b>	0.7%

5-year Jul average: **26****Median Sold Price****\$465,000****↓ -7.2%**from Jun 2025:  
**\$501,000****↑ 1.1%**from Jul 2024:  
**\$460,000**

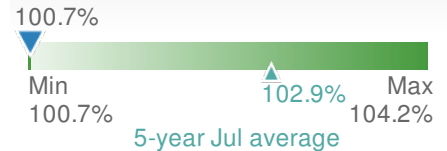
YTD	2025	2024	+/-
	<b>\$479,900</b>	<b>\$458,000</b>	4.8%

5-year Jul average: **\$444,000****Active Listings****19**

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

**Avg DOM****16**

Jun 2025	Jul 2024	YTD
<b>11</b>	<b>13</b>	<b>17</b>

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

Jun 2025	Jul 2024	YTD
<b>102.8%</b>	<b>102.5%</b>	<b>101.2%</b>

**July 2025**

## Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****22**

↔ 0.0%

from Jun 2025:  
**22**

↑ 4.8%

from Jul 2024:  
**21**

YTD	2025	2024	+/-
	<b>135</b>	<b>142</b>	-4.9%

5-year Jul average: **23****New Pendings****16**

↓ -40.7%

from Jun 2025:  
**27**

↓ -11.1%

from Jul 2024:  
**18**

YTD	2025	2024	+/-
	<b>121</b>	<b>127</b>	-4.7%

5-year Jul average: **21****Closed Sales****24**

↑ 20.0%

from Jun 2025:  
**20**

↑ 4.3%

from Jul 2024:  
**23**

YTD	2025	2024	+/-
	<b>112</b>	<b>114</b>	-1.8%

5-year Jul average: **23****Median Sold Price****\$465,000**

↓ -11.0%

from Jun 2025:  
**\$522,500**

↓ -3.1%

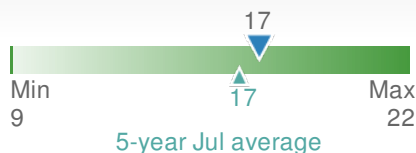
from Jul 2024:  
**\$480,000**

YTD	2025	2024	+/-
	<b>\$507,500</b>	<b>\$475,000</b>	6.8%

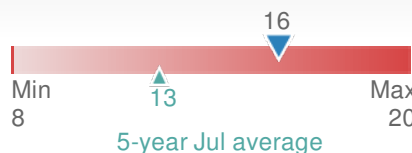
5-year Jul average: **\$454,900****Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for July was \$465,000, representing a decrease of 11% compared to last month and a decrease of 3.1% from Jul 2024. The average days on market for units sold in July was 16 days, 27% above the 5-year July average of 13 days. There was a 40.7% month over month decrease in new contract activity with 16 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 24; and a 54.5% increase in supply to 17 active units.

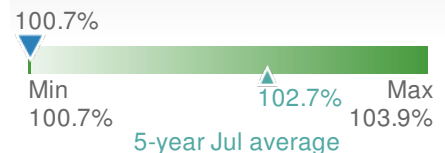
This activity resulted in a Contract Ratio of 1.41 pendings per active listing, down from 2.91 in June and a decrease from 1.85 in July 2024. The Contract Ratio is 24% lower than the 5-year July average of 1.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****17**

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

**Avg DOM****16**

Jun 2025	Jul 2024	YTD
<b>10</b>	<b>10</b>	<b>18</b>

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

Jun 2025	Jul 2024	YTD
<b>103.6%</b>	<b>101.7%</b>	<b>101.3%</b>

**July 2025**

## Springfield (Delaware, PA) - Attached

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

↓ -33.3%    ↓ -50.0%

from Jun 2025: 3    from Jul 2024: 4

YTD	2025	2024	+/-
	27	22	22.7%

5-year Jul average: 3

**New Pendings****3**

↑ 200.0%    ↔ 0.0%

from Jun 2025: 1    from Jul 2024: 3

YTD	2025	2024	+/-
	26	22	18.2%

5-year Jul average: 2

**Closed Sales****0**

↓ -100.0%    ↓ -100.0%

from Jun 2025: 9    from Jul 2024: 3

YTD	2025	2024	+/-
	23	20	15.0%

5-year Jul average: 3

**Median Sold Price****\$0**

↓ -100.0%    ↓ -100.0%

from Jun 2025: \$420,000    from Jul 2024: \$295,000

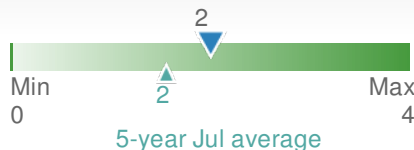
YTD	2025	2024	+/-
	\$410,000	\$372,500	10.1%

5-year Jul average: \$232,100

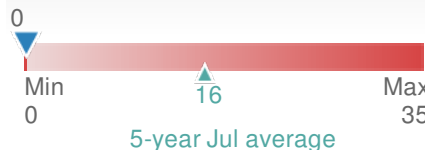
**Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for July was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jul 2024. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 16 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from June) to 4; and a 33.3% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.67 in June and a decrease from 3.00 in July 2024. The Contract Ratio is 7% lower than the 5-year July 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****2**

Jun 2025	Jul 2024
3	1

**Avg DOM****0**

Jun 2025	Jul 2024	YTD
13	35	12

**Avg Sold to OLP Ratio****0.0%**

Jun 2025	Jul 2024	YTD
101.2%	108.7%	100.6%



**July 2025**

Unionville-Chadds Ford (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****10**

↔ 0.0%

from Jun 2025:  
**10**

↑ 100.0%

from Jul 2024:  
**5**

YTD	2025	2024	+/-
	<b>63</b>	<b>41</b>	53.7%

5-year Jul average: **8****New Pendings****7**

↑ 75.0%

from Jun 2025:  
**4**

↑ 16.7%

from Jul 2024:  
**6**

YTD	2025	2024	+/-
	<b>38</b>	<b>32</b>	18.8%

5-year Jul average: **7****Closed Sales****6**

↑ 20.0%

from Jun 2025:  
**5**

↔ 0.0%

from Jul 2024:  
**6**

YTD	2025	2024	+/-
	<b>33</b>	<b>31</b>	6.5%

5-year Jul average: **7****Median Sold Price****\$952,500**

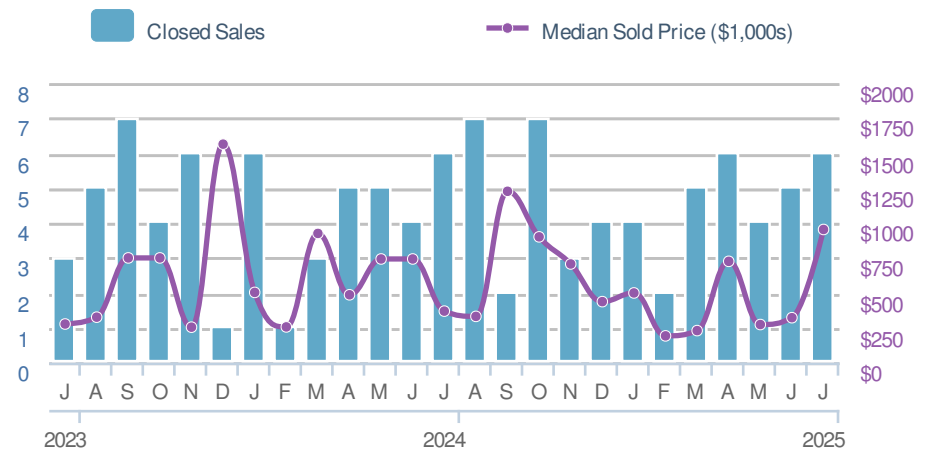
↑ 197.7%

from Jun 2025:  
**\$320,000**

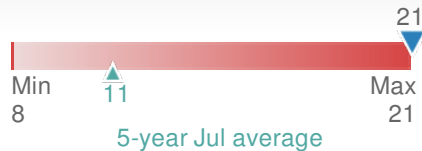
↑ 158.5%

from Jul 2024:  
**\$368,500**

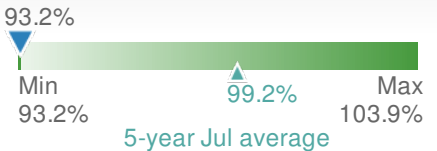
YTD	2025	2024	+/-
	<b>\$320,000</b>	<b>\$580,000</b>	-44.8%

5-year Jul average: **\$504,590****Active Listings****19**

Jun 2025	Jul 2024
<b>17</b>	<b>7</b>

**Avg DOM****21**

Jun 2025	Jul 2024	YTD
<b>5</b>	<b>8</b>	<b>23</b>

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

Jun 2025	Jul 2024	YTD
<b>100.7%</b>	<b>97.6%</b>	<b>98.7%</b>

**July 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****3** **-40.0%**from Jun 2025:  
**5** **0.0%**from Jul 2024:  
**3**

YTD	2025	2024	+/-
	<b>34</b>	<b>26</b>	30.8%

5-year Jul average: **4****New Pendings****2** **-33.3%**from Jun 2025:  
**3** **100.0%**from Jul 2024:  
**1**

YTD	2025	2024	+/-
	<b>16</b>	<b>18</b>	-11.1%

5-year Jul average: **3****Closed Sales****5** **150.0%**from Jun 2025:  
**2** **150.0%**from Jul 2024:  
**2**

YTD	2025	2024	+/-
	<b>14</b>	<b>18</b>	-22.2%

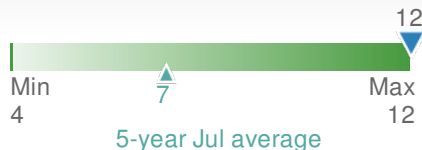
5-year Jul average: **4****Median  
Sold Price****\$975,000** **15.7%**from Jun 2025:  
**\$842,500** **29.5%**from Jul 2024:  
**\$753,000**

YTD	2025	2024	+/-
	<b>\$850,000</b>	<b>\$902,500</b>	-5.8%

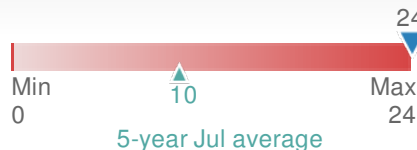
5-year Jul average: **\$555,600****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for July was \$975,000, representing an increase of 15.7% compared to last month and an increase of 29.5% from Jul 2024. The average days on market for units sold in July was 24 days, 131% above the 5-year July average of 10 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 4; and a 9.1% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.73 in June and a decrease from 0.50 in July 2024. The Contract Ratio is 67% lower than the 5-year July average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****12**

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

**Avg DOM****24**

Jun 2025	Jul 2024	YTD
<b>7</b>	<b>6</b>	<b>32</b>


**Avg Sold to  
OLP Ratio****92.3%**

Jun 2025	Jul 2024	YTD
<b>98.3%</b>	<b>99.0%</b>	<b>95.5%</b>


**July 2025**


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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7**
 **40.0%**  
from Jun 2025:  
5

 **250.0%**  
from Jul 2024:  
2


YTD	2025	2024	+/-
	<b>29</b>	15	93.3%

5-year Jul average: **4****New Pendings****5**
 **400.0%**  
from Jun 2025:  
1


 **0.0%**  
from Jul 2024:  
5


YTD	2025	2024	+/-
	<b>22</b>	14	57.1%

5-year Jul average: **4****Closed Sales****1**
 **-66.7%**  
from Jun 2025:  
3

 **-75.0%**  
from Jul 2024:  
4

YTD	2025	2024	+/-
	<b>19</b>	13	46.2%

5-year Jul average: **4****Median  
Sold Price****\$349,000**
 **9.1%**  
from Jun 2025:  
\$320,000

 **4.0%**  
from Jul 2024:  
\$335,500

YTD	2025	2024	+/-
	<b>\$225,000</b>	\$350,000	-35.7%

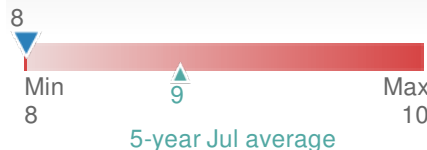
5-year Jul average: **\$277,290****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for July was \$349,000, representing an increase of 9.1% compared to last month and an increase of 4% from Jul 2024. The average days on market for units sold in July was 8 days, 9% below the 5-year July average of 9 days. There was a 400% month over month increase in new contract activity with 5 New Pendings; a 400% MoM increase in All Pendings (new contracts + contracts carried over from June) to 5; and a 16.7% increase in supply to 7 active units.

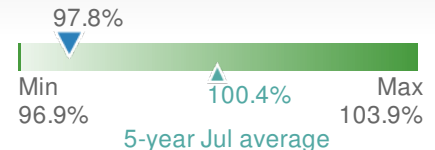
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.17 in June and a decrease from 4.00 in July 2024. The Contract Ratio is 73% lower than the 5-year July average of 2.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****7**

Jun 2025	Jul 2024
6	1

**Avg DOM****8**

Jun 2025	Jul 2024	YTD
4	9	17

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

Jun 2025	Jul 2024	YTD
102.3%	96.9%	101.1%

**July 2025**

Upper Darby (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****92****↓ -3.2%**from Jun 2025:  
**95****↓ -7.1%**from Jul 2024:  
**99**

YTD	2025	2024	+/-
	<b>642</b>	<b>661</b>	-2.9%

5-year Jul average: **116****New Pendings****99****↑ 10.0%**from Jun 2025:  
**90****↑ 8.8%**from Jul 2024:  
**91**

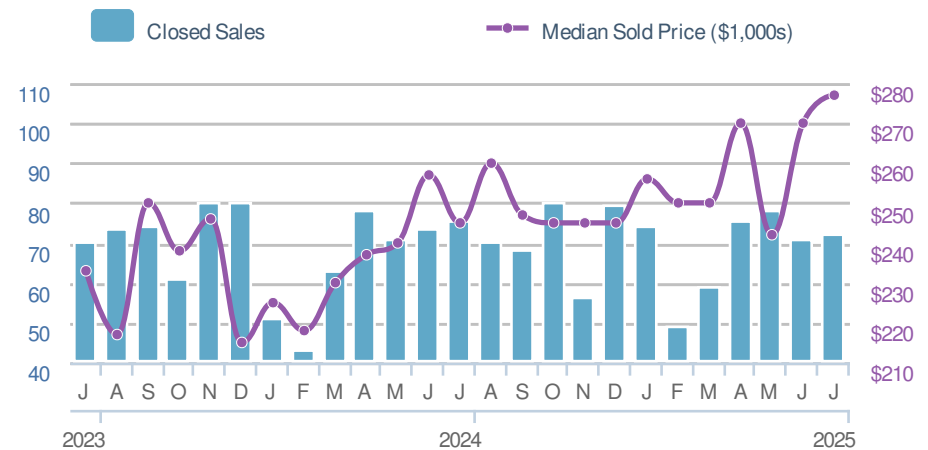
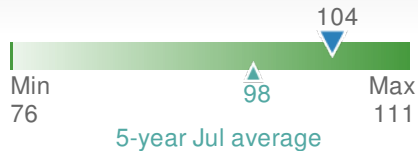
YTD	2025	2024	+/-
	<b>537</b>	<b>532</b>	0.9%

5-year Jul average: **106****Closed Sales****72****↑ 1.4%**from Jun 2025:  
**71****↓ -4.0%**from Jul 2024:  
**75**

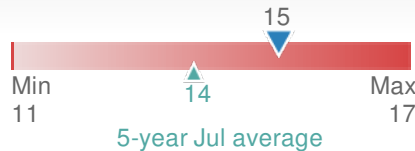
YTD	2025	2024	+/-
	<b>491</b>	<b>478</b>	2.7%

5-year Jul average: **91****Median Sold Price****\$277,500****↑ 2.8%**from Jun 2025:  
**\$270,000****↑ 13.3%**from Jul 2024:  
**\$245,000**

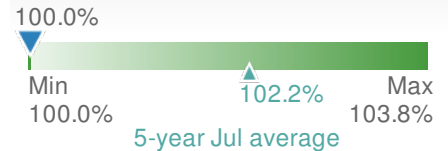
YTD	2025	2024	+/-
	<b>\$259,900</b>	<b>\$236,000</b>	10.1%

5-year Jul average: **\$234,040****Active Listings****104**

Jun 2025	Jul 2024
<b>109</b>	<b>111</b>

**Avg DOM****15**

Jun 2025	Jul 2024	YTD
<b>21</b>	<b>17</b>	<b>26</b>

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

Jun 2025	Jul 2024	YTD
<b>99.0%</b>	<b>102.7%</b>	<b>98.4%</b>

**July 2025**

## Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****24** **-31.4%**from Jun 2025:  
**35** **4.3%**from Jul 2024:  
**23**

YTD	2025	2024	+/-
	<b>182</b>	<b>180</b>	1.1%

5-year Jul average: **33****New Pending****36** **0.0%**from Jun 2025:  
**36** **33.3%**from Jul 2024:  
**27**

YTD	2025	2024	+/-
	<b>164</b>	<b>150</b>	9.3%

5-year Jul average: **33****Closed Sales****31** **55.0%**from Jun 2025:  
**20** **82.4%**from Jul 2024:  
**17**

YTD	2025	2024	+/-
	<b>145</b>	<b>132</b>	9.8%

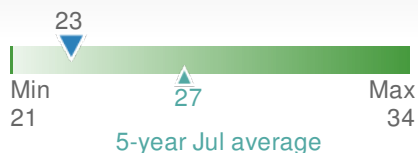
5-year Jul average: **27****Median Sold Price****\$360,397** **-19.5%**from Jun 2025:  
**\$447,500** **-6.6%**from Jul 2024:  
**\$386,000**

YTD	2025	2024	+/-
	<b>\$375,000</b>	<b>\$360,000</b>	4.2%

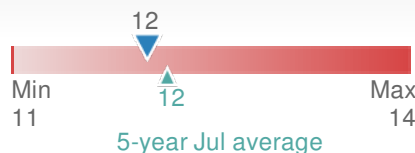
5-year Jul average: **\$359,459****Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for July was \$360,397, representing a decrease of 19.5% compared to last month and a decrease of 6.6% from Jul 2024. The average days on market for units sold in July was 12 days, 2% below the 5-year July average of 12 days. There was no month over month change in new contract activity with 36 New Pending; a 4.3% MoM increase in All Pending (new contracts + contracts carried over from June) to 48; and a 34.3% decrease in supply to 23 active units.

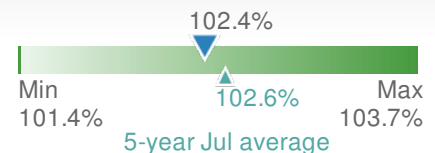
This activity resulted in a Contract Ratio of 2.09 pendings per active listing, up from 1.31 in June and an increase from 1.13 in July 2024. The Contract Ratio is 15% higher than the 5-year July average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Jun 2025	Jul 2024
<b>35</b>	<b>31</b>

**Avg DOM****12**

Jun 2025	Jul 2024	YTD
<b>26</b>	<b>13</b>	<b>25</b>

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



Jun 2025	Jul 2024	YTD
<b>100.1%</b>	<b>101.4%</b>	<b>99.5%</b>

**July 2025**



## Upper Darby (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****68**
 **13.3%**  
from Jun 2025:  
**60**
 **-10.5%**  
from Jul 2024:  
**76**



YTD	2025	2024	+/-
	<b>460</b>	<b>480</b>	-4.2%

5-year Jul average: **84****New Pendings****63**
 **16.7%**  
from Jun 2025:  
**54**
 **-1.6%**  
from Jul 2024:  
**64**

YTD	2025	2024	+/-
	<b>373</b>	<b>381</b>	-2.1%

5-year Jul average: **73****Closed Sales****41**
 **-19.6%**  
from Jun 2025:  
**51**
 **-28.1%**  
from Jul 2024:  
**57**

YTD	2025	2024	+/-
	<b>346</b>	<b>345</b>	0.3%

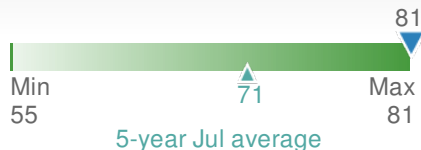
5-year Jul average: **64****Median  
Sold Price****\$245,000**
 **1.2%**  
from Jun 2025:  
**\$242,000**
 **14.0%**  
from Jul 2024:  
**\$215,000**

YTD	2025	2024	+/-
	<b>\$235,000</b>	<b>\$211,000</b>	11.4%

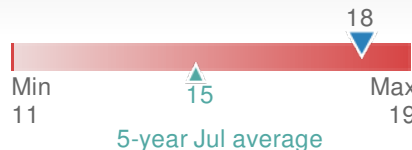
5-year Jul average: **\$208,585****Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for July was \$245,000, representing an increase of 1.2% compared to last month and an increase of 14% from Jul 2024. The average days on market for units sold in July was 18 days, 22% above the 5-year July average of 15 days. There was a 16.7% month over month increase in new contract activity with 63 New Pendings; an 11.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 86; and a 9.5% increase in supply to 81 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 1.04 in June and an increase from 1.03 in July 2024. The Contract Ratio is 29% lower than the 5-year July average of 1.50. 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****81**

Jun 2025	Jul 2024
<b>74</b>	<b>80</b>

**Avg DOM****18**

Jun 2025	Jul 2024	YTD
<b>19</b>	<b>19</b>	<b>27</b>

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

Jun 2025	Jul 2024	YTD
<b>98.6%</b>	<b>103.1%</b>	<b>98.0%</b>

**July 2025**

## Wallingford-Swarthmore (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****17**

↓ -46.9%   ↓ -10.5%  
from Jun 2025:   from Jul 2024:  
32   19

YTD	2025	2024	+/-
	<b>209</b>	185	13.0%

5-year Jul average: **26****New Pendings****19**

↓ -40.6%   ↓ -9.5%  
from Jun 2025:   from Jul 2024:  
32   21

YTD	2025	2024	+/-
	<b>157</b>	171	-8.2%

5-year Jul average: **24****Closed Sales****25**

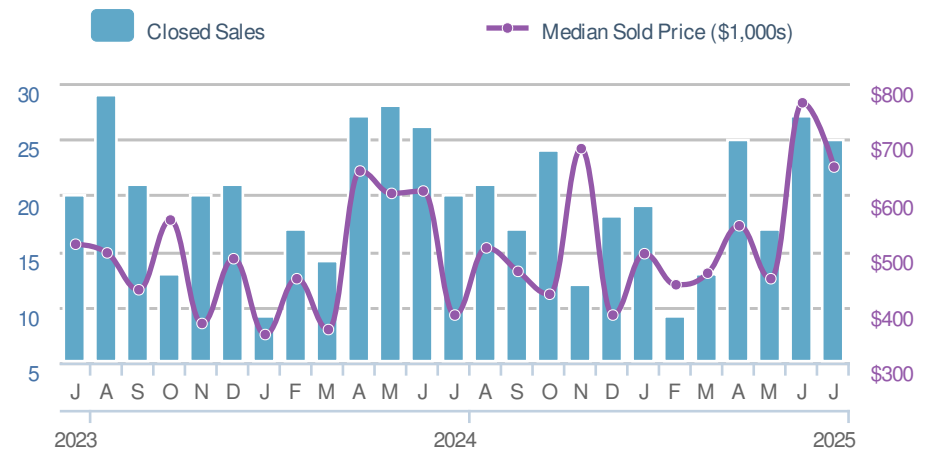
↓ -7.4%   ↑ 25.0%  
from Jun 2025:   from Jul 2024:  
27   20

YTD	2025	2024	+/-
	<b>143</b>	143	0.0%

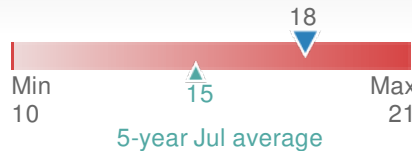
5-year Jul average: **27****Median Sold Price****\$650,000**

↓ -15.0%   ↑ 68.8%  
from Jun 2025:   from Jul 2024:  
\$765,000   \$385,000

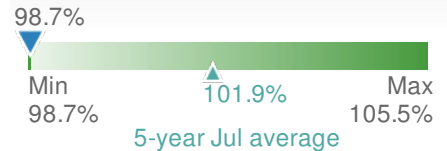
YTD	2025	2024	+/-
	<b>\$605,000</b>	\$530,000	14.2%

5-year Jul average: **\$501,982****Active Listings****46**

Jun 2025	Jul 2024
<b>49</b>	25

**Avg DOM****18**

Jun 2025	Jul 2024	YTD
<b>9</b>	14	18

**Avg Sold to OLP Ratio****98.7%**

Jun 2025	Jul 2024	YTD
<b>102.7%</b>	101.6%	100.5%

**July 2025**

Wallingford-Swarthmore (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****12**

↓ -36.8%    ↑ 33.3%  
from Jun 2025: 19    from Jul 2024: 9

YTD	2025	2024	+/-
	<b>139</b>	<b>105</b>	32.4%

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

↓ -28.6%    ↑ 36.4%  
from Jun 2025: 21    from Jul 2024: 11

YTD	2025	2024	+/-
	<b>110</b>	<b>102</b>	7.8%

5-year Jul average: **14****Closed Sales****17**

↓ -19.0%    ↑ 41.7%  
from Jun 2025: 21    from Jul 2024: 12

YTD	2025	2024	+/-
	<b>103</b>	<b>91</b>	13.2%

5-year Jul average: **18****Median Sold Price****\$737,000**

↓ -18.1%    ↑ 13.4%  
from Jun 2025: \$900,000    from Jul 2024: \$650,000

YTD	2025	2024	+/-
	<b>\$695,000</b>	<b>\$650,000</b>	6.9%

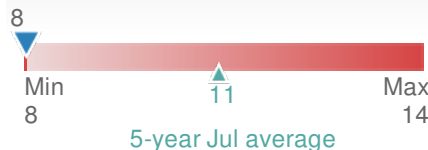
5-year Jul average: **\$628,400****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for July was \$737,000, representing a decrease of 18.1% compared to last month and an increase of 13.4% from Jul 2024. The average days on market for units sold in July was 8 days, 27% below the 5-year July average of 11 days. There was a 28.6% month over month decrease in new contract activity with 15 New Pendings; an 11.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 23; and a 13% decrease in supply to 20 active units.

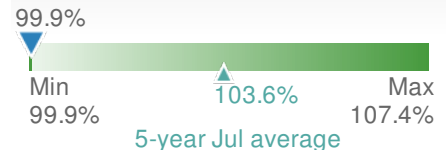
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 1.13 in June and a decrease from 1.31 in July 2024. The Contract Ratio is 39% lower than the 5-year July average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****20**

Jun 2025	Jul 2024
<b>23</b>	<b>13</b>

**Avg DOM****8**

Jun 2025	Jul 2024	YTD
<b>6</b>	<b>14</b>	<b>15</b>

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

Jun 2025	Jul 2024	YTD
<b>103.8%</b>	<b>102.8%</b>	<b>101.0%</b>



**July 2025**

Wallingford-Swarthmore (Delaware, PA) - Attached

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

 **-61.5%**  
 from Jun 2025: **13**

 **-50.0%**  
 from Jul 2024: **10**

YTD	2025	2024	+/-
	<b>70</b>	<b>80</b>	-12.5%


5-year Jul average: **11****New Pendings****4**


 **-63.6%**  
 from Jun 2025: **11**

 **-60.0%**  
 from Jul 2024: **10**

YTD	2025	2024	+/-
	<b>47</b>	<b>69</b>	-31.9%

5-year Jul average: **10****Closed Sales****8**

 **33.3%**  
 from Jun 2025: **6**

 **0.0%**  
 from Jul 2024: **8**

YTD	2025	2024	+/-
	<b>40</b>	<b>52</b>	-23.1%

5-year Jul average: **9****Median Sold Price****\$300,000**

 **-52.0%**  
 from Jun 2025: **\$625,000**

 **-9.8%**  
 from Jul 2024: **\$332,500**

YTD	2025	2024	+/-
	<b>\$279,750</b>	<b>\$258,500</b>	8.2%

5-year Jul average: **\$279,980****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for July was \$300,000, representing a decrease of 52% compared to last month and a decrease of 9.8% from Jul 2024. The average days on market for units sold in July was 37 days, 53% above the 5-year July average of 24 days. There was a 63.6% month over month decrease in new contract activity with 4 New Pendings; a 15.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 28; and no change in supply with 26 active units.

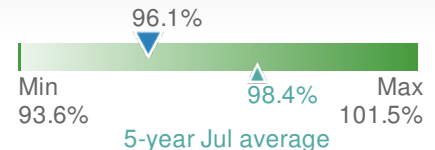
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.27 in June and a decrease from 1.92 in July 2024. The Contract Ratio is 51% lower than the 5-year July average of 2.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****26**

Jun 2025	Jul 2024
<b>26</b>	<b>12</b>

**Avg DOM****37**

Jun 2025	Jul 2024	YTD
<b>18</b>	<b>13</b>	<b>24</b>

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

Jun 2025	Jul 2024	YTD
<b>98.8%</b>	<b>99.7%</b>	<b>99.4%</b>

**July 2025**

## West Chester Area (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****8**

↓ **-11.1%**    ↑ **33.3%**  
from Jun 2025: 9    from Jul 2024: 6

YTD	2025	2024	+/-
	<b>53</b>	46	15.2%

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

↑ **50.0%**    ↑ **50.0%**  
from Jun 2025: 6    from Jul 2024: 6

YTD	2025	2024	+/-
	<b>46</b>	34	35.3%

5-year Jul average: **8****Closed Sales****6**

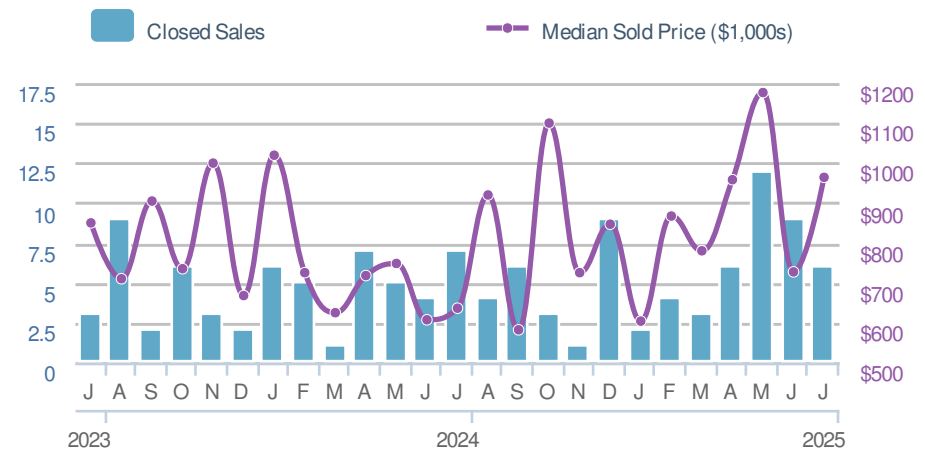
↓ **-33.3%**    ↓ **-14.3%**  
from Jun 2025: 9    from Jul 2024: 7

YTD	2025	2024	+/-
	<b>42</b>	35	20.0%

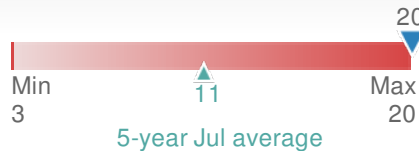
5-year Jul average: **8****Median Sold Price****\$964,500**

↑ **32.7%**    ↑ **51.7%**  
from Jun 2025: **\$727,000**    from Jul 2024: **\$636,000**

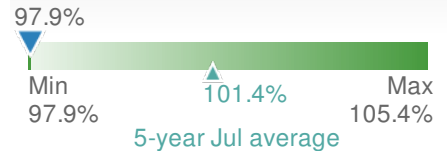
YTD	2025	2024	+/-
	<b>\$907,500</b>	\$718,000	26.4%

5-year Jul average: **\$737,100****Active Listings****13**

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

**Avg DOM****20**

Jun 2025	Jul 2024	YTD
<b>14</b>	<b>15</b>	<b>32</b>

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

Jun 2025	Jul 2024	YTD
<b>102.5%</b>	<b>98.9%</b>	<b>99.5%</b>

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

0.0%

from Jun 2025:  
**6**

50.0%

from Jul 2024:  
**4**

YTD	2025	2024	+/-
	<b>43</b>	<b>30</b>	43.3%

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

50.0%

from Jun 2025:  
**4**

50.0%

from Jul 2024:  
**4**

YTD	2025	2024	+/-
	<b>37</b>	<b>22</b>	68.2%

5-year Jul average: **6****Closed Sales****6**

-14.3%

from Jun 2025:  
**7**

20.0%

from Jul 2024:  
**5**

YTD	2025	2024	+/-
	<b>36</b>	<b>23</b>	56.5%

5-year Jul average: **6****Median  
Sold Price****\$964,500**

21.3%

from Jun 2025:  
**\$795,000**

34.5%

from Jul 2024:  
**\$717,000**

YTD	2025	2024	+/-
	<b>\$997,500</b>	<b>\$850,000</b>	17.4%

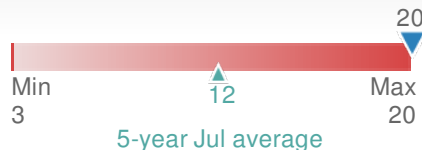
5-year Jul average: **\$930,800****Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for July was \$964,500, representing an increase of 21.3% compared to last month and an increase of 34.5% from Jul 2024. The average days on market for units sold in July was 20 days, 67% above the 5-year July average of 12 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 7; and no change in supply with 12 active units.

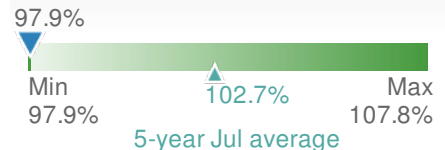
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, no change from June and a decrease from 0.70 in July 2024. The Contract Ratio is 59% lower than the 5-year July average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****12**

Jun 2025	Jul 2024
<b>12</b>	<b>10</b>

**Avg DOM****20**

Jun 2025	Jul 2024	YTD
<b>9</b>	<b>19</b>	<b>31</b>

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

Jun 2025	Jul 2024	YTD
<b>104.5%</b>	<b>99.9%</b>	<b>99.8%</b>

**July 2025****West Chester Area (Delaware, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****2** **-33.3%**from Jun 2025:  
**3** **0.0%**from Jul 2024:  
**2**

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

5-year Jul average: **2****New Pendings****3** **50.0%**from Jun 2025:  
**2** **50.0%**from Jul 2024:  
**2**

YTD	2025	2024	+/-
	<b>9</b>	<b>12</b>	<b>-25.0%</b>

5-year Jul average: **2****Closed Sales****0** **-100.0%**from Jun 2025:  
**2** **-100.0%**from Jul 2024:  
**2**

YTD	2025	2024	+/-
	<b>6</b>	<b>12</b>	<b>-50.0%</b>

5-year Jul average: **1****Median Sold Price****\$0** **-100.0%**from Jun 2025:  
**\$635,000** **-100.0%**from Jul 2024:  
**\$418,000**

YTD	2025	2024	+/-
	<b>\$630,750</b>	<b>\$607,500</b>	<b>3.8%</b>

5-year Jul average: **\$415,100****Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for July was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jul 2024. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 5 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from June) to 5; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 1.00 in June and an increase from 0.67 in July 2024. The Contract Ratio is 289% higher than the 5-year July average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****1**

Jun 2025	Jul 2024
<b>2</b>	<b>3</b>

**Avg DOM****0**

Jun 2025	Jul 2024	YTD
<b>31</b>	<b>6</b>	<b>33</b>

**Avg Sold to OLP Ratio****0.0%**

Jun 2025	Jul 2024	YTD
<b>95.6%</b>	<b>96.6%</b>	<b>97.8%</b>

**July 2025**

William Penn (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****37****↑5.7%**from Jun 2025:  
**35****↑23.3%**from Jul 2024:  
**30**

YTD	2025	2024	+/-
	<b>279</b>	<b>297</b>	-6.1%

5-year Jul average: **41****New Pendings****28****↓-24.3%**from Jun 2025:  
**37****↓-3.4%**from Jul 2024:  
**29**

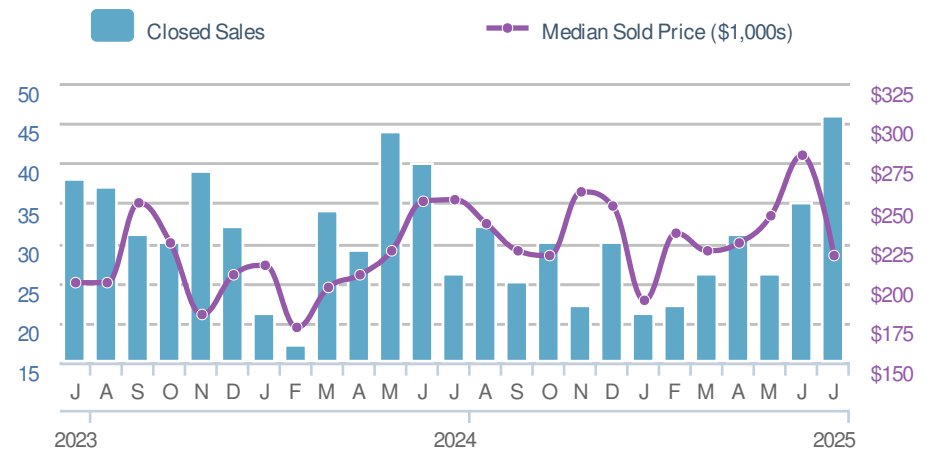
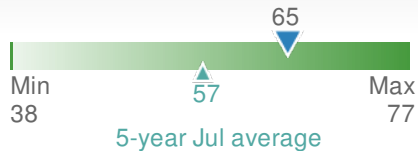
YTD	2025	2024	+/-
	<b>226</b>	<b>239</b>	-5.4%

5-year Jul average: **39****Closed Sales****46****↑31.4%**from Jun 2025:  
**35****↑76.9%**from Jul 2024:  
**26**

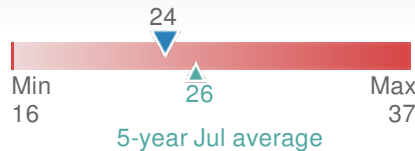
YTD	2025	2024	+/-
	<b>213</b>	<b>227</b>	-6.2%

5-year Jul average: **38****Median Sold Price****\$217,500****↓-22.3%**from Jun 2025:  
**\$280,000****↓-13.8%**from Jul 2024:  
**\$252,450**

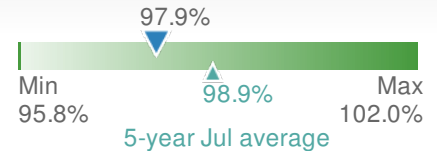
YTD	2025	2024	+/-
	<b>\$235,000</b>	<b>\$226,000</b>	4.0%

5-year Jul average: **\$204,190****Active Listings****65**

Jun 2025	Jul 2024
<b>59</b>	<b>53</b>

**Avg DOM****24**

Jun 2025	Jul 2024	YTD
<b>18</b>	<b>31</b>	<b>28</b>

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

Jun 2025	Jul 2024	YTD
<b>101.2%</b>	<b>95.8%</b>	<b>98.5%</b>

**July 2025****William Penn (Delaware, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****7**

 **-41.7%**  
 from Jun 2025: **12**

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

YTD	2025	2024	+/-
	<b>83</b>	<b>96</b>	-13.5%

5-year Jul average: **12****New Pendings****4**


 **-71.4%**  
 from Jun 2025: **14**

 **-63.6%**  
 from Jul 2024: **11**

YTD	2025	2024	+/-
	<b>72</b>	<b>78</b>	-7.7%

5-year Jul average: **11****Closed Sales****16**

 **-11.1%**  
 from Jun 2025: **18**

 **60.0%**  
 from Jul 2024: **10**

YTD	2025	2024	+/-
	<b>71</b>	<b>71</b>	0.0%

5-year Jul average: **10****Median Sold Price****\$330,000**

 **2.8%**  
 from Jun 2025: **\$321,050**

 **11.7%**  
 from Jul 2024: **\$295,500**

YTD	2025	2024	+/-
	<b>\$317,000</b>	<b>\$305,000</b>	3.9%

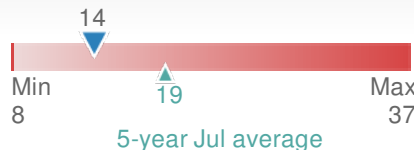
5-year Jul average: **\$298,040****Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for July was \$330,000, representing an increase of 2.8% compared to last month and an increase of 11.7% from Jul 2024. The average days on market for units sold in July was 14 days, 28% below the 5-year July average of 19 days. There was a 71.4% month over month decrease in new contract activity with 4 New Pendings; a 60.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 9; and an 80% increase in supply to 18 active units.

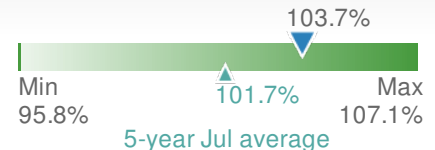
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 2.30 in June and a decrease from 1.40 in July 2024. The Contract Ratio is 69% lower than the 5-year July average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****18**

Jun 2025	Jul 2024
<b>10</b>	<b>10</b>

**Avg DOM****14**

Jun 2025	Jul 2024	YTD
<b>9</b>	<b>23</b>	<b>25</b>

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

Jun 2025	Jul 2024	YTD
<b>105.5%</b>	<b>96.9%</b>	<b>101.0%</b>

**July 2025**

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****30** **30.4%**from Jun 2025:  
**23** **42.9%**from Jul 2024:  
**21**

YTD	2025	2024	+/-
	<b>196</b>	<b>201</b>	-2.5%

5-year Jul average: **29****New Pendings****24** **4.3%**from Jun 2025:  
**23** **33.3%**from Jul 2024:  
**18**

YTD	2025	2024	+/-
	<b>154</b>	<b>161</b>	-4.3%

5-year Jul average: **28****Closed Sales****30** **76.5%**from Jun 2025:  
**17** **87.5%**from Jul 2024:  
**16**

YTD	2025	2024	+/-
	<b>142</b>	<b>156</b>	-9.0%

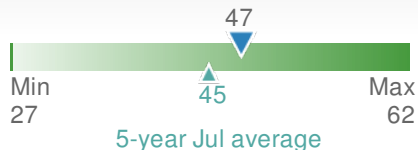
5-year Jul average: **28****Median Sold Price****\$176,500** **-26.5%**from Jun 2025:  
**\$240,000** **-19.4%**from Jul 2024:  
**\$219,000**

YTD	2025	2024	+/-
	<b>\$199,500</b>	<b>\$192,250</b>	3.8%

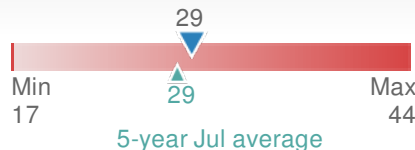
5-year Jul average: **\$184,232****Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for July was \$176,500, representing a decrease of 26.5% compared to last month and a decrease of 19.4% from Jul 2024. The average days on market for units sold in July was 29 days, 1% above the 5-year July average of 29 days. There was a 4.3% month over month increase in new contract activity with 24 New Pendings; a 20.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 31; and a 4.1% decrease in supply to 47 active units.

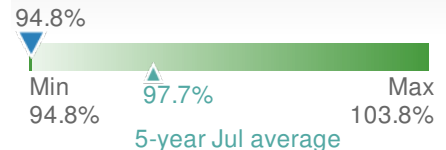
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.80 in June and an increase from 0.60 in July 2024. The Contract Ratio is 38% lower than the 5-year July average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****47**

Jun 2025	Jul 2024
<b>49</b>	<b>43</b>

**Avg DOM****29**

Jun 2025	Jul 2024	YTD
<b>28</b>	<b>35</b>	<b>29</b>

**Avg Sold to OLP Ratio****94.8%**

Jun 2025	Jul 2024	YTD
<b>96.8%</b>	<b>95.0%</b>	<b>97.2%</b>