July 2025

All Home Types
Detached
Attached

Local Market Insight

Radnor Township (Delaware, PA)

MarketStats by ShowingTime

Presented by
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July 2025
Radnor Township (Delaware, PA)

New Listings — 18

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

YTD	2025	2024	+/-
	219	**234**	-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	+/-
	179	**192**	-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	+/-
	170	**169**	0.6%

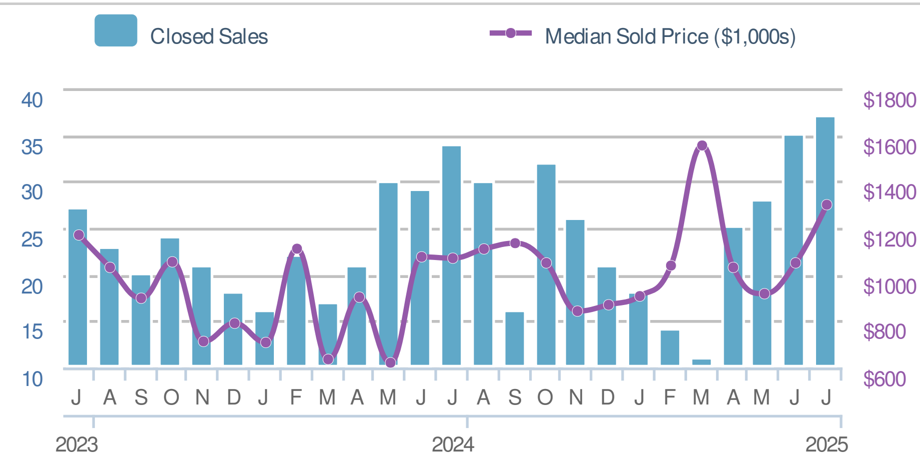
5-year Jul average: **36**

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	+/-
	$1,150,000	**$866,000**	32.8%

5-year Jul average: **$998,950**



Active Listings — 34

34
Min 31 | 43 5-year Jul average | Max 62

Jun 2025	Jul 2024
30	**47**

Avg DOM — 14

14
Min 9 | 14 5-year Jul average | Max 23

Jun 2025	Jul 2024	YTD
30	**15**	**28**

Avg Sold to OLP Ratio — 104.3%

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

Jun 2025	Jul 2024	YTD
104.5%	**103.4%**	**102.1%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.
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New Listings — 13

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

YTD	2025	2024	+/-
	153	**163**	-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	+/-
	125	**128**	-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	+/-
	115	**109**	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	+/-
	$1,500,000	**$1,225,000**	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

25

Min 21 — 29 (5-year Jul average) — Max 38

Jun 2025	Jul 2024
23	**38**

Avg DOM — 8

8

Min 6 — 11 (5-year Jul average) — Max 16

Jun 2025	Jul 2024	YTD
35	**14**	**26**

Avg Sold to OLP Ratio — 108.3%

108.3%

Min 102.4% — 104.9% (5-year Jul average) — Max 108.3%

Jun 2025	Jul 2024	YTD
107.9%	**104.6%**	**104.1%**

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New Listings 5

-54.5% from Jun 2025: **11**
-28.6% from Jul 2024: **7**

YTD	2025	2024	+/-
	66	**71**	-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	+/-
	54	**64**	-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	+/-
	55	**60**	-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	+/-
	$460,000	**$360,000**	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

9

Min 9 | 14 (5-year Jul average) | Max 31

Jun 2025	Jul 2024
7	**9**

Avg DOM 24

24

Min 11 | 20 (5-year Jul average) | Max 37

Jun 2025	Jul 2024	YTD
22	**16**	**32**

Avg Sold to OLP Ratio 97.7%

97.7%

Min 97.7% | 101.1% (5-year Jul average) | Max 109.3%

Jun 2025	Jul 2024	YTD
98.1%	**100.3%**	**97.6%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.

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