August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Delaware County, PA

MarketStats
by ShowingTime

Presented by
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August 2025

Delaware County, PA

New Listings 489

▼ -19.0% from Jul 2025: **604**

▼ -11.3% from Aug 2024: **551**

YTD	2025	2024	+/-
	4,731	**4,964**	-4.7%

5-year Aug average: **602**

New Pendings 482

▼ -2.4% from Jul 2025: **494**

▲ 4.3% from Aug 2024: **462**

YTD	2025	2024	+/-
	3,878	**4,008**	-3.2%

5-year Aug average: **569**

Closed Sales 520

▼ -0.6% from Jul 2025: **523**

▼ -1.7% from Aug 2024: **529**

YTD	2025	2024	+/-
	3,682	**3,791**	-2.9%

5-year Aug average: **608**

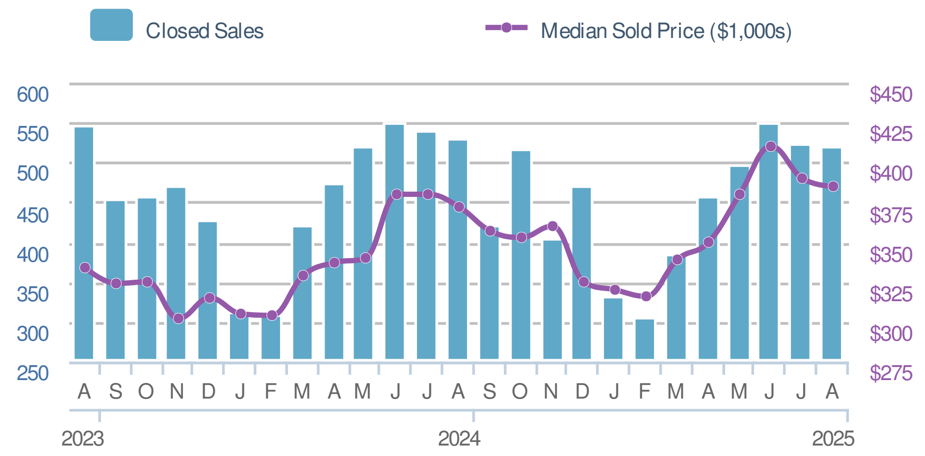
Median Sold Price $385,000

▼ -1.4% from Jul 2025: **$390,500**

▲ 3.4% from Aug 2024: **$372,500**

YTD	2025	2024	+/-
	$365,000	**$349,900**	4.3%

5-year Aug average: **$342,000**



Active Listings 733

Min 679 Max
567 752
5-year Aug average

Jul 2025	Aug 2024
780	**752**

Avg DOM 21

Min 18 Max
14 21
5-year Aug average

Jul 2025	Aug 2024	YTD
18	**18**	**23**

Avg Sold to OLP Ratio 99.5%

Min 100.7% Max
99.5% 101.7%
5-year Aug average

Jul 2025	Aug 2024	YTD
99.8%	**100.1%**	**99.7%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

Local Market **Insight**

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August 2025

Delaware County, PA - Detached

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New Listings 213

▼-28.3% from Jul 2025: **297**

▼-24.7% from Aug 2024: **283**

YTD	2025	2024	+/-
	2,441	**2,528**	-3.4%

5-year Aug average: **292**

New Pendings 234

▼-11.0% from Jul 2025: **263**

▼-1.7% from Aug 2024: **238**

YTD	2025	2024	+/-
	2,021	**2,029**	-0.4%

5-year Aug average: **275**

Closed Sales 298

▼-1.0% from Jul 2025: **301**

▲3.8% from Aug 2024: **287**

YTD	2025	2024	+/-
	1,941	**1,903**	2.0%

5-year Aug average: **330**

Median Sold Price $508,000

▼-3.2% from Jul 2025: **$525,000**

▼-0.4% from Aug 2024: **$510,000**

YTD	2025	2024	+/-
	$516,000	**$485,000**	6.4%

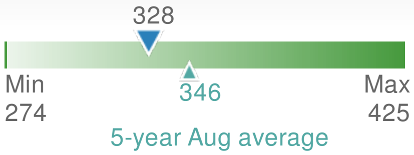
5-year Aug average: **$469,440**

Summary

In Delaware County, PA, the median sold price for Detached properties for August was $508,000, representing a decrease of 3.2% compared to last month and a decrease of 0.4% from Aug 2024. The average days on market for units sold in August was 18 days, 8% above the 5-year August average of 17 days. There was an 11% month over month decrease in new contract activity with 234 New Pendings; a 19.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 340; and a 15% decrease in supply to 328 active units.

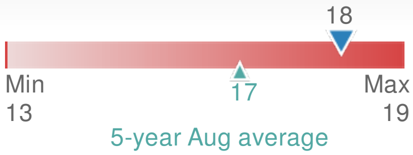
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.10 in July and an increase from 0.89 in August 2024. The Contract Ratio is 15% lower than the 5-year August average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 328



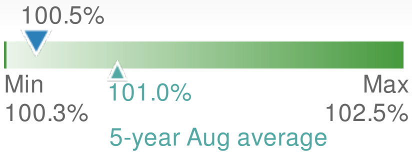
Jul 2025	Aug 2024
386	**398**

Avg DOM 18



Jul 2025	Aug 2024	YTD
14	**17**	**21**

Avg Sold to OLP Ratio 100.5%



Jul 2025	Aug 2024	YTD
101.5%	**100.3%**	**101.0%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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August 2025

Delaware County, PA - Attached

New Listings

276

▼ -10.1% from Jul 2025: **307**

▲ 3.4% from Aug 2024: **267**

YTD	2025	2024	+/-
	2,287	**2,432**	-6.0%

5-year Aug average: **309**

New Pendings

248

▲ 7.4% from Jul 2025: **231**

▲ 11.2% from Aug 2024: **223**

YTD	2025	2024	+/-
	1,852	**1,975**	-6.2%

5-year Aug average: **294**

Closed Sales

222

▲ 0.5% from Jul 2025: **221**

▼ -7.9% from Aug 2024: **241**

YTD	2025	2024	+/-
	1,736	**1,884**	-7.9%

5-year Aug average: **278**

Median Sold Price

$258,000

▲ 3.6% from Jul 2025: **$249,000**

▲ 3.8% from Aug 2024: **$248,500**

YTD	2025	2024	+/-
	$245,000	**$237,700**	3.1%

5-year Aug average: **$229,400**

Summary

In Delaware County, PA, the median sold price for Attached properties for August was $258,000, representing an increase of 3.6% compared to last month and an increase of 3.8% from Aug 2024. The average days on market for units sold in August was 24 days, 30% above the 5-year August average of 18 days. There was a 7.4% month over month increase in new contract activity with 248 New Pendings; a 1.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 344; and a 2.8% increase in supply to 405 active units.

This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 0.88 in July and a decrease from 0.99 in August 2024. The Contract Ratio is 40% lower than the 5-year August average of 1.41. 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

405

Jul 2025	Aug 2024
394	**354**

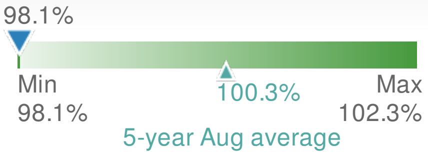
Avg DOM

24

Jul 2025	Aug 2024	YTD
24	**19**	**25**

Avg Sold to OLP Ratio

98.1%



Jul 2025	Aug 2024	YTD
97.4%	**99.9%**	**98.3%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.