

# August 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### Delaware County, PA

**August 2025**

Delaware County, PA

Email: ldavis@tcsr.realtor

**New Listings****489**

↓ **-19.0%**    ↓ **-11.3%**  
from Jul 2025:    from Aug 2024:  
**604**                      **551**

YTD	2025	2024	+/-
	<b>4,731</b>	<b>4,964</b>	-4.7%

5-year Aug average: **602****New Pendings****482**

↓ **-2.4%**    ↑ **4.3%**  
from Jul 2025:    from Aug 2024:  
**494**                      **462**

YTD	2025	2024	+/-
	<b>3,878</b>	<b>4,008</b>	-3.2%

5-year Aug average: **569****Closed Sales****520**

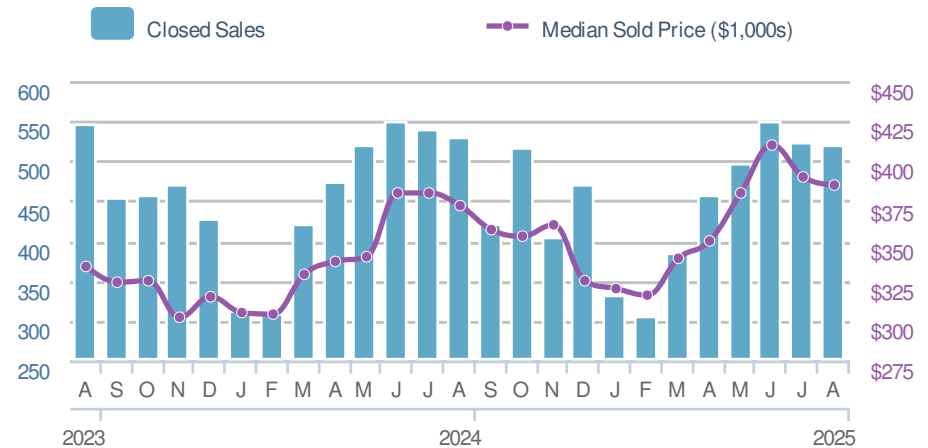
↓ **-0.6%**    ↓ **-1.7%**  
from Jul 2025:    from Aug 2024:  
**523**                      **529**

YTD	2025	2024	+/-
	<b>3,682</b>	<b>3,791</b>	-2.9%

5-year Aug average: **608****Median Sold Price****\$385,000**

↓ **-1.4%**    ↑ **3.4%**  
from Jul 2025:    from Aug 2024:  
**\$390,500**                      **\$372,500**

YTD	2025	2024	+/-
	<b>\$365,000</b>	<b>\$349,900</b>	4.3%

5-year Aug average: **\$342,000****Active Listings****733**

Min 567    679    Max 752  
5-year Aug average

Jul 2025	Aug 2024
<b>780</b>	<b>752</b>

**Avg DOM****21**

Min 14    18    Max 21  
5-year Aug average

Jul 2025	Aug 2024	YTD
<b>18</b>	<b>18</b>	<b>23</b>

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

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

Jul 2025	Aug 2024	YTD
<b>99.8%</b>	<b>100.1%</b>	<b>99.7%</b>

**August 2025**

Delaware County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****213**

**-28.3%**  
 from Jul 2025: **297**

**-24.7%**  
 from Aug 2024: **283**

YTD	2025	2024	+/-
	<b>2,441</b>	<b>2,528</b>	-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	+/-
	<b>2,021</b>	<b>2,029</b>	-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	+/-
	<b>1,941</b>	<b>1,903</b>	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	+/-
	<b>\$516,000</b>	<b>\$485,000</b>	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.

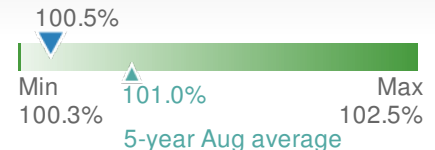
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.10 in July and an increase from 0.89 in August 2024. The Contract Ratio is 15% lower than the 5-year August average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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
<b>386</b>	<b>398</b>

**Avg DOM****18**

Jul 2025	Aug 2024	YTD
<b>14</b>	<b>17</b>	<b>21</b>

**Avg Sold to OLP Ratio****100.5%**

Jul 2025	Aug 2024	YTD
<b>101.5%</b>	<b>100.3%</b>	<b>101.0%</b>

**August 2025**

Delaware County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****276** **-10.1%**from Jul 2025:  
**307** **3.4%**from Aug 2024:  
**267**

YTD	2025	2024	+/-
	<b>2,287</b>	<b>2,432</b>	-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	+/-
	<b>1,852</b>	<b>1,975</b>	-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	+/-
	<b>1,736</b>	<b>1,884</b>	-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	+/-
	<b>\$245,000</b>	<b>\$237,700</b>	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.

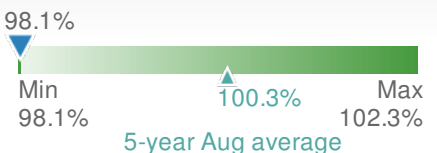
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 0.88 in July and a decrease from 0.99 in August 2024. The Contract Ratio is 40% lower than the 5-year August average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to 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
<b>394</b>	<b>354</b>

**Avg DOM****24**

Jul 2025	Aug 2024	YTD
<b>24</b>	<b>19</b>	<b>25</b>


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

Jul 2025	Aug 2024	YTD
<b>97.4%</b>	<b>99.9%</b>	<b>98.3%</b>



**August 2025**

Chester-Upland (Delaware, PA)


Email: ldavis@tcsr.realtor

**New Listings****37** **-5.1%**  
from Jul 2025:  
**39** **-9.8%**  
from Aug 2024:  
**41**



YTD	2025	2024	+/-
	<b>278</b>	<b>315</b>	-11.7%

5-year Aug average: **38****New Pendings****25** **8.7%**  
from Jul 2025:  
**23** **-40.5%**  
from Aug 2024:  
**42**

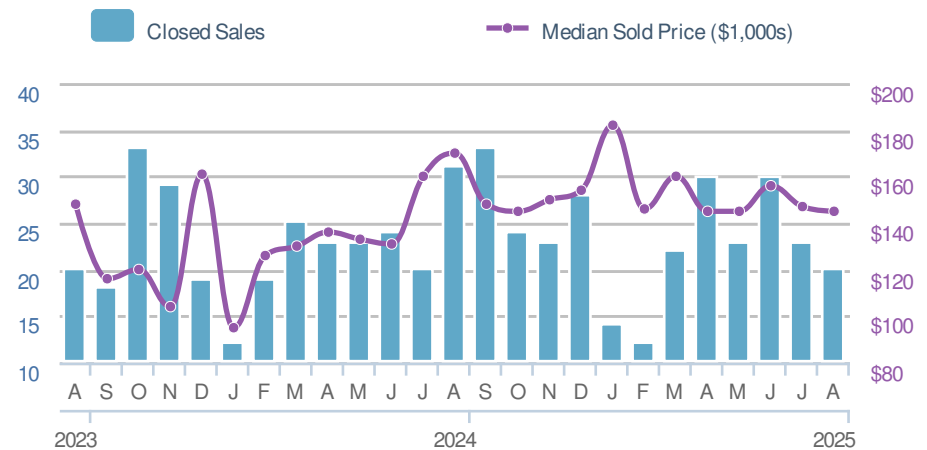
YTD	2025	2024	+/-
	<b>204</b>	<b>226</b>	-9.7%

5-year Aug average: **32****Closed Sales****20** **-13.0%**  
from Jul 2025:  
**23** **-35.5%**  
from Aug 2024:  
**31**

YTD	2025	2024	+/-
	<b>185</b>	<b>189</b>	-2.1%

5-year Aug average: **24****Median Sold Price****\$145,000** **-1.7%**  
from Jul 2025:  
**\$147,500** **-14.7%**  
from Aug 2024:  
**\$170,000**

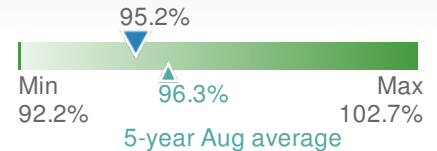
YTD	2025	2024	+/-
	<b>\$149,000</b>	<b>\$140,000</b>	6.4%

5-year Aug average: **\$142,220****Active Listings****59**

Jul 2025	Aug 2024
<b>59</b>	<b>48</b>

**Avg DOM****34**

Jul 2025	Aug 2024	YTD
<b>51</b>	<b>24</b>	<b>34</b>

**Avg Sold to OLP Ratio****95.2%**

Jul 2025	Aug 2024	YTD
<b>91.3%</b>	<b>92.2%</b>	<b>94.7%</b>

**August 2025**

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

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****3** **-25.0%**from Jul 2025:  
**4** **0.0%**from Aug 2024:  
**3**

YTD	2025	2024	+/-
	<b>31</b>	<b>35</b>	-11.4%

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

YTD	2025	2024	+/-
	<b>21</b>	<b>32</b>	-34.4%

5-year Aug average: **4****Closed Sales****2** **-60.0%**from Jul 2025:  
**5** **-60.0%**from Aug 2024:  
**5**

YTD	2025	2024	+/-
	<b>20</b>	<b>28</b>	-28.6%

5-year Aug average: **3****Median Sold Price****\$251,500** **37.1%**from Jul 2025:  
**\$183,500** **93.5%**from Aug 2024:  
**\$130,000**

YTD	2025	2024	+/-
	<b>\$250,000</b>	<b>\$156,000</b>	60.3%

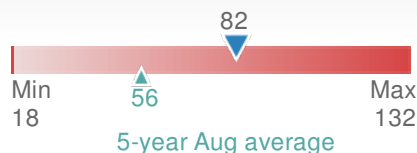
5-year Aug average: **\$218,800****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for August was \$251,500, representing an increase of 37.1% compared to last month and an increase of 93.5% from Aug 2024. The average days on market for units sold in August was 82 days, 45% above the 5-year August average of 56 days. There was no month over month change in new contract activity with 3 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 6; and no change in supply with 7 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.00 in July and a decrease from 2.00 in August 2024. The Contract Ratio is 28% lower than the 5-year August average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****7**

Jul 2025	Aug 2024
<b>7</b>	<b>4</b>

**Avg DOM****82**

Jul 2025	Aug 2024	YTD
<b>43</b>	<b>25</b>	<b>39</b>

**Avg Sold to OLP Ratio****85.3%**

Jul 2025	Aug 2024	YTD
<b>92.3%</b>	<b>90.3%</b>	<b>94.9%</b>

**August 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****34**

-2.9%

from Jul 2025:  
**35**

-10.5%

from Aug 2024:  
**38**

YTD	2025	2024	+/-
	<b>247</b>	<b>280</b>	-11.8%

5-year Aug average: **33****New Pendings****22**

10.0%

from Jul 2025:  
**20**

-38.9%

from Aug 2024:  
**36**

YTD	2025	2024	+/-
	<b>182</b>	<b>194</b>	-6.2%

5-year Aug average: **28****Closed Sales****18**

0.0%

from Jul 2025:  
**18**

-30.8%

from Aug 2024:  
**26**

YTD	2025	2024	+/-
	<b>164</b>	<b>161</b>	1.9%

5-year Aug average: **21****Median Sold Price****\$140,000**

0.0%

from Jul 2025:  
**\$140,000**

-18.1%

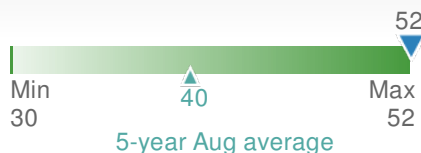
from Aug 2024:  
**\$171,000**

YTD	2025	2024	+/-
	<b>\$145,000</b>	<b>\$140,000</b>	3.6%

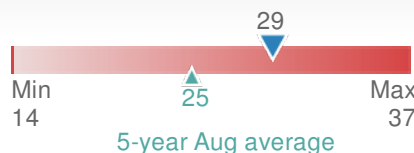
5-year Aug average: **\$137,309****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for August was \$140,000, representing no change compared to last month and a decrease of 18.1% from Aug 2024. The average days on market for units sold in August was 29 days, 18% above the 5-year August average of 25 days. There was a 10% month over month increase in new contract activity with 22 New Pendings; a 3.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 31; and no change in supply with 52 active units.

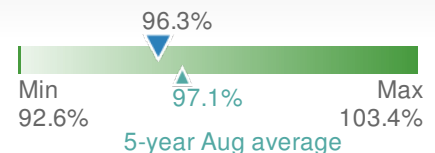
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.62 in July and a decrease from 1.09 in August 2024. The Contract Ratio is 43% lower than the 5-year August average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****52**

Jul 2025	Aug 2024
<b>52</b>	<b>44</b>

**Avg DOM****29**

Jul 2025	Aug 2024	YTD
<b>52</b>	<b>24</b>	<b>33</b>

**Avg Sold to OLP Ratio****96.3%**

Jul 2025	Aug 2024	YTD
<b>91.0%</b>	<b>92.6%</b>	<b>95.0%</b>

**August 2025**

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****24** **4.3%**from Jul 2025:  
**23** **-14.3%**from Aug 2024:  
**28**

YTD	2025	2024	+/-
	<b>209</b>	<b>220</b>	-5.0%

5-year Aug average: **31****New Pendings****20** **-9.1%**from Jul 2025:  
**22** **-13.0%**from Aug 2024:  
**23**

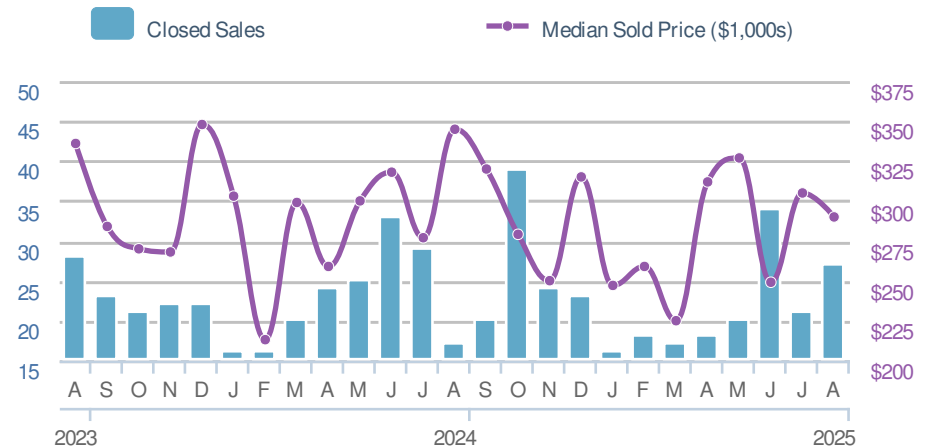
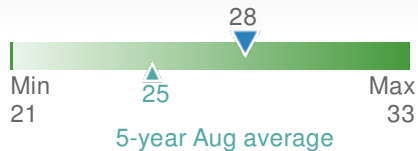
YTD	2025	2024	+/-
	<b>181</b>	<b>191</b>	-5.2%

5-year Aug average: **30****Closed Sales****27** **28.6%**from Jul 2025:  
**21** **58.8%**from Aug 2024:  
**17**

YTD	2025	2024	+/-
	<b>177</b>	<b>188</b>	-5.9%

5-year Aug average: **29****Median Sold Price****\$290,000** **-4.9%**from Jul 2025:  
**\$305,000** **-15.9%**from Aug 2024:  
**\$345,000**

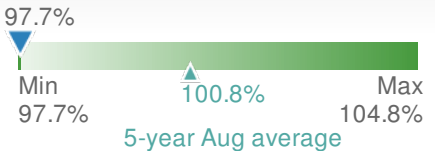
YTD	2025	2024	+/-
	<b>\$287,000</b>	<b>\$299,750</b>	-4.3%

5-year Aug average: **\$300,180****Active Listings****28**

Jul 2025	Aug 2024
<b>23</b>	<b>33</b>

**Avg DOM****24**

Jul 2025	Aug 2024	YTD
<b>17</b>	<b>18</b>	<b>20</b>

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

Jul 2025	Aug 2024	YTD
<b>98.3%</b>	<b>100.6%</b>	<b>98.2%</b>



**August 2025**

## Chichester (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor


**New Listings****6**


 **-50.0%**  
 from Jul 2025: **12**

 **-71.4%**  
 from Aug 2024: **21**

YTD	2025	2024	+/-
	<b>104</b>	<b>132</b>	-21.2%


5-year Aug average: **18****New Pendings****8**


 **-33.3%**  
 from Jul 2025: **12**

 **-50.0%**  
 from Aug 2024: **16**

YTD	2025	2024	+/-
	<b>93</b>	<b>118</b>	-21.2%

5-year Aug average: **17****Closed Sales****13**

 **18.2%**  
 from Jul 2025: **11**

 **8.3%**  
 from Aug 2024: **12**

YTD	2025	2024	+/-
	<b>88</b>	<b>113</b>	-22.1%

5-year Aug average: **19****Median Sold Price****\$365,000**

 **0.0%**  
 from Jul 2025: **\$365,000**

 **5.0%**  
 from Aug 2024: **\$347,500**

YTD	2025	2024	+/-
	<b>\$351,500</b>	<b>\$345,000</b>	1.9%

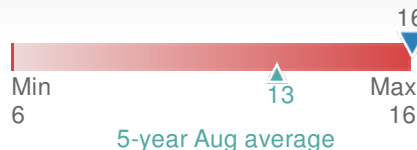
5-year Aug average: **\$339,800****Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for August was \$365,000, representing no change compared to last month and an increase of 5% from Aug 2024. The average days on market for units sold in August was 16 days, 25% above the 5-year August average of 13 days. There was a 33.3% month over month decrease in new contract activity with 8 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 14; and a 16.7% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 1.67 in July and an increase from 0.86 in August 2024. The Contract Ratio is 29% lower than the 5-year August average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****10**

Jul 2025	Aug 2024
<b>12</b>	<b>21</b>

**Avg DOM****16**

Jul 2025	Aug 2024	YTD
<b>21</b>	<b>16</b>	<b>17</b>

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

Jul 2025	Aug 2024	YTD
<b>98.8%</b>	<b>100.6%</b>	<b>99.5%</b>

**August 2025**

Chichester (Delaware, PA) - Attached

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

↑ **63.6%**    ↑ **157.1%**  
from Jul 2025:    from Aug 2024:  
**11**                      **7**

YTD	2025	2024	+/-
	<b>105</b>	<b>88</b>	19.3%

5-year Aug average: **13****New Pendings****12**

↑ **20.0%**    ↑ **71.4%**  
from Jul 2025:    from Aug 2024:  
**10**                      **7**

YTD	2025	2024	+/-
	<b>88</b>	<b>73</b>	20.5%

5-year Aug average: **13****Closed Sales****14**

↑ **40.0%**    ↑ **180.0%**  
from Jul 2025:    from Aug 2024:  
**10**                      **5**

YTD	2025	2024	+/-
	<b>89</b>	<b>75</b>	18.7%

5-year Aug average: **10****Median  
Sold Price****\$180,500**

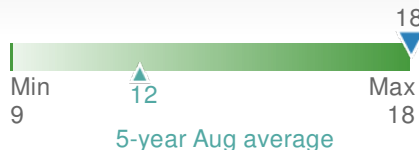
↓ **-14.9%**    ↓ **-27.8%**  
from Jul 2025:    from Aug 2024:  
**\$212,000**           **\$249,900**

YTD	2025	2024	+/-
	<b>\$191,000</b>	<b>\$202,000</b>	-5.4%

5-year Aug average: **\$202,380****Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for August was \$180,500, representing a decrease of 14.9% compared to last month and a decrease of 27.8% from Aug 2024. The average days on market for units sold in August was 32 days, 63% above the 5-year August average of 20 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 9; and a 63.6% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.09 in July and a decrease from 0.75 in August 2024. The Contract Ratio is 65% 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****18**

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

**Avg DOM****32**

Jul 2025	Aug 2024	YTD
<b>12</b>	<b>23</b>	<b>24</b>

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

Jul 2025	Aug 2024	YTD
<b>97.7%</b>	<b>100.5%</b>	<b>97.0%</b>

**August 2025**

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****32****↓ -15.8%**from Jul 2025:  
**38****↑ 6.7%**from Aug 2024:  
**30**

YTD	2025	2024	+/-
	<b>318</b>	<b>276</b>	15.2%

5-year Aug average: **28****New Pendings****29****↓ -14.7%**from Jul 2025:  
**34****↔ 0.0%**from Aug 2024:  
**29**

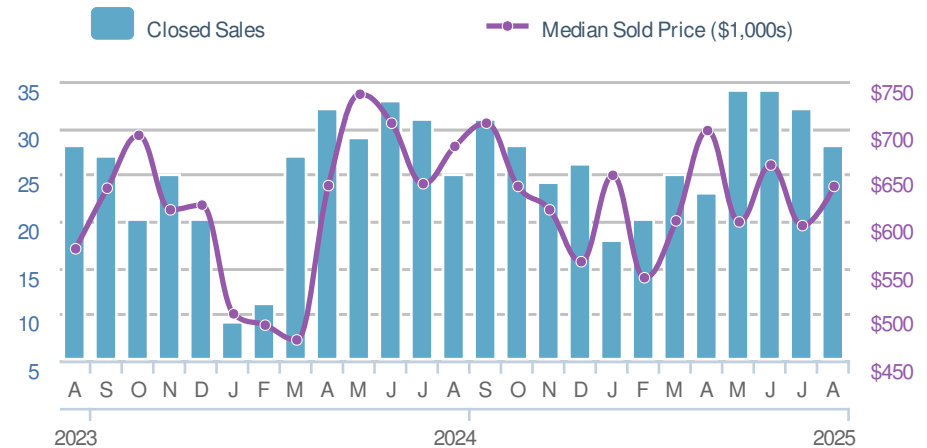
YTD	2025	2024	+/-
	<b>243</b>	<b>218</b>	11.5%

5-year Aug average: **28****Closed Sales****28****↓ -12.5%**from Jul 2025:  
**32****↑ 12.0%**from Aug 2024:  
**25**

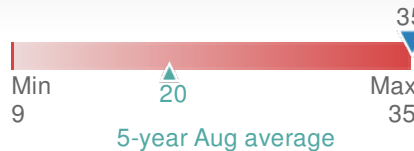
YTD	2025	2024	+/-
	<b>230</b>	<b>198</b>	16.2%

5-year Aug average: **32****Median Sold Price****\$637,500****↑ 7.0%**from Jul 2025:  
**\$595,750****↓ -6.3%**from Aug 2024:  
**\$680,000**

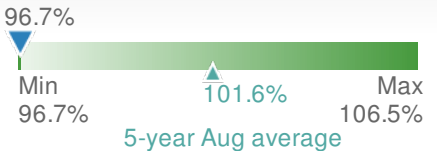
YTD	2025	2024	+/-
	<b>\$645,000</b>	<b>\$640,000</b>	0.8%

5-year Aug average: **\$605,000****Active Listings****43**

Jul 2025	Aug 2024
<b>52</b>	<b>44</b>

**Avg DOM****35**

Jul 2025	Aug 2024	YTD
<b>20</b>	<b>17</b>	<b>21</b>

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

Jul 2025	Aug 2024	YTD
<b>99.3%</b>	<b>100.3%</b>	<b>100.8%</b>

**August 2025**

## Garnet Valley (Delaware, PA) - Detached

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

-4.8%

from Jul 2025:  
**21**

5.3%

from Aug 2024:  
**19**

YTD	2025	2024	+/-
	<b>207</b>	<b>166</b>	24.7%

5-year Aug average: **19****New Pendings****15**

-37.5%

from Jul 2025:  
**24**

-11.8%

from Aug 2024:  
**17**

YTD	2025	2024	+/-
	<b>146</b>	<b>134</b>	9.0%

5-year Aug average: **17****Closed Sales****16**

-23.8%

from Jul 2025:  
**21**

0.0%

from Aug 2024:  
**16**

YTD	2025	2024	+/-
	<b>132</b>	<b>126</b>	4.8%

5-year Aug average: **19****Median Sold Price****\$792,975**

5.7%

from Jul 2025:  
**\$750,000**

4.3%

from Aug 2024:  
**\$760,000**

YTD	2025	2024	+/-
	<b>\$750,000</b>	<b>\$743,750</b>	0.8%

5-year Aug average: **\$722,105****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for August was \$792,975, representing an increase of 5.7% compared to last month and an increase of 4.3% from Aug 2024. The average days on market for units sold in August was 16 days, 21% above the 5-year August average of 13 days. There was a 37.5% month over month decrease in new contract activity with 15 New Pendings; a 2.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 36; and a 14.7% decrease in supply to 29 active units.

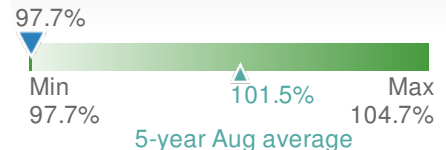
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, up from 1.09 in July and an increase from 1.21 in August 2024. The Contract Ratio is 2% higher than the 5-year August average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****29**

Jul 2025	Aug 2024
<b>34</b>	<b>28</b>

**Avg DOM****16**

Jul 2025	Aug 2024	YTD
<b>15</b>	<b>19</b>	<b>18</b>

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

Jul 2025	Aug 2024	YTD
<b>98.2%</b>	<b>100.3%</b>	<b>101.3%</b>

**August 2025**

Garnet Valley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****12** **-29.4%**from Jul 2025:  
**17** **9.1%**from Aug 2024:  
**11**

YTD	2025	2024	+/-
	<b>111</b>	<b>110</b>	0.9%

5-year Aug average: **9****New Pendings****14** **40.0%**from Jul 2025:  
**10** **16.7%**from Aug 2024:  
**12**

YTD	2025	2024	+/-
	<b>97</b>	<b>84</b>	15.5%

5-year Aug average: **12****Closed Sales****12** **9.1%**from Jul 2025:  
**11** **33.3%**from Aug 2024:  
**9**

YTD	2025	2024	+/-
	<b>98</b>	<b>72</b>	36.1%

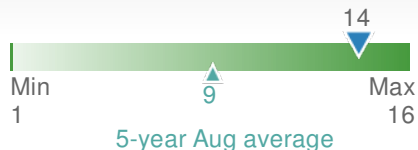
5-year Aug average: **13****Median  
Sold Price****\$409,500** **-3.6%**from Jul 2025:  
**\$425,000** **-11.0%**from Aug 2024:  
**\$459,900**

YTD	2025	2024	+/-
	<b>\$444,000</b>	<b>\$423,750</b>	4.8%

5-year Aug average: **\$392,608****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for August was \$409,500, representing a decrease of 3.6% compared to last month and a decrease of 11% from Aug 2024. The average days on market for units sold in August was 60 days, 127% above the 5-year August average of 26 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 21; and a 22.2% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.00 in July and an increase from 1.31 in August 2024. The Contract Ratio is 57% lower than the 5-year August average of 3.52. 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****14**

Jul 2025	Aug 2024
<b>18</b>	<b>16</b>

**Avg DOM****60**

Jul 2025	Aug 2024	YTD
<b>28</b>	<b>12</b>	<b>25</b>

**Avg Sold to  
OLP Ratio****95.4%**

Jul 2025	Aug 2024	YTD
<b>101.3%</b>	<b>100.4%</b>	<b>100.1%</b>

**August 2025**

Haverford Township (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****28**

↓ **-40.4%**    ↓ **-15.2%**  
from Jul 2025:    from Aug 2024:  
**47**                    **33**

YTD	2025	2024	+/-
	<b>368</b>	<b>376</b>	-2.1%

5-year Aug average: **39****New Pendings****41**

↑ **20.6%**    ↑ **13.9%**  
from Jul 2025:    from Aug 2024:  
**34**                    **36**

YTD	2025	2024	+/-
	<b>323</b>	<b>337</b>	-4.2%

5-year Aug average: **41****Closed Sales****45**

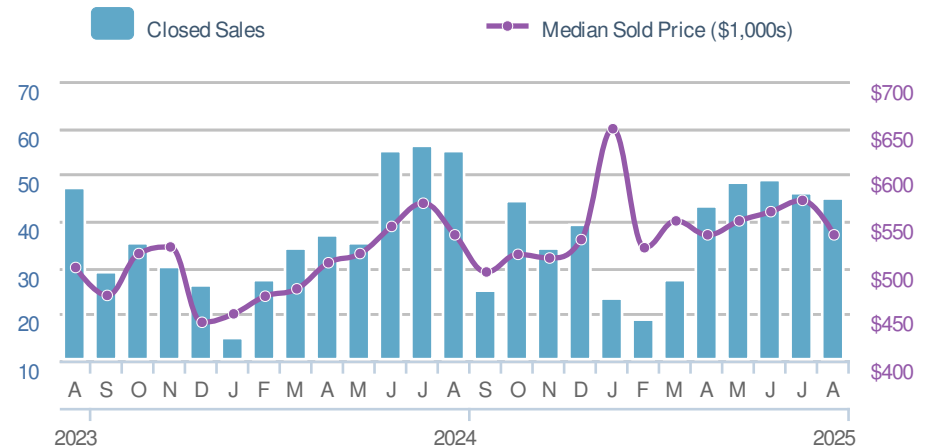
↓ **-2.2%**    ↓ **-18.2%**  
from Jul 2025:    from Aug 2024:  
**46**                    **55**

YTD	2025	2024	+/-
	<b>306</b>	<b>315</b>	-2.9%

5-year Aug average: **54****Median Sold Price****\$535,000**

↓ **-6.6%**    ↔ **0.0%**  
from Jul 2025:    from Aug 2024:  
**\$572,500**            **\$535,000**

YTD	2025	2024	+/-
	<b>\$550,000</b>	<b>\$525,000</b>	4.8%

5-year Aug average: **\$508,400****Active Listings****39**

Jul 2025	Aug 2024
<b>48</b>	<b>34</b>

**Avg DOM****12**

Jul 2025	Aug 2024	YTD
<b>12</b>	<b>10</b>	<b>13</b>

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

Jul 2025	Aug 2024	YTD
<b>102.1%</b>	<b>101.6%</b>	<b>102.2%</b>

**August 2025**

## Haverford Township (Delaware, PA) - Detached


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


 **-37.5%**  
 from Jul 2025: **32**

 **-28.6%**  
 from Aug 2024: **28**

YTD	2025	2024	+/-
	<b>269</b>	<b>288</b>	-6.6%

5-year Aug average: **30****New Pendings****31**

 **24.0%**  
 from Jul 2025: **25**

 **6.9%**  
 from Aug 2024: **29**

YTD	2025	2024	+/-
	<b>236</b>	<b>245</b>	-3.7%

5-year Aug average: **30****Closed Sales****32**

 **-11.1%**  
 from Jul 2025: **36**

 **-22.0%**  
 from Aug 2024: **41**

YTD	2025	2024	+/-
	<b>230</b>	<b>228</b>	0.9%

5-year Aug average: **42****Median Sold Price****\$583,000**

 **-5.6%**  
 from Jul 2025: **\$617,500**

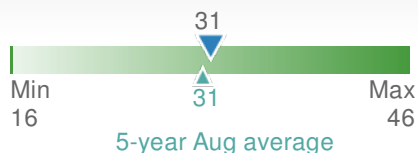
 **-2.8%**  
 from Aug 2024: **\$600,000**

YTD	2025	2024	+/-
	<b>\$605,500</b>	<b>\$600,000</b>	0.9%

5-year Aug average: **\$551,100****Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for August was \$583,000, representing a decrease of 5.6% compared to last month and a decrease of 2.8% from Aug 2024. The average days on market for units sold in August was 14 days, 15% above the 5-year August average of 12 days. There was a 24% month over month increase in new contract activity with 31 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 30; and a 22.5% decrease in supply to 31 active units.

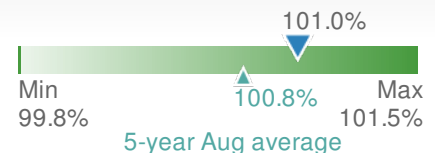
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, up from 0.85 in July and a decrease from 1.06 in August 2024. The Contract Ratio is 31% lower than the 5-year August average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****31**

Jul 2025	Aug 2024
<b>40</b>	<b>33</b>

**Avg DOM****14**

Jul 2025	Aug 2024	YTD
<b>13</b>	<b>10</b>	<b>14</b>

**Avg Sold to OLP Ratio****101.0%**

Jul 2025	Aug 2024	YTD
<b>102.6%</b>	<b>101.5%</b>	<b>102.1%</b>

**August 2025**

## Haverford Township (Delaware, PA) - Attached

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

↓ **-46.7%**    ↑ **60.0%**  
from Jul 2025: 15    from Aug 2024: 5

YTD	2025	2024	+/-
	<b>99</b>	<b>88</b>	12.5%

5-year Aug average: **9****New Pendings****10**

↑ **11.1%**    ↑ **42.9%**  
from Jul 2025: 9    from Aug 2024: 7

YTD	2025	2024	+/-
	<b>87</b>	<b>92</b>	-5.4%

5-year Aug average: **10****Closed Sales****13**

↑ **30.0%**    ↓ **-7.1%**  
from Jul 2025: 10    from Aug 2024: 14

YTD	2025	2024	+/-
	<b>76</b>	<b>87</b>	-12.6%

5-year Aug average: **12****Median Sold Price****\$425,000**

↓ **-3.4%**    ↑ **6.8%**  
from Jul 2025: **\$440,000**    from Aug 2024: **\$398,000**

YTD	2025	2024	+/-
	<b>\$429,550</b>	<b>\$390,000</b>	10.1%

5-year Aug average: **\$364,100****Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for August was \$425,000, representing a decrease of 3.4% compared to last month and an increase of 6.8% from Aug 2024. The average days on market for units sold in August was 6 days, 17% below the 5-year August average of 7 days. There was an 11.1% month over month increase in new contract activity with 10 New Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 13; and no change in supply with 8 active units.

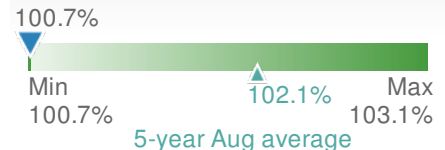
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, down from 2.00 in July and a decrease from 9.00 in August 2024. The Contract Ratio is 56% lower than the 5-year August average of 3.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****8**

Jul 2025	Aug 2024
<b>8</b>	<b>1</b>

**Avg DOM****6**

Jul 2025	Aug 2024	YTD
<b>10</b>	<b>9</b>	<b>7</b>

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



Jul 2025	Aug 2024	YTD
<b>100.3%</b>	<b>102.1%</b>	<b>102.6%</b>




**August 2025**

Interboro (Delaware, PA)



Email: ldavis@tcsr.realtor

**New Listings****24** **14.3%**  
from Jul 2025:  
**21** **-11.1%**  
from Aug 2024:  
**27**



YTD	2025	2024	+/-
	<b>178</b>	<b>202</b>	-11.9%

5-year Aug average: **30****New Pendings****17** **-15.0%**  
from Jul 2025:  
**20** **-37.0%**  
from Aug 2024:  
**27**

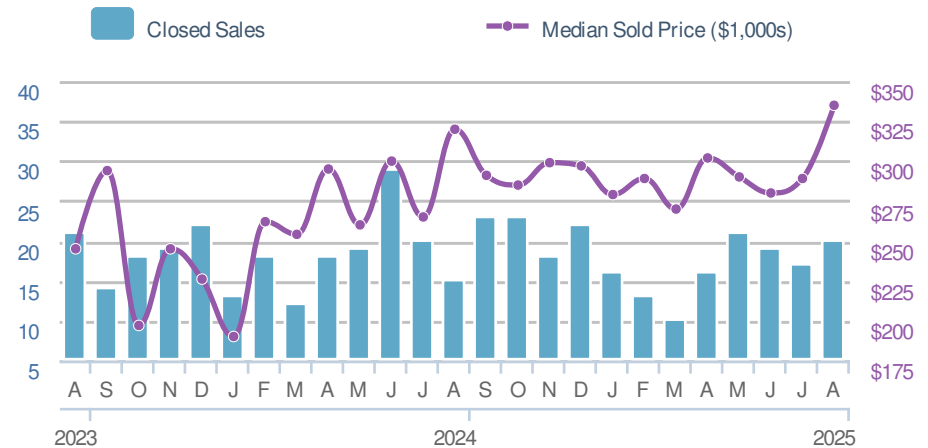
YTD	2025	2024	+/-
	<b>139</b>	<b>163</b>	-14.7%

5-year Aug average: **28****Closed Sales****20** **17.6%**  
from Jul 2025:  
**17** **33.3%**  
from Aug 2024:  
**15**

YTD	2025	2024	+/-
	<b>137</b>	<b>147</b>	-6.8%

5-year Aug average: **22****Median Sold Price****\$335,500** **16.1%**  
from Jul 2025:  
**\$289,000** **4.8%**  
from Aug 2024:  
**\$320,000**

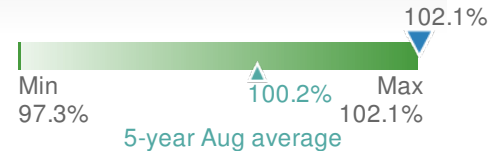
YTD	2025	2024	+/-
	<b>\$285,000</b>	<b>\$275,000</b>	3.6%

5-year Aug average: **\$276,850****Active Listings****33**

Jul 2025	Aug 2024
<b>25</b>	<b>36</b>

**Avg DOM****15**

Jul 2025	Aug 2024	YTD
<b>23</b>	<b>20</b>	<b>25</b>

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

Jul 2025	Aug 2024	YTD
<b>98.6%</b>	<b>98.4%</b>	<b>98.7%</b>

**August 2025**

## Interboro (Delaware, PA) - Detached

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

↓ **-30.8%**    ↓ **-18.2%**  
from Jul 2025: **13**    from Aug 2024: **11**

YTD	2025	2024	+/-
	<b>79</b>	<b>106</b>	-25.5%

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

↔ **0.0%**    ↔ **0.0%**  
from Jul 2025: **9**    from Aug 2024: **9**

YTD	2025	2024	+/-
	<b>64</b>	<b>87</b>	-26.4%

5-year Aug average: **13****Closed Sales****12**

↑ **33.3%**    ↔ **0.0%**  
from Jul 2025: **9**    from Aug 2024: **12**

YTD	2025	2024	+/-
	<b>65</b>	<b>78</b>	-16.7%

5-year Aug average: **11****Median Sold Price****\$377,900**

↑ **28.1%**    ↑ **15.2%**  
from Jul 2025: **\$295,000**    from Aug 2024: **\$328,000**

YTD	2025	2024	+/-
	<b>\$319,000</b>	<b>\$315,000</b>	1.3%

5-year Aug average: **\$304,880****Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for August was \$377,900, representing an increase of 28.1% compared to last month and an increase of 15.2% from Aug 2024. The average days on market for units sold in August was 12 days, 25% below the 5-year August average of 16 days. There was no month over month change in new contract activity with 9 New Pendings; a 29.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 12; and a 7.7% increase in supply to 14 active units.

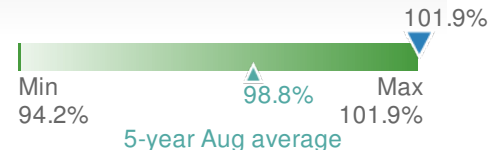
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.31 in July and a decrease from 1.00 in August 2024. The Contract Ratio is 41% lower than the 5-year August average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****14**

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

**Avg DOM****12**

Jul 2025	Aug 2024	YTD
<b>16</b>	<b>24</b>	<b>27</b>

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

Jul 2025	Aug 2024	YTD
<b>101.2%</b>	<b>98.9%</b>	<b>98.8%</b>

**August 2025**

Interboro (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****15** **87.5%**from Jul 2025:  
**8** **-6.3%**from Aug 2024:  
**16**

YTD	2025	2024	+/-
	<b>99</b>	<b>96</b>	3.1%

5-year Aug average: **15****New Pendings****8** **-27.3%**from Jul 2025:  
**11** **-55.6%**from Aug 2024:  
**18**

YTD	2025	2024	+/-
	<b>75</b>	<b>76</b>	-1.3%

5-year Aug average: **15****Closed Sales****8** **0.0%**from Jul 2025:  
**8** **166.7%**from Aug 2024:  
**3**

YTD	2025	2024	+/-
	<b>72</b>	<b>69</b>	4.3%

5-year Aug average: **11****Median  
Sold Price****\$278,500** **-2.1%**from Jul 2025:  
**\$284,500** **7.9%**from Aug 2024:  
**\$258,000**

YTD	2025	2024	+/-
	<b>\$263,750</b>	<b>\$234,900</b>	12.3%

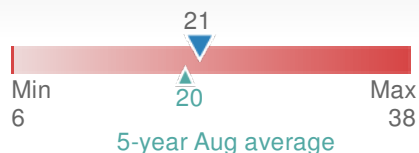
5-year Aug average: **\$243,800****Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for August was \$278,500, representing a decrease of 2.1% compared to last month and an increase of 7.9% from Aug 2024. The average days on market for units sold in August was 21 days, 3% above the 5-year August average of 20 days. There was a 27.3% month over month decrease in new contract activity with 8 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 10; and a 58.3% increase in supply to 19 active units.

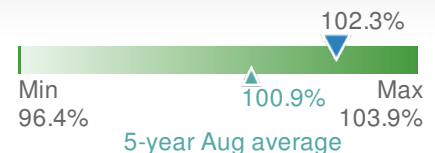
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.92 in July and a decrease from 0.85 in August 2024. The Contract Ratio is 68% lower than the 5-year August average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****19**

Jul 2025	Aug 2024
<b>12</b>	<b>20</b>

**Avg DOM****21**

Jul 2025	Aug 2024	YTD
<b>31</b>	<b>6</b>	<b>24</b>

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

Jul 2025	Aug 2024	YTD
<b>95.7%</b>	<b>96.4%</b>	<b>98.6%</b>

**August 2025**

Marple Newtown (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****35**

↓ **-12.5%**    ↓ **-27.1%**  
from Jul 2025:    from Aug 2024:  
**40**                      **48**

YTD	2025	2024	+/-
	<b>314</b>	<b>394</b>	-20.3%

5-year Aug average: **40****New Pendings****36**

↑ **38.5%**    ↑ **2.9%**  
from Jul 2025:    from Aug 2024:  
**26**                      **35**

YTD	2025	2024	+/-
	<b>265</b>	<b>291</b>	-8.9%

5-year Aug average: **35****Closed Sales****40**

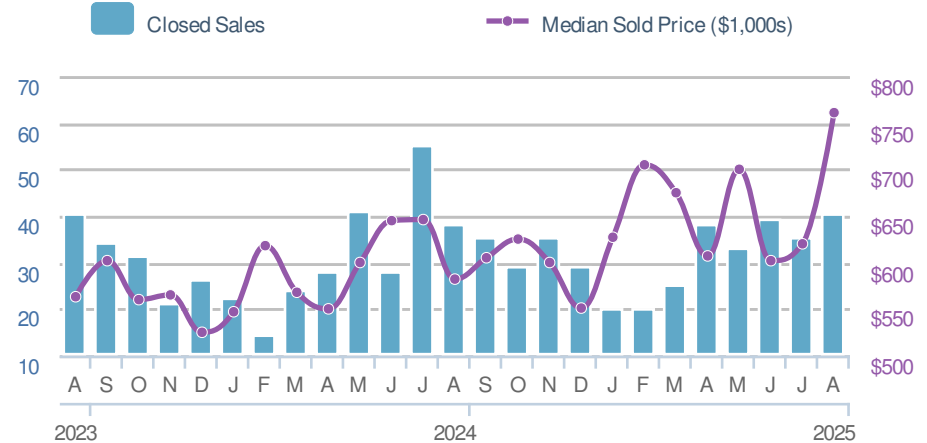
↑ **14.3%**    ↑ **5.3%**  
from Jul 2025:    from Aug 2024:  
**35**                      **38**

YTD	2025	2024	+/-
	<b>259</b>	<b>259</b>	0.0%

5-year Aug average: **42****Median Sold Price****\$761,000**

↑ **22.7%**    ↑ **30.6%**  
from Jul 2025:    from Aug 2024:  
**\$620,000**            **\$582,750**

YTD	2025	2024	+/-
	<b>\$658,500</b>	<b>\$595,000</b>	10.7%

5-year Aug average: **\$579,000****Active Listings****48**

48  
Min 39    53    Max 70  
5-year Aug average

Jul 2025	Aug 2024
<b>57</b>	<b>70</b>

**Avg DOM****21**

21  
Min 10    19    Max 30  
5-year Aug average

Jul 2025	Aug 2024	YTD
<b>10</b>	<b>30</b>	<b>24</b>

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

102.2%  
Min 100.1%    101.4%    Max 103.1%  
5-year Aug average

Jul 2025	Aug 2024	YTD
<b>103.0%</b>	<b>100.4%</b>	<b>101.9%</b>

**August 2025**

## Marple Newtown (Delaware, PA) - Detached

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

 **-17.9%**     **-39.5%**  
 from Jul 2025: **28**    from Aug 2024: **38**

YTD	2025	2024	+/-
	<b>229</b>	<b>288</b>	-20.5%

5-year Aug average: **28****New Pending****25**

 **25.0%**     **-7.4%**  
 from Jul 2025: **20**    from Aug 2024: **27**



YTD	2025	2024	+/-
	<b>191</b>	<b>200</b>	-4.5%

5-year Aug average: **25****Closed Sales****31**

 **29.2%**     **-6.1%**  
 from Jul 2025: **24**    from Aug 2024: **33**

YTD	2025	2024	+/-
	<b>182</b>	<b>184</b>	-1.1%

5-year Aug average: **32****Median Sold Price****\$820,000**

 **7.7%**     **42.6%**  
 from Jul 2025: **\$761,250**    from Aug 2024: **\$575,000**

YTD	2025	2024	+/-
	<b>\$671,000</b>	<b>\$588,000</b>	14.1%

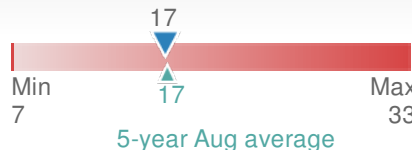
5-year Aug average: **\$584,500****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for August was \$820,000, representing an increase of 7.7% compared to last month and an increase of 42.6% from Aug 2024. The average days on market for units sold in August was 17 days, 2% below the 5-year August average of 17 days. There was a 25% month over month increase in new contract activity with 25 New Pending; a 12.2% MoM decrease in All Pending (new contracts + contracts carried over from July) to 43; and a 28.2% decrease in supply to 28 active units.

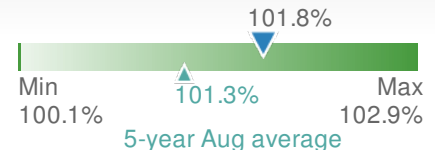
This activity resulted in a Contract Ratio of 1.54 pendings per active listing, up from 1.26 in July and an increase from 0.82 in August 2024. The Contract Ratio is 22% higher than the 5-year August average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****28**

Jul 2025	Aug 2024
<b>39</b>	<b>56</b>

**Avg DOM****17**

Jul 2025	Aug 2024	YTD
<b>9</b>	<b>33</b>	<b>21</b>

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

Jul 2025	Aug 2024	YTD
<b>103.8%</b>	<b>100.1%</b>	<b>102.0%</b>

**August 2025**

## Marple Newtown (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****12**
 0.0%  
from Jul 2025:  
12

 20.0%  
from Aug 2024:  
10

YTD	2025	2024	+/-
	<b>85</b>	106	-19.8%

5-year Aug average: 12

**New Pendings****11**
 83.3%  
from Jul 2025:  
6

 37.5%  
from Aug 2024:  
8

YTD	2025	2024	+/-
	<b>74</b>	91	-18.7%

5-year Aug average: 10

**Closed Sales****9**
 -18.2%  
from Jul 2025:  
11

 80.0%  
from Aug 2024:  
5

YTD	2025	2024	+/-
	<b>77</b>	75	2.7%

5-year Aug average: 10

**Median Sold Price****\$675,000**
 58.8%  
from Jul 2025:  
\$425,000

 7.2%  
from Aug 2024:  
\$629,900

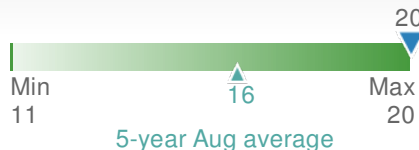
YTD	2025	2024	+/-
	<b>\$630,000</b>	\$608,000	3.6%

5-year Aug average: \$547,960

**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for August was \$675,000, representing an increase of 58.8% compared to last month and an increase of 7.2% from Aug 2024. The average days on market for units sold in August was 35 days, 77% above the 5-year August average of 20 days. There was an 83.3% month over month increase in new contract activity with 11 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 15; and an 11.1% increase in supply to 20 active units.

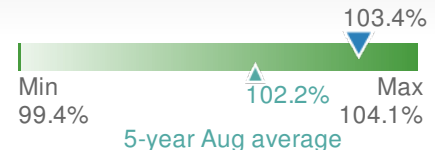
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.78 in July and a decrease from 1.71 in August 2024. The Contract Ratio is 46% lower than the 5-year August average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****20**

Jul 2025	Aug 2024
18	14

**Avg DOM****35**

Jul 2025	Aug 2024	YTD
14	9	31

**Avg Sold to OLP Ratio****103.4%**

Jul 2025	Aug 2024	YTD
101.3%	102.4%	101.6%

**August 2025**

Penn-Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****25**

↓ **-39.0%**    ↓ **-24.2%**  
from Jul 2025:    from Aug 2024:  
**41**                    **33**

YTD	2025	2024	+/-
	<b>236</b>	<b>309</b>	-23.6%

5-year Aug average: **36****New Pendings****25**

↓ **-19.4%**    ↓ **-13.8%**  
from Jul 2025:    from Aug 2024:  
**31**                    **29**

YTD	2025	2024	+/-
	<b>223</b>	<b>273</b>	-18.3%

5-year Aug average: **31****Closed Sales****30**

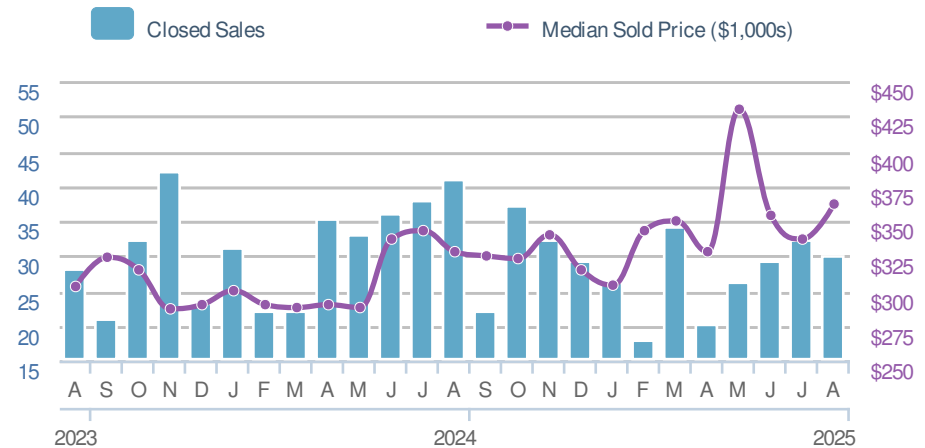
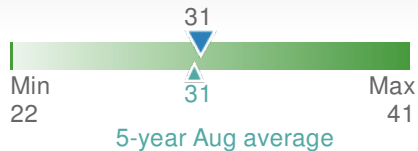
↓ **-6.3%**    ↓ **-26.8%**  
from Jul 2025:    from Aug 2024:  
**32**                    **41**

YTD	2025	2024	+/-
	<b>220</b>	<b>272</b>	-19.1%

5-year Aug average: **34****Median Sold Price****\$362,450**

↑ **7.4%**    ↑ **10.4%**  
from Jul 2025:    from Aug 2024:  
**\$337,500**            **\$328,250**

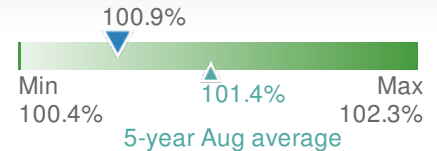
YTD	2025	2024	+/-
	<b>\$344,500</b>	<b>\$310,000</b>	11.1%

5-year Aug average: **\$326,430****Active Listings****31**

Jul 2025	Aug 2024
<b>35</b>	<b>38</b>

**Avg DOM****13**

Jul 2025	Aug 2024	YTD
<b>16</b>	<b>17</b>	<b>21</b>

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

Jul 2025	Aug 2024	YTD
<b>97.5%</b>	<b>100.4%</b>	<b>98.8%</b>

**August 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****15**

↓ -28.6%    ↓ -28.6%

from Jul 2025:    from Aug 2024:

**21**                      **21**

YTD	2025	2024	+/-
	<b>148</b>	<b>178</b>	-16.9%

5-year Aug average: **21****New Pending****16**

↓ -30.4%    ↑ 14.3%

from Jul 2025:    from Aug 2024:

**23**                      **14**

YTD	2025	2024	+/-
	<b>146</b>	<b>150</b>	-2.7%

5-year Aug average: **16****Closed Sales****23**

↑ 9.5%    ↑ 21.1%

from Jul 2025:    from Aug 2024:

**21**                      **19**

YTD	2025	2024	+/-
	<b>142</b>	<b>147</b>	-3.4%

5-year Aug average: **21****Median Sold Price****\$397,500**

↑ 1.7%    ↑ 11.0%

from Jul 2025:    from Aug 2024:

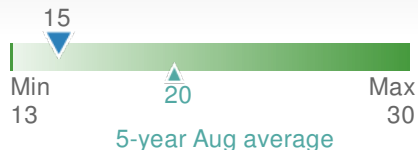
**\$391,000**                      **\$358,000**

YTD	2025	2024	+/-
	<b>\$388,500</b>	<b>\$355,000</b>	9.4%

5-year Aug average: **\$364,940****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for August was \$397,500, representing an increase of 1.7% compared to last month and an increase of 11% from Aug 2024. The average days on market for units sold in August was 12 days, 2% above the 5-year August average of 12 days. There was a 30.4% month over month decrease in new contract activity with 16 New Pending; a 28% MoM decrease in All Pending (new contracts + contracts carried over from July) to 18; and a 16.7% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.39 in July and an increase from 0.61 in August 2024. The Contract Ratio is the same as the 5-year August average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****15**

Jul 2025	Aug 2024
<b>18</b>	<b>28</b>

**Avg DOM****12**

Jul 2025	Aug 2024	YTD
<b>12</b>	<b>15</b>	<b>20</b>

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

Jul 2025	Aug 2024	YTD
<b>97.8%</b>	<b>99.9%</b>	<b>99.2%</b>



**August 2025**

Penn-Delco (Delaware, PA) - Attached

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

 **-50.0%**  
 from Jul 2025: **20**  
 **-16.7%**  
 from Aug 2024: **12**

YTD	2025	2024	+/-
	<b>88</b>	<b>131</b>	-32.8%

5-year Aug average: **15****New Pendings****9**

 **12.5%**  
 from Jul 2025: **8**  
 **-40.0%**  
 from Aug 2024: **15**

YTD	2025	2024	+/-
	<b>77</b>	<b>123</b>	-37.4%

5-year Aug average: **15****Closed Sales****7**

 **-36.4%**  
 from Jul 2025: **11**  
 **-68.2%**  
 from Aug 2024: **22**

YTD	2025	2024	+/-
	<b>78</b>	<b>125</b>	-37.6%

5-year Aug average: **13****Median Sold Price****\$235,000**

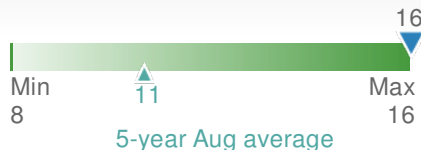
 **17.5%**  
 from Jul 2025: **\$200,000**  
 **-21.6%**  
 from Aug 2024: **\$299,900**

YTD	2025	2024	+/-
	<b>\$245,000</b>	<b>\$260,000</b>	-5.8%

5-year Aug average: **\$247,560****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for August was \$235,000, representing an increase of 17.5% compared to last month and a decrease of 21.6% from Aug 2024. The average days on market for units sold in August was 16 days, 33% above the 5-year August average of 12 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 14; and a 5.9% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.82 in July and a decrease from 1.70 in August 2024. The Contract Ratio is 54% lower than the 5-year August average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****16**

Jul 2025	Aug 2024
<b>17</b>	<b>10</b>

**Avg DOM****16**

Jul 2025	Aug 2024	YTD
<b>24</b>	<b>19</b>	<b>24</b>

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

Jul 2025	Aug 2024	YTD
<b>97.0%</b>	<b>100.9%</b>	<b>97.9%</b>

**August 2025**

Radnor Township (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****18**↔ 0.0%  
from Jul 2025:  
18↓ -14.3%  
from Aug 2024:  
21

YTD	2025	2024	+/-
	<b>239</b>	<b>258</b>	-7.4%

5-year Aug average: **22****New Pendings****20**↑ 11.1%  
from Jul 2025:  
18↑ 17.6%  
from Aug 2024:  
17

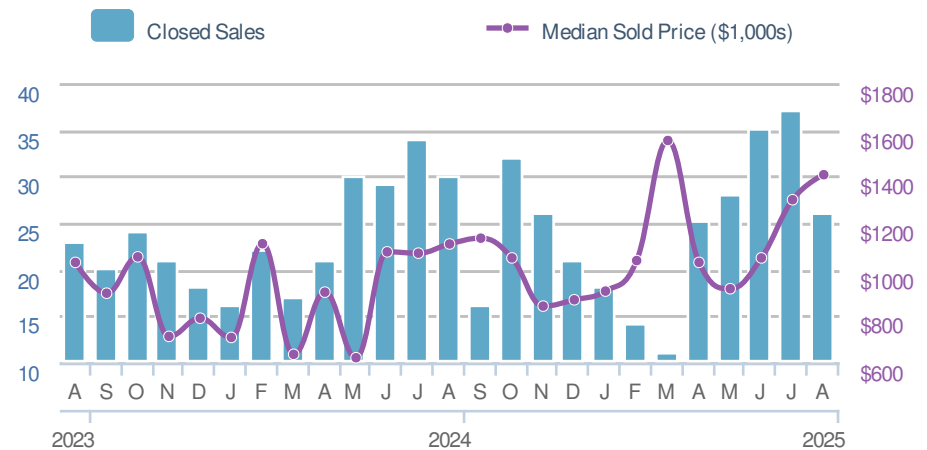
YTD	2025	2024	+/-
	<b>199</b>	<b>209</b>	-4.8%

5-year Aug average: **25****Closed Sales****26**↓ -29.7%  
from Jul 2025:  
37↓ -13.3%  
from Aug 2024:  
30

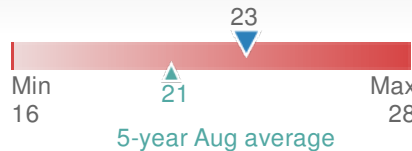
YTD	2025	2024	+/-
	<b>198</b>	<b>201</b>	-1.5%

5-year Aug average: **33****Median Sold Price****\$1,407,500**↑ 8.3%  
from Jul 2025:  
**\$1,300,000**↑ 26.8%  
from Aug 2024:  
**\$1,110,000**

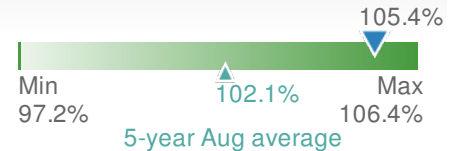
YTD	2025	2024	+/-
	<b>\$1,205,000</b>	<b>\$905,000</b>	33.1%

5-year Aug average: **\$1,074,100****Active Listings****29**

Jul 2025	Aug 2024
<b>34</b>	<b>44</b>

**Avg DOM****23**

Jul 2025	Aug 2024	YTD
<b>14</b>	<b>20</b>	<b>28</b>

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

Jul 2025	Aug 2024	YTD
<b>104.3%</b>	<b>102.0%</b>	<b>102.7%</b>

**August 2025**

## Radnor Township (Delaware, PA) - Detached

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

↔ 0.0%

from Jul 2025:  
**13**

↑ 18.2%

from Aug 2024:  
**11**

YTD	2025	2024	+/-
	<b>168</b>	<b>176</b>	-4.5%

5-year Aug average: **14****New Pendings****13**

↓ -7.1%

from Jul 2025:  
**14**

↑ 8.3%

from Aug 2024:  
**12**

YTD	2025	2024	+/-
	<b>138</b>	<b>140</b>	-1.4%

5-year Aug average: **16****Closed Sales****23**

↔ 0.0%

from Jul 2025:  
**23**

↔ 0.0%

from Aug 2024:  
**23**

YTD	2025	2024	+/-
	<b>140</b>	<b>134</b>	4.5%

5-year Aug average: **25****Median Sold Price****\$1,485,000**

↓ -12.6%

from Jul 2025:  
**\$1,700,000**

↑ 16.9%

from Aug 2024:  
**\$1,270,000**

YTD	2025	2024	+/-
	<b>\$1,492,500</b>	<b>\$1,235,000</b>	20.9%

5-year Aug average: **\$1,241,400****Summary**

In Radnor Township (Delaware, PA), the median sold price for Detached properties for August was \$1,485,000, representing a decrease of 12.6% compared to last month and an increase of 16.9% from Aug 2024. The average days on market for units sold in August was 22 days, 5% above the 5-year August average of 21 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; a 35.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 22; and a 4% decrease in supply to 24 active units.

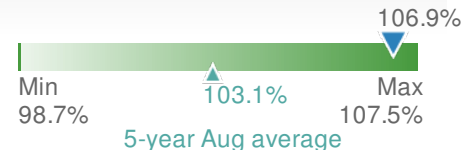
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.36 in July and an increase from 0.87 in August 2024. The Contract Ratio is 13% lower than the 5-year August average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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****24**

Jul 2025	Aug 2024
<b>25</b>	<b>31</b>

**Avg DOM****22**

Jul 2025	Aug 2024	YTD
<b>8</b>	<b>12</b>	<b>26</b>

**Avg Sold to OLP Ratio****106.9%**

Jul 2025	Aug 2024	YTD
<b>108.3%</b>	<b>102.8%</b>	<b>104.9%</b>

**August 2025**

## Radnor Township (Delaware, PA) - Attached

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

↔ 0.0%      ↓ -50.0%

from Jul 2025:      from Aug 2024:

5      10

YTD	2025	2024	+/-
	<b>71</b>	<b>82</b>	-13.4%

5-year Aug average: 8

**New Pendings****7**

↑ 75.0%      ↑ 40.0%

from Jul 2025:      from Aug 2024:

4      5

YTD	2025	2024	+/-
	<b>61</b>	<b>69</b>	-11.6%

5-year Aug average: 9

**Closed Sales****3**

↓ -78.6%      ↓ -57.1%

from Jul 2025:      from Aug 2024:

14      7

YTD	2025	2024	+/-
	<b>58</b>	<b>67</b>	-13.4%

5-year Aug average: 8

**Median Sold Price****\$205,000**

↓ -60.1%      ↓ -32.8%

from Jul 2025:      from Aug 2024:

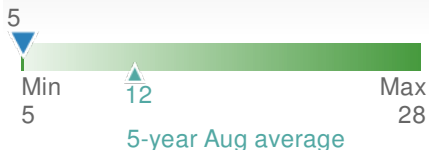
**\$513,614**      **\$305,000**

YTD	2025	2024	+/-
	<b>\$455,000</b>	<b>\$355,000</b>	28.2%

5-year Aug average: **\$317,200****Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached properties for August was \$205,000, representing a decrease of 60.1% compared to last month and a decrease of 32.8% from Aug 2024. The average days on market for units sold in August was 29 days, 19% above the 5-year August average of 24 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from July) to 9; and a 44.4% decrease in supply to 5 active units.

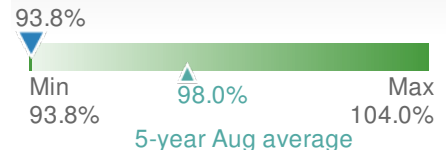
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 0.56 in July and an increase from 0.69 in August 2024. The Contract Ratio is 19% lower than the 5-year August average of 2.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****5**

Jul 2025	Aug 2024
<b>9</b>	<b>13</b>

**Avg DOM****29**

Jul 2025	Aug 2024	YTD
<b>24</b>	<b>52</b>	<b>32</b>

**Avg Sold to OLP Ratio****93.8%**

Jul 2025	Aug 2024	YTD
<b>97.7%</b>	<b>98.9%</b>	<b>97.4%</b>

**August 2025**

Ridley (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****45** **-15.1%**from Jul 2025:  
**53** **21.6%**from Aug 2024:  
**37**

YTD	2025	2024	+/-
	<b>364</b>	<b>286</b>	27.3%

5-year Aug average: **44****New Pendings****43** **10.3%**from Jul 2025:  
**39** **65.4%**from Aug 2024:  
**26**

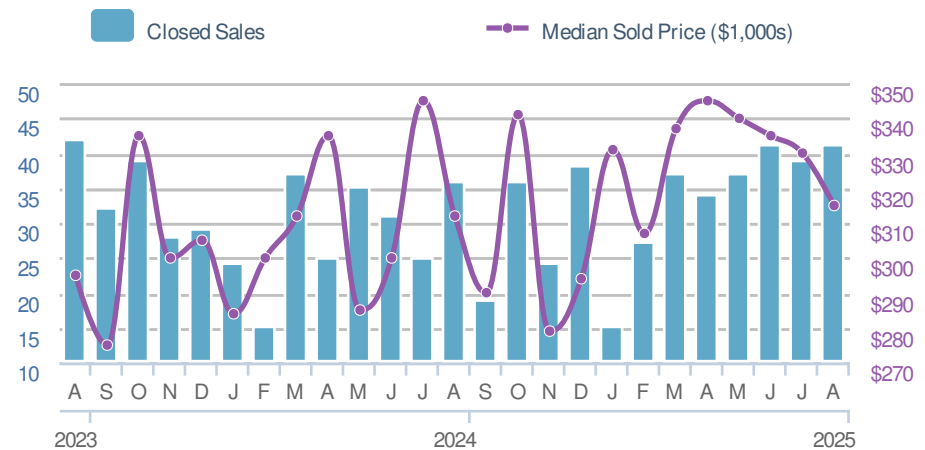
YTD	2025	2024	+/-
	<b>301</b>	<b>239</b>	25.9%

5-year Aug average: **43****Closed Sales****41** **5.1%**from Jul 2025:  
**39** **13.9%**from Aug 2024:  
**36**

YTD	2025	2024	+/-
	<b>273</b>	<b>234</b>	16.7%

5-year Aug average: **47****Median Sold Price****\$315,000** **-4.5%**from Jul 2025:  
**\$330,000** **0.7%**from Aug 2024:  
**\$312,750**

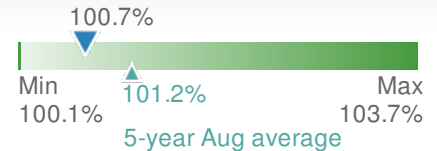
YTD	2025	2024	+/-
	<b>\$325,000</b>	<b>\$310,105</b>	4.8%

5-year Aug average: **\$293,650****Active Listings****55**

Jul 2025	Aug 2024
<b>58</b>	<b>38</b>

**Avg DOM****19**

Jul 2025	Aug 2024	YTD
<b>17</b>	<b>17</b>	<b>21</b>

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

Jul 2025	Aug 2024	YTD
<b>100.2%</b>	<b>100.9%</b>	<b>100.0%</b>

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

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****23** **-32.4%**from Jul 2025:  
**34** **27.8%**from Aug 2024:  
**18**

YTD	2025	2024	+/-
	<b>226</b>	<b>174</b>	29.9%

5-year Aug average: **23****New Pendings****22** **-8.3%**from Jul 2025:  
**24** **69.2%**from Aug 2024:  
**13**

YTD	2025	2024	+/-
	<b>182</b>	<b>151</b>	20.5%

5-year Aug average: **23****Closed Sales****24** **-4.0%**from Jul 2025:  
**25** **14.3%**from Aug 2024:  
**21**

YTD	2025	2024	+/-
	<b>172</b>	<b>151</b>	13.9%

5-year Aug average: **26****Median Sold Price****\$372,500** **0.7%**from Jul 2025:  
**\$370,000** **11.2%**from Aug 2024:  
**\$335,000**

YTD	2025	2024	+/-
	<b>\$375,000</b>	<b>\$355,000</b>	5.6%

5-year Aug average: **\$331,100****Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for August was \$372,500, representing an increase of 0.7% compared to last month and an increase of 11.2% from Aug 2024. The average days on market for units sold in August was 19 days, 23% above the 5-year August average of 15 days. There was an 8.3% month over month decrease in new contract activity with 22 New Pendings; a 16.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 26; and a 12.1% decrease in supply to 29 active units.

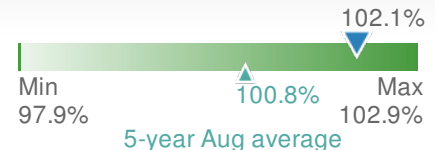
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 0.94 in July and an increase from 0.82 in August 2024. The Contract Ratio is 29% lower than the 5-year August average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****29**

Jul 2025	Aug 2024
<b>33</b>	<b>22</b>

**Avg DOM****19**

Jul 2025	Aug 2024	YTD
<b>19</b>	<b>15</b>	<b>18</b>

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


Jul 2025	Aug 2024	YTD
<b>100.8%</b>	<b>100.8%</b>	<b>101.1%</b>

**August 2025**

Ridley (Delaware, PA) - Attached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

**New Listings****22** **15.8%**  
from Jul 2025:  
**19** **15.8%**  
from Aug 2024:  
**19**



YTD	2025	2024	+/-
	<b>137</b>	<b>112</b>	22.3%

5-year Aug average: **21****New Pendings****21** **40.0%**  
from Jul 2025:  
**15** **61.5%**  
from Aug 2024:  
**13**

YTD	2025	2024	+/-
	<b>118</b>	<b>88</b>	34.1%

5-year Aug average: **20****Closed Sales****17** **30.8%**  
from Jul 2025:  
**13** **13.3%**  
from Aug 2024:  
**15**

YTD	2025	2024	+/-
	<b>100</b>	<b>83</b>	20.5%

5-year Aug average: **20****Median  
Sold Price****\$290,000** **18.4%**  
from Jul 2025:  
**\$245,000** **-3.3%**  
from Aug 2024:  
**\$300,000**

YTD	2025	2024	+/-
	<b>\$285,000</b>	<b>\$265,000</b>	7.5%

5-year Aug average: **\$261,670****Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for August was \$290,000, representing an increase of 18.4% compared to last month and a decrease of 3.3% from Aug 2024. The average days on market for units sold in August was 18 days, 22% above the 5-year August average of 15 days. There was a 40% month over month increase in new contract activity with 21 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 21; and a 4% increase in supply to 26 active units.

This activity resulted in a Contract Ratio of 0.81 pendings per active listing, up from 0.72 in July and a decrease from 0.88 in August 2024. The Contract Ratio is 61% lower than the 5-year August average of 2.07. 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****26**

Jul 2025	Aug 2024
<b>25</b>	<b>16</b>

**Avg DOM****18**

Jul 2025	Aug 2024	YTD
<b>15</b>	<b>21</b>	<b>27</b>

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

Jul 2025	Aug 2024	YTD
<b>98.5%</b>	<b>100.9%</b>	<b>98.0%</b>

**August 2025**

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****24**

↓ -48.9%    ↓ -22.6%  
from Jul 2025:    from Aug 2024:  
47                      31

YTD	2025	2024	+/-
	<b>322</b>	<b>391</b>	-17.6%

5-year Aug average: **36****New Pendings****22**

↓ -37.1%    ↓ -18.5%  
from Jul 2025:    from Aug 2024:  
35                      27

YTD	2025	2024	+/-
	<b>242</b>	<b>295</b>	-18.0%

5-year Aug average: **35****Closed Sales****41**

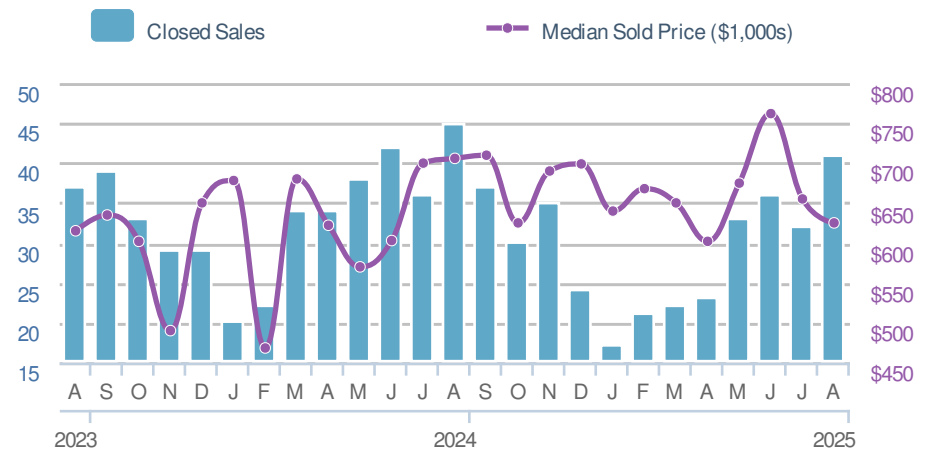
↑ 28.1%    ↓ -8.9%  
from Jul 2025:    from Aug 2024:  
32                      45

YTD	2025	2024	+/-
	<b>232</b>	<b>300</b>	-22.7%

5-year Aug average: **48****Median Sold Price****\$625,000**

↓ -4.7%    ↓ -11.6%  
from Jul 2025:    from Aug 2024:  
\$655,825            \$706,875

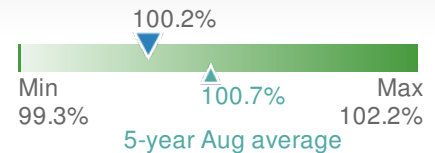
YTD	2025	2024	+/-
	<b>\$675,400</b>	<b>\$634,545</b>	6.4%

5-year Aug average: **\$629,375****Active Listings****54**

Jul 2025	Aug 2024
<b>60</b>	<b>63</b>

**Avg DOM****16**

Jul 2025	Aug 2024	YTD
<b>20</b>	<b>19</b>	<b>20</b>

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

Jul 2025	Aug 2024	YTD
<b>101.6%</b>	<b>100.3%</b>	<b>101.6%</b>



**August 2025**



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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****17**

 **-51.4%**      **-19.0%**  
 from Jul 2025: **35**     from Aug 2024: **21**



YTD	2025	2024	+/-
	<b>233</b>	<b>239</b>	-2.5%

5-year Aug average: **22****New Pendings****14**

 **-50.0%**      **-30.0%**  
 from Jul 2025: **28**     from Aug 2024: **20**



YTD	2025	2024	+/-
	<b>171</b>	<b>164</b>	4.3%

5-year Aug average: **23****Closed Sales****31**

 **29.2%**      **19.2%**  
 from Jul 2025: **24**     from Aug 2024: **26**

YTD	2025	2024	+/-
	<b>159</b>	<b>154</b>	3.2%

5-year Aug average: **30****Median Sold Price****\$676,000**

 **-4.4%**      **-15.2%**  
 from Jul 2025: **\$706,800**     from Aug 2024: **\$797,500**

YTD	2025	2024	+/-
	<b>\$710,000</b>	<b>\$680,000</b>	4.4%

5-year Aug average: **\$714,701****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for August was \$676,000, representing a decrease of 4.4% compared to last month and a decrease of 15.2% from Aug 2024. The average days on market for units sold in August was 17 days, 29% below the 5-year August average of 24 days. There was a 50% month over month decrease in new contract activity with 14 New Pendings; a 36.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 30; and a 9.3% decrease in supply to 39 active units.

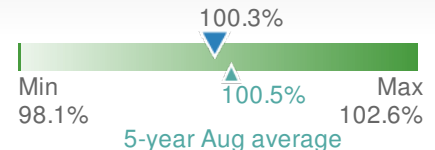
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 1.09 in July and an increase from 0.65 in August 2024. The Contract Ratio is 25% lower than the 5-year August average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****39**

Jul 2025	Aug 2024
<b>43</b>	<b>49</b>

**Avg DOM****17**

Jul 2025	Aug 2024	YTD
<b>16</b>	<b>12</b>	<b>20</b>

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

Jul 2025	Aug 2024	YTD
<b>102.5%</b>	<b>99.7%</b>	<b>102.7%</b>

**August 2025**

Rose Tree Media (Delaware, PA) - Attached

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

 **-41.7%**     **-30.0%**  
 from Jul 2025: **12**    from Aug 2024: **10**

YTD	2025	2024	+/-
	<b>89</b>	<b>152</b>	-41.4%

5-year Aug average: **14****New Pendings****8**

 **14.3%**     **14.3%**  
 from Jul 2025: **7**    from Aug 2024: **7**

YTD	2025	2024	+/-
	<b>71</b>	<b>131</b>	-45.8%

5-year Aug average: **11****Closed Sales****10**

 **25.0%**     **-47.4%**  
 from Jul 2025: **8**    from Aug 2024: **19**

YTD	2025	2024	+/-
	<b>73</b>	<b>146</b>	-50.0%

5-year Aug average: **18****Median Sold Price****\$520,000**

 **17.6%**     **-17.3%**  
 from Jul 2025: **\$442,000**    from Aug 2024: **\$629,080**

YTD	2025	2024	+/-
	<b>\$590,000</b>	<b>\$612,045</b>	-3.6%

5-year Aug average: **\$529,383****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for August was \$520,000, representing an increase of 17.6% compared to last month and a decrease of 17.3% from Aug 2024. The average days on market for units sold in August was 14 days, 33% below the 5-year August average of 21 days. There was a 14.3% month over month increase in new contract activity with 8 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 10; and an 11.8% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.76 in July and a decrease from 2.86 in August 2024. The Contract Ratio is 75% lower than the 5-year August average of 2.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****15**

Jul 2025	Aug 2024
<b>17</b>	<b>14</b>

**Avg DOM****14**

Jul 2025	Aug 2024	YTD
<b>31</b>	<b>29</b>	<b>20</b>

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

Jul 2025	Aug 2024	YTD
<b>98.7%</b>	<b>101.1%</b>	<b>99.2%</b>

**August 2025**

Southeast Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****30****↓ -30.2%**from Jul 2025:  
**43****↓ -3.2%**from Aug 2024:  
**31**

YTD	2025	2024	+/-
	<b>268</b>	<b>288</b>	-6.9%

5-year Aug average: **43****New Pendings****30****↑ 3.4%**from Jul 2025:  
**29****↑ 15.4%**from Aug 2024:  
**26**

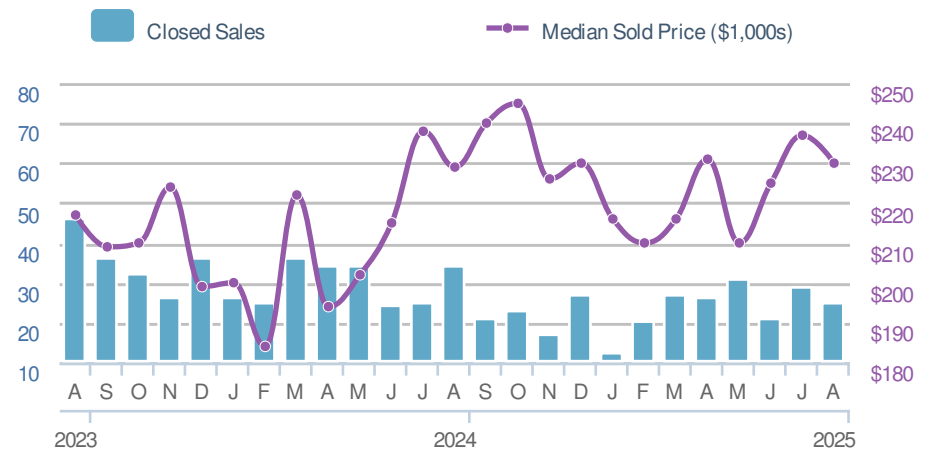
YTD	2025	2024	+/-
	<b>223</b>	<b>246</b>	-9.3%

5-year Aug average: **45****Closed Sales****25****↓ -13.8%**from Jul 2025:  
**29****↓ -26.5%**from Aug 2024:  
**34**

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

5-year Aug average: **40****Median Sold Price****\$230,000****↓ -3.2%**from Jul 2025:  
**\$237,650****↑ 0.4%**from Aug 2024:  
**\$229,000**

YTD	2025	2024	+/-
	<b>\$225,000</b>	<b>\$209,900</b>	7.2%

5-year Aug average: **\$209,080****Active Listings****47**

Jul 2025	Aug 2024
<b>52</b>	<b>41</b>

**Avg DOM****17**

Jul 2025	Aug 2024	YTD
<b>17</b>	<b>18</b>	<b>27</b>

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

Jul 2025	Aug 2024	YTD
<b>99.1%</b>	<b>99.2%</b>	<b>98.4%</b>

**August 2025**

## Southeast Delco (Delaware, PA) - Detached



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

 **-20.0%**  
 from Jul 2025: **5**  
 **-50.0%**  
 from Aug 2024: **8**

YTD	2025	2024	+/-
	<b>36</b>	<b>49</b>	-26.5%

5-year Aug average: 6



**New Pendings****7**

 **250.0%**  
 from Jul 2025: **2**  
 **16.7%**  
 from Aug 2024: **6**

YTD	2025	2024	+/-
	<b>30</b>	<b>31</b>	-3.2%

5-year Aug average: 7

**Closed Sales****4**

 **100.0%**  
 from Jul 2025: **2**  
 **0.0%**  
 from Aug 2024: **4**

YTD	2025	2024	+/-
	<b>24</b>	<b>25</b>	-4.0%

5-year Aug average: 5

**Median Sold Price****\$258,500**

 **34.3%**  
 from Jul 2025: **\$192,500**  
 **-13.2%**  
 from Aug 2024: **\$297,750**

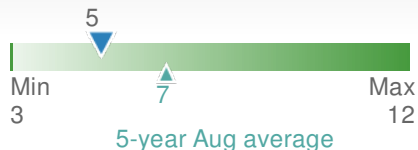
YTD	2025	2024	+/-
	<b>\$272,000</b>	<b>\$280,000</b>	-2.9%

5-year Aug average: \$243,830

**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for August was \$258,500, representing an increase of 34.3% compared to last month and a decrease of 13.2% from Aug 2024. The average days on market for units sold in August was 9 days, 49% below the 5-year August average of 18 days. There was a 250% month over month increase in new contract activity with 7 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from July) to 8; and a 58.3% decrease in supply to 5 active units.

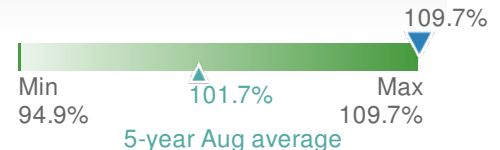
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 0.42 in July and an increase from 0.50 in August 2024. The Contract Ratio is 22% lower than the 5-year August average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****5**

Jul 2025	Aug 2024
<b>12</b>	<b>12</b>

**Avg DOM****9**

Jul 2025	Aug 2024	YTD
<b>48</b>	<b>29</b>	<b>42</b>

**Avg Sold to OLP Ratio****109.7%**

Jul 2025	Aug 2024	YTD
<b>98.3%</b>	<b>94.9%</b>	<b>98.6%</b>

**August 2025**

Southeast Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****26** **-31.6%**from Jul 2025:  
**38** **13.0%**from Aug 2024:  
**23**

YTD	2025	2024	+/-
	<b>232</b>	<b>239</b>	-2.9%

5-year Aug average: **37****New Pendings****23** **-14.8%**from Jul 2025:  
**27** **15.0%**from Aug 2024:  
**20**

YTD	2025	2024	+/-
	<b>193</b>	<b>215</b>	-10.2%

5-year Aug average: **38****Closed Sales****21** **-22.2%**from Jul 2025:  
**27** **-30.0%**from Aug 2024:  
**30**

YTD	2025	2024	+/-
	<b>174</b>	<b>220</b>	-20.9%

5-year Aug average: **35****Median Sold Price****\$230,000** **-4.2%**from Jul 2025:  
**\$240,000** **2.2%**from Aug 2024:  
**\$225,000**

YTD	2025	2024	+/-
	<b>\$225,000</b>	<b>\$203,750</b>	10.4%

5-year Aug average: **\$206,000****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for August was \$230,000, representing a decrease of 4.2% compared to last month and an increase of 2.2% from Aug 2024. The average days on market for units sold in August was 19 days, 17% above the 5-year August average of 16 days. There was a 14.8% month over month decrease in new contract activity with 23 New Pendings; a 2.9% MoM increase in All Pendings (new contracts + contracts carried over from July) to 35; and a 5% increase in supply to 42 active units.

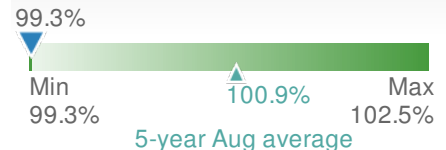
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.85 in July and a decrease from 0.86 in August 2024. The Contract Ratio is 48% lower than the 5-year August average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****42**

Jul 2025	Aug 2024
<b>40</b>	<b>29</b>

**Avg DOM****19**

Jul 2025	Aug 2024	YTD
<b>14</b>	<b>16</b>	<b>25</b>

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

Jul 2025	Aug 2024	YTD
<b>99.2%</b>	<b>99.8%</b>	<b>98.4%</b>

**August 2025**

Springfield (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****20****↓ -16.7%**from Jul 2025:  
**24****↔ 0.0%**from Aug 2024:  
**20**

YTD	2025	2024	+/-
	<b>184</b>	<b>186</b>	-1.1%

5-year Aug average: **24****New Pendings****18****↓ -5.3%**from Jul 2025:  
**19****↑ 5.9%**from Aug 2024:  
**17**

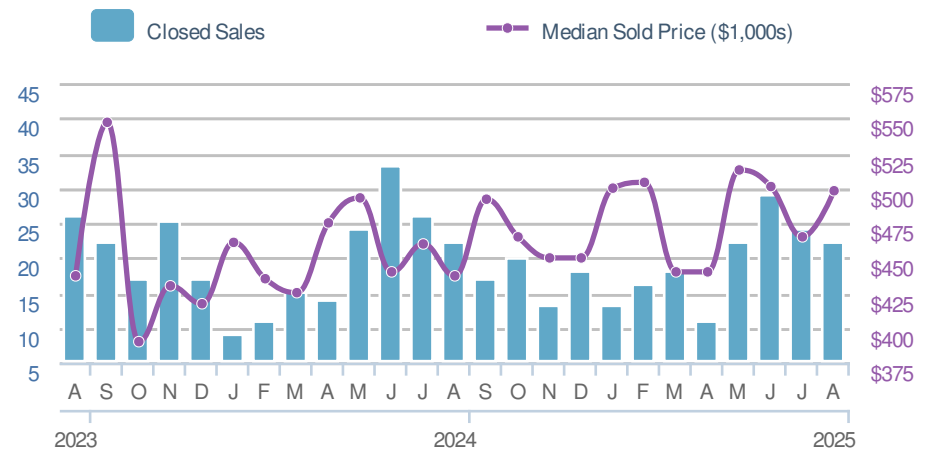
YTD	2025	2024	+/-
	<b>164</b>	<b>166</b>	-1.2%

5-year Aug average: **24****Closed Sales****22****↓ -8.3%**from Jul 2025:  
**24****↔ 0.0%**from Aug 2024:  
**22**

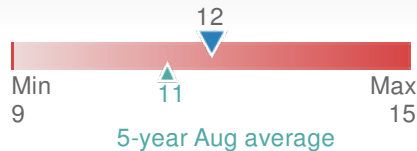
YTD	2025	2024	+/-
	<b>159</b>	<b>156</b>	1.9%

5-year Aug average: **25****Median Sold Price****\$498,000****↑ 7.1%**from Jul 2025:  
**\$465,000****↑ 14.0%**from Aug 2024:  
**\$437,000**

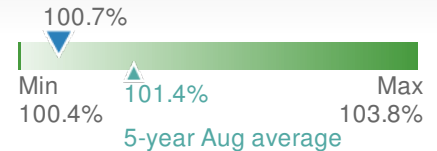
YTD	2025	2024	+/-
	<b>\$480,000</b>	<b>\$450,000</b>	6.7%

5-year Aug average: **\$432,400****Active Listings****20**

Jul 2025	Aug 2024
<b>19</b>	<b>17</b>

**Avg DOM****12**

Jul 2025	Aug 2024	YTD
<b>16</b>	<b>10</b>	<b>16</b>

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

Jul 2025	Aug 2024	YTD
<b>100.7%</b>	<b>101.2%</b>	<b>101.1%</b>

**August 2025**

## Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****16** **-27.3%**from Jul 2025:  
**22** **6.7%**from Aug 2024:  
**15**

YTD	2025	2024	+/-
	<b>153</b>	<b>159</b>	-3.8%

5-year Aug average: **21****New Pendings****18** **12.5%**from Jul 2025:  
**16** **28.6%**from Aug 2024:  
**14**

YTD	2025	2024	+/-
	<b>138</b>	<b>141</b>	-2.1%

5-year Aug average: **22****Closed Sales****18** **-25.0%**from Jul 2025:  
**24** **-5.3%**from Aug 2024:  
**19**

YTD	2025	2024	+/-
	<b>132</b>	<b>133</b>	-0.8%

5-year Aug average: **22****Median  
Sold Price****\$505,500** **8.7%**from Jul 2025:  
**\$465,000** **12.3%**from Aug 2024:  
**\$450,000**

YTD	2025	2024	+/-
	<b>\$505,500</b>	<b>\$475,000</b>	6.4%

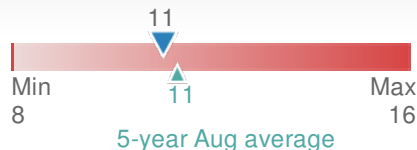
5-year Aug average: **\$448,155****Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for August was \$505,500, representing an increase of 8.7% compared to last month and an increase of 12.3% from Aug 2024. The average days on market for units sold in August was 11 days, 4% below the 5-year August average of 11 days. There was a 12.5% month over month increase in new contract activity with 18 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 21; and a 23.5% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.62 pendings per active listing, up from 1.41 in July and an increase from 1.36 in August 2024. The Contract Ratio is 20% lower than the 5-year August average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****13**

Jul 2025	Aug 2024
<b>17</b>	<b>14</b>

**Avg DOM****11**

Jul 2025	Aug 2024	YTD
<b>16</b>	<b>10</b>	<b>17</b>

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

Jul 2025	Aug 2024	YTD
<b>100.7%</b>	<b>100.4%</b>	<b>101.2%</b>

**August 2025**

## Springfield (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****4**

**100.0%**    **-20.0%**  
 from Jul 2025:    from Aug 2024:  
 2    5

YTD	2025	2024	+/-
	<b>31</b>	<b>27</b>	14.8%

5-year Aug average: **3****New Pendings****0**

**-100.0%**    **-100.0%**  
 from Jul 2025:    from Aug 2024:  
 3    3

YTD	2025	2024	+/-
	<b>26</b>	<b>25</b>	4.0%

5-year Aug average: **3****Closed Sales****4**

**0.0%**    **33.3%**  
 from Jul 2025:    from Aug 2024:  
 0    3

YTD	2025	2024	+/-
	<b>27</b>	<b>23</b>	17.4%

5-year Aug average: **4****Median Sold Price****\$389,950**

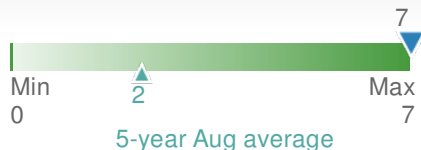
**0.0%**    **-4.2%**  
 from Jul 2025:    from Aug 2024:  
 \$0    \$407,000

YTD	2025	2024	+/-
	<b>\$400,000</b>	<b>\$375,000</b>	6.7%

5-year Aug average: **\$342,890****Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for August was \$389,950, representing an increase of 0% compared to last month and a decrease of 4.2% from Aug 2024. The average days on market for units sold in August was 16 days, 91% above the 5-year August average of 8 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 0; and a 250% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in July and a decrease from 1.00 in August 2024. The Contract Ratio is 100% lower than the 5-year August 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****7**

Jul 2025	Aug 2024
<b>2</b>	<b>3</b>

**Avg DOM****16**

Jul 2025	Aug 2024	YTD
<b>0</b>	<b>4</b>	<b>13</b>

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

Jul 2025	Aug 2024	YTD
<b>0.0%</b>	<b>106.9%</b>	<b>100.7%</b>



**August 2025**

Unionville-Chadds Ford (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****9**

↓ -10.0%    ↑ 125.0%  
from Jul 2025:    from Aug 2024:  
10                    4

YTD	2025	2024	+/-
	<b>73</b>	45	62.2%

5-year Aug average: 6

**New Pendings****8**

↑ 14.3%    ↑ 60.0%  
from Jul 2025:    from Aug 2024:  
7                    5

YTD	2025	2024	+/-
	<b>45</b>	37	21.6%

5-year Aug average: 6

**Closed Sales****4**

↓ -33.3%    ↓ -42.9%  
from Jul 2025:    from Aug 2024:  
6                    7

YTD	2025	2024	+/-
	<b>38</b>	38	0.0%

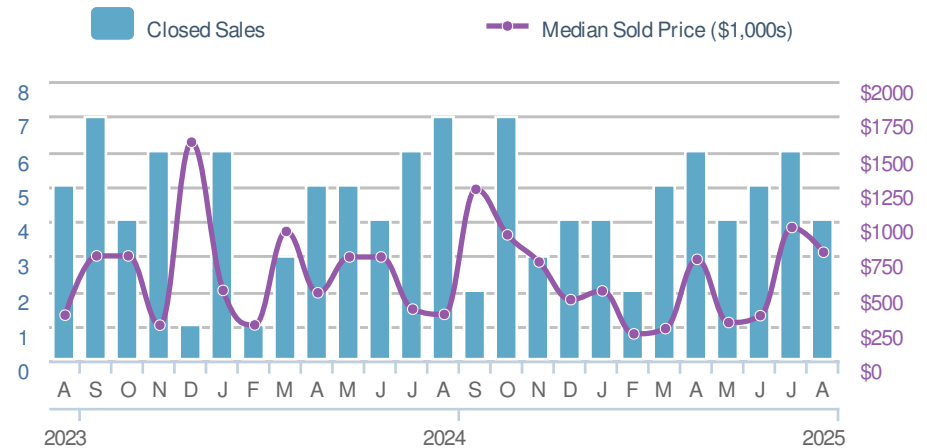
5-year Aug average: 7

**Median Sold Price****\$775,000**

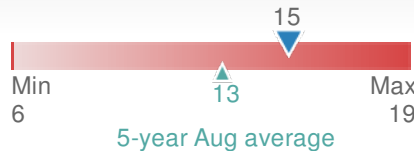
↓ -18.6%    ↑ 134.8%  
from Jul 2025:    from Aug 2024:  
\$952,500    \$330,000

YTD	2025	2024	+/-
	<b>\$337,000</b>	\$537,500	-37.3%

5-year Aug average: \$458,000

**Active Listings****17**

Jul 2025	Aug 2024
19	6

**Avg DOM****15**

Jul 2025	Aug 2024	YTD
21	11	22

**Avg Sold to OLP Ratio****96.2%**

Jul 2025	Aug 2024	YTD
93.2%	100.6%	98.6%

**August 2025**

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

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

↑ **100.0%**    ↑ **100.0%**  
from Jul 2025:    from Aug 2024:  
**3**                      **3**

YTD	2025	2024	+/-
	<b>40</b>	<b>29</b>	37.9%

5-year Aug average: **4****New Pendings****4**

↑ **100.0%**    ↔ **0.0%**  
from Jul 2025:    from Aug 2024:  
**2**                      **4**

YTD	2025	2024	+/-
	<b>20</b>	<b>22</b>	-9.1%

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

↓ **-40.0%**    ↑ **50.0%**  
from Jul 2025:    from Aug 2024:  
**5**                      **2**

YTD	2025	2024	+/-
	<b>17</b>	<b>20</b>	-15.0%

5-year Aug average: **3****Median  
Sold Price****\$940,000**

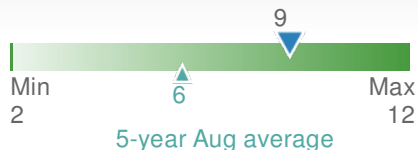
↓ **-3.6%**    ↑ **42.4%**  
from Jul 2025:    from Aug 2024:  
**\$975,000**           **\$660,000**

YTD	2025	2024	+/-
	<b>\$850,000</b>	<b>\$865,000</b>	-1.7%

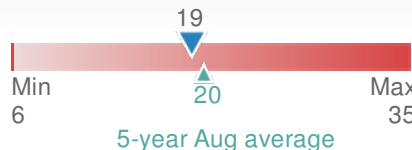
5-year Aug average: **\$855,960****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for August was \$940,000, representing a decrease of 3.6% compared to last month and an increase of 42.4% from Aug 2024. The average days on market for units sold in August was 19 days, 7% below the 5-year August average of 20 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from July) to 5; and a 25% decrease in supply to 9 active units.

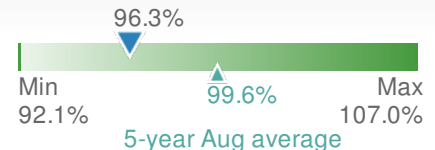
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, up from 0.33 in July and a decrease from 1.00 in August 2024. The Contract Ratio is 63% lower than the 5-year August average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****9**

Jul 2025	Aug 2024
<b>12</b>	<b>5</b>

**Avg DOM****19**

Jul 2025	Aug 2024	YTD
<b>24</b>	<b>15</b>	<b>30</b>



**Avg Sold to  
OLP Ratio****96.3%**

Jul 2025	Aug 2024	YTD
<b>92.3%</b>	<b>100.6%</b>	<b>95.6%</b>

**August 2025**



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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****3**

 **-57.1%**
 **200.0%**  
 from Jul 2025: 7      from Aug 2024: 1



YTD	2025	2024	+/-
	<b>33</b>	16	106.3%

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

 **-20.0%**
 **300.0%**  
 from Jul 2025: 5      from Aug 2024: 1



YTD	2025	2024	+/-
	<b>25</b>	15	66.7%

5-year Aug average: **3****Closed Sales****1**

 **0.0%**
 **-80.0%**  
 from Jul 2025: 1      from Aug 2024: 5

YTD	2025	2024	+/-
	<b>21</b>	18	16.7%

5-year Aug average: **4****Median Sold Price****\$230,000**

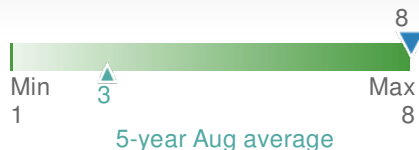
 **-34.1%**
 **-15.4%**  
 from Jul 2025: **\$349,000**      from Aug 2024: **\$272,000**

YTD	2025	2024	+/-
	<b>\$228,000</b>	\$324,500	-29.7%

5-year Aug average: **\$241,900****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for August was \$230,000, representing a decrease of 34.1% compared to last month and a decrease of 15.4% from Aug 2024. The average days on market for units sold in August was 6 days, 17% below the 5-year August average of 7 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from July) to 6; and a 14.3% increase in supply to 8 active units.

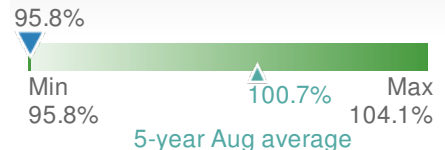
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.71 in July and an increase from 0.00 in August 2024. The Contract Ratio is 44% lower than the 5-year August average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jul 2025	Aug 2024
7	1

**Avg DOM****6**

Jul 2025	Aug 2024	YTD
8	10	16

**Avg Sold to OLP Ratio****95.8%**

Jul 2025	Aug 2024	YTD
97.8%	100.6%	101.1%

**August 2025**

Upper Darby (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****73**

↓ -20.7%   ↓ -22.3%  
from Jul 2025:   from Aug 2024:  
92   94

YTD	2025	2024	+/-
	<b>726</b>	<b>762</b>	-4.7%

5-year Aug average: **102****New Pendings****77**

↓ -22.2%   ↑ 22.2%  
from Jul 2025:   from Aug 2024:  
99   63

YTD	2025	2024	+/-
	<b>606</b>	<b>586</b>	3.4%

5-year Aug average: **92****Closed Sales****89**

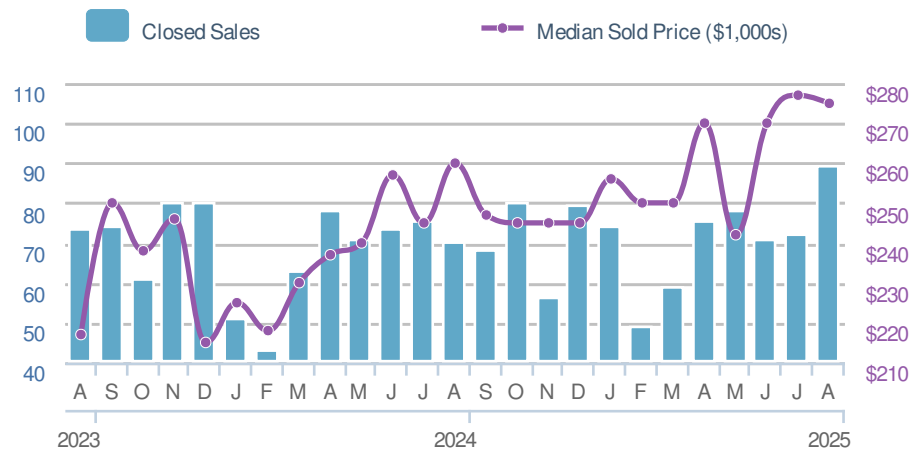
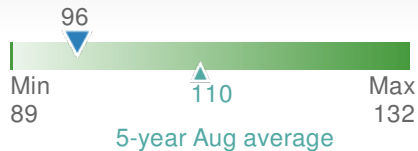
↑ 23.6%   ↑ 27.1%  
from Jul 2025:   from Aug 2024:  
72   70

YTD	2025	2024	+/-
	<b>585</b>	<b>552</b>	6.0%

5-year Aug average: **94****Median Sold Price****\$275,000**

↓ -0.9%   ↑ 5.8%  
from Jul 2025:   from Aug 2024:  
\$277,500   \$260,000

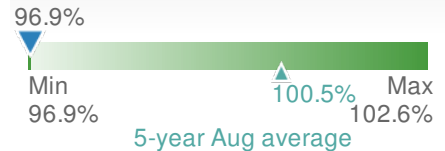
YTD	2025	2024	+/-
	<b>\$260,000</b>	<b>\$240,000</b>	8.3%

5-year Aug average: **\$237,400****Active Listings****96**

Jul 2025	Aug 2024
<b>104</b>	<b>132</b>

**Avg DOM****23**

Jul 2025	Aug 2024	YTD
<b>15</b>	<b>16</b>	<b>26</b>

**Avg Sold to OLP Ratio****96.9%**

Jul 2025	Aug 2024	YTD
<b>100.0%</b>	<b>101.6%</b>	<b>98.3%</b>

**August 2025**

## Upper Darby (Delaware, PA) - Detached

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

 **-25.0%**  
 from Jul 2025: **24**  
 **-43.8%**  
 from Aug 2024: **32**



YTD	2025	2024	+/-
	<b>206</b>	<b>214</b>	-3.7%

5-year Aug average: **32****New Pendings****19**

 **-47.2%**  
 from Jul 2025: **36**  
 **-5.0%**  
 from Aug 2024: **20**



YTD	2025	2024	+/-
	<b>183</b>	<b>169</b>	8.3%

5-year Aug average: **27****Closed Sales****39**

 **25.8%**  
 from Jul 2025: **31**  
 **77.3%**  
 from Aug 2024: **22**

YTD	2025	2024	+/-
	<b>185</b>	<b>154</b>	20.1%

5-year Aug average: **34****Median Sold Price****\$360,000**

 **-0.1%**  
 from Jul 2025: **\$360,397**  
 **-10.4%**  
 from Aug 2024: **\$401,750**

YTD	2025	2024	+/-
	<b>\$372,500</b>	<b>\$375,000</b>	-0.7%

5-year Aug average: **\$350,350****Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for August was \$360,000, representing a decrease of 0.1% compared to last month and a decrease of 10.4% from Aug 2024. The average days on market for units sold in August was 27 days, 59% above the 5-year August average of 17 days. There was a 47.2% month over month decrease in new contract activity with 19 New Pendings; a 43.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 27; and a 4.3% increase in supply to 24 active units.

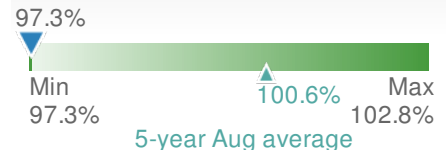
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 2.09 in July and an increase from 0.89 in August 2024. The Contract Ratio is 3% lower than the 5-year August average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****24**

Jul 2025	Aug 2024
<b>23</b>	<b>36</b>

**Avg DOM****27**

Jul 2025	Aug 2024	YTD
<b>12</b>	<b>14</b>	<b>25</b>

**Avg Sold to OLP Ratio****97.3%**

Jul 2025	Aug 2024	YTD
<b>102.4%</b>	<b>101.3%</b>	<b>99.1%</b>

**August 2025**



## Upper Darby (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****55**

 **-19.1%**      **-11.3%**  
 from Jul 2025: **68**     from Aug 2024: **62**



YTD	2025	2024	+/-
	<b>520</b>	<b>547</b>	-4.9%

5-year Aug average: **71****New Pending****58**

 **-7.9%**      **34.9%**  
 from Jul 2025: **63**     from Aug 2024: **43**

YTD	2025	2024	+/-
	<b>423</b>	<b>416</b>	1.7%

5-year Aug average: **65****Closed Sales****50**

 **22.0%**      **4.2%**  
 from Jul 2025: **41**     from Aug 2024: **48**

YTD	2025	2024	+/-
	<b>400</b>	<b>397</b>	0.8%

5-year Aug average: **60****Median Sold Price****\$239,950**

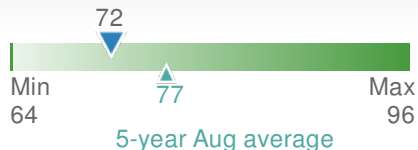
 **-2.1%**      **0.8%**  
 from Jul 2025: **\$245,000**     from Aug 2024: **\$238,000**

YTD	2025	2024	+/-
	<b>\$235,000</b>	<b>\$215,000</b>	9.3%

5-year Aug average: **\$211,640****Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for August was \$239,950, representing a decrease of 2.1% compared to last month and an increase of 0.8% from Aug 2024. The average days on market for units sold in August was 20 days, 25% above the 5-year August average of 16 days. There was a 7.9% month over month decrease in new contract activity with 58 New Pending; a 4.7% MoM decrease in All Pending (new contracts + contracts carried over from July) to 82; and an 11.1% decrease in supply to 72 active units.

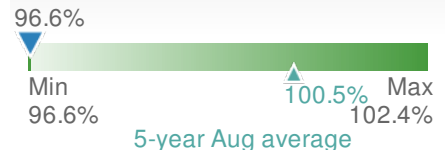
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.06 in July and an increase from 0.68 in August 2024. The Contract Ratio is 13% lower than the 5-year August average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****72**

Jul 2025	Aug 2024
<b>81</b>	<b>96</b>

**Avg DOM****20**

Jul 2025	Aug 2024	YTD
<b>18</b>	<b>17</b>	<b>26</b>

**Avg Sold to OLP Ratio****96.6%**

Jul 2025	Aug 2024	YTD
<b>98.2%</b>	<b>101.8%</b>	<b>98.0%</b>

**August 2025**

Wallingford-Swarthmore (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****16**

↓ **-5.9%**  
from Jul 2025:  
17

↓ **-46.7%**  
from Aug 2024:  
30

YTD	2025	2024	+/-
	<b>231</b>	<b>218</b>	6.0%

5-year Aug average: **26****New Pendings****24**

↑ **26.3%**  
from Jul 2025:  
19

↑ **50.0%**  
from Aug 2024:  
16

YTD	2025	2024	+/-
	<b>182</b>	<b>187</b>	-2.7%

5-year Aug average: **23****Closed Sales****23**

↓ **-8.0%**  
from Jul 2025:  
25

↑ **9.5%**  
from Aug 2024:  
21

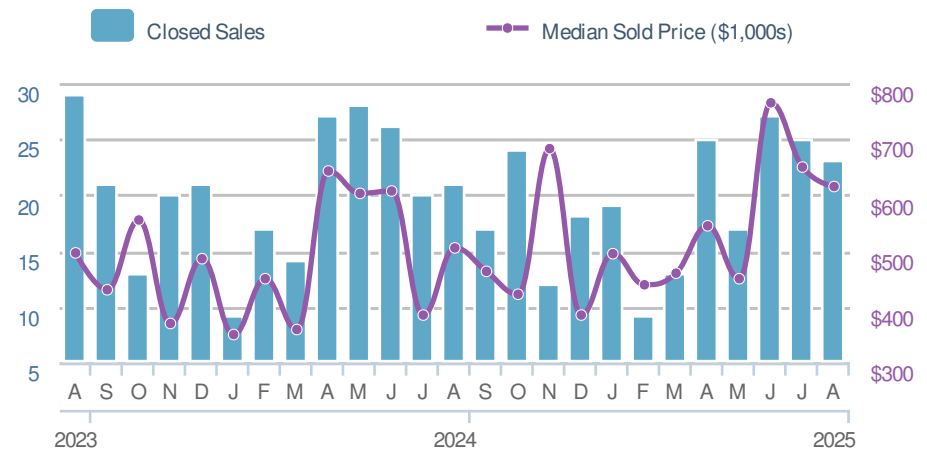
YTD	2025	2024	+/-
	<b>167</b>	<b>164</b>	1.8%

5-year Aug average: **29****Median Sold Price****\$615,000**

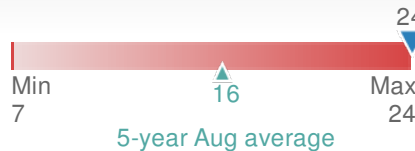
↓ **-5.4%**  
from Jul 2025:  
\$650,000

↑ **21.8%**  
from Aug 2024:  
\$505,000

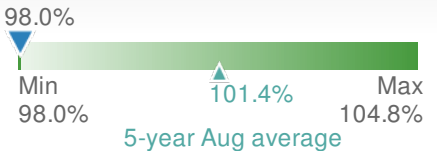
YTD	2025	2024	+/-
	<b>\$615,000</b>	<b>\$527,500</b>	16.6%

5-year Aug average: **\$500,750****Active Listings****38**

Jul 2025	Aug 2024
<b>46</b>	<b>38</b>

**Avg DOM****24**

Jul 2025	Aug 2024	YTD
<b>18</b>	<b>18</b>	<b>18</b>

**Avg Sold to OLP Ratio****98.0%**

Jul 2025	Aug 2024	YTD
<b>98.7%</b>	<b>99.3%</b>	<b>100.2%</b>

**August 2025**

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

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

↓ **-33.3%**    ↓ **-60.0%**  
from Jul 2025:    from Aug 2024:  
**12**                      **20**

YTD	2025	2024	+/-
	<b>151</b>	<b>128</b>	18.0%

5-year Aug average: **16****New Pendings****12**

↓ **-20.0%**    ↑ **9.1%**  
from Jul 2025:    from Aug 2024:  
**15**                      **11**

YTD	2025	2024	+/-
	<b>122</b>	<b>114</b>	7.0%

5-year Aug average: **13****Closed Sales****16**

↓ **-5.9%**    ↑ **14.3%**  
from Jul 2025:    from Aug 2024:  
**17**                      **14**

YTD	2025	2024	+/-
	<b>120</b>	<b>105</b>	14.3%

5-year Aug average: **19****Median  
Sold Price****\$717,500**

↓ **-2.6%**    ↑ **15.6%**  
from Jul 2025:    from Aug 2024:  
**\$737,000**              **\$620,500**

YTD	2025	2024	+/-
	<b>\$700,000</b>	<b>\$643,500</b>	8.8%

5-year Aug average: **\$636,607****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for August was \$717,500, representing a decrease of 2.6% compared to last month and an increase of 15.6% from Aug 2024. The average days on market for units sold in August was 21 days, 19% above the 5-year August average of 18 days. There was a 20% month over month decrease in new contract activity with 12 New Pendings; a 21.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 18; and a 15% decrease in supply to 17 active units.

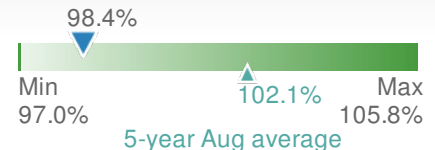
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.15 in July and an increase from 0.71 in August 2024. The Contract Ratio is 2% lower than the 5-year August average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jul 2025	Aug 2024
<b>20</b>	<b>21</b>

**Avg DOM****21**

Jul 2025	Aug 2024	YTD
<b>8</b>	<b>24</b>	<b>16</b>

**Avg Sold to  
OLP Ratio****98.4%**

Jul 2025	Aug 2024	YTD
<b>99.9%</b>	<b>97.0%</b>	<b>100.6%</b>



**August 2025**

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

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****8** **60.0%**

from Jul 2025:

**5** **-20.0%**

from Aug 2024:

**10**

YTD	2025	2024	+/-
	<b>80</b>	<b>90</b>	-11.1%

5-year Aug average: **10****New Pendings****12** **200.0%**

from Jul 2025:

**4** **140.0%**

from Aug 2024:

**5**

YTD	2025	2024	+/-
	<b>60</b>	<b>73</b>	-17.8%

5-year Aug average: **10****Closed Sales****7** **-12.5%**

from Jul 2025:

**8** **0.0%**

from Aug 2024:

**7**

YTD	2025	2024	+/-
	<b>47</b>	<b>59</b>	-20.3%

5-year Aug average: **10****Median Sold Price****\$385,000** **28.3%**

from Jul 2025:

**\$300,000** **54.0%**

from Aug 2024:

**\$250,000**

YTD	2025	2024	+/-
	<b>\$295,000</b>	<b>\$257,000</b>	14.8%

5-year Aug average: **\$262,440****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for August was \$385,000, representing an increase of 28.3% compared to last month and an increase of 54% from Aug 2024. The average days on market for units sold in August was 29 days, 96% above the 5-year August average of 15 days. There was a 200% month over month increase in new contract activity with 12 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from July) to 34; and a 19.2% decrease in supply to 21 active units.

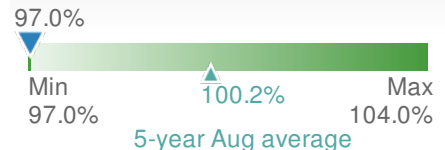
This activity resulted in a Contract Ratio of 1.62 pendings per active listing, up from 1.08 in July and an increase from 1.18 in August 2024. The Contract Ratio is 19% lower than the 5-year August average of 2.01. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****21**

Jul 2025	Aug 2024
<b>26</b>	<b>17</b>

**Avg DOM****29**

Jul 2025	Aug 2024	YTD
<b>37</b>	<b>5</b>	<b>25</b>

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

Jul 2025	Aug 2024	YTD
<b>96.1%</b>	<b>104.0%</b>	<b>99.0%</b>

**August 2025**

## West Chester Area (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings****8**

↔ 0.0%    ↑ 100.0%  
from Jul 2025:    from Aug 2024:  
8    4

YTD	2025	2024	+/-
	<b>63</b>	<b>50</b>	26.0%

5-year Aug average: 6

**New Pendings****4**

↓ -55.6%    ↔ 0.0%  
from Jul 2025:    from Aug 2024:  
9    4

YTD	2025	2024	+/-
	<b>50</b>	<b>37</b>	35.1%

5-year Aug average: 5

**Closed Sales****9**

↑ 50.0%    ↑ 125.0%  
from Jul 2025:    from Aug 2024:  
6    4

YTD	2025	2024	+/-
	<b>51</b>	<b>40</b>	27.5%

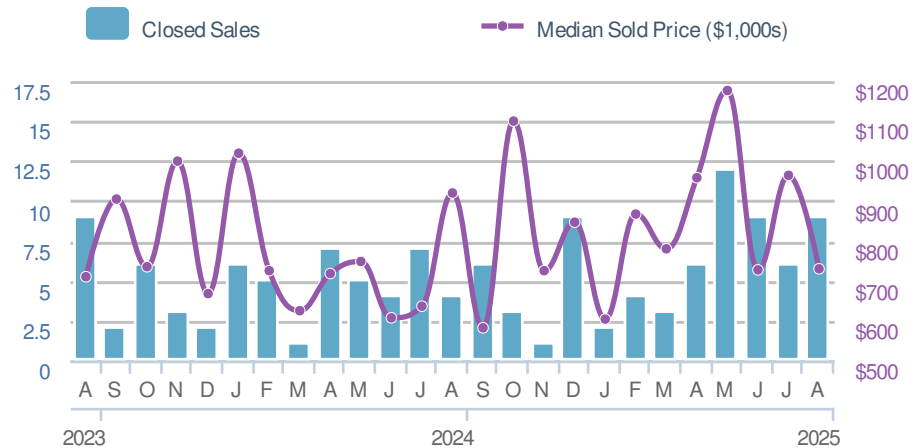
5-year Aug average: 8

**Median Sold Price****\$730,000**

↓ -24.3%    ↓ -20.7%  
from Jul 2025:    from Aug 2024:  
\$964,500    \$920,000

YTD	2025	2024	+/-
	<b>\$810,000</b>	<b>\$731,250</b>	10.8%

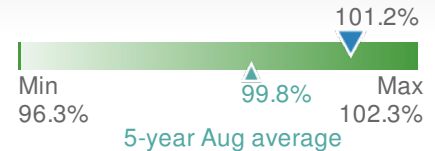
5-year Aug average: \$757,500

**Active Listings****18**

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

**Avg DOM****9**

Jul 2025	Aug 2024	YTD
<b>20</b>	<b>13</b>	<b>28</b>

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

Jul 2025	Aug 2024	YTD
<b>97.9%</b>	<b>96.3%</b>	<b>99.8%</b>

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

↔ 0.0%

from Jul 2025:  
6

↑ 200.0%

from Aug 2024:  
2

YTD	2025	2024	+/-
	<b>51</b>	<b>33</b>	54.5%

5-year Aug average: **4****New Pendings****4**

↓ -33.3%

from Jul 2025:  
6

↑ 33.3%

from Aug 2024:  
3

YTD	2025	2024	+/-
	<b>41</b>	<b>24</b>	70.8%

5-year Aug average: **3****Closed Sales****4**

↓ -33.3%

from Jul 2025:  
6

↑ 33.3%

from Aug 2024:  
3

YTD	2025	2024	+/-
	<b>40</b>	<b>27</b>	48.1%

5-year Aug average: **5****Median  
Sold Price****\$760,000**

↓ -21.2%

from Jul 2025:  
**\$964,500**

↓ -30.9%

from Aug 2024:  
**\$1,100,000**

YTD	2025	2024	+/-
	<b>\$932,500</b>	<b>\$850,000</b>	9.7%

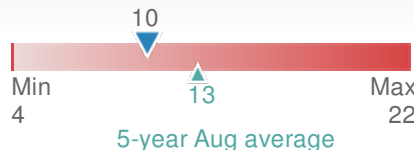
5-year Aug average: **\$892,000****Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for August was \$760,000, representing a decrease of 21.2% compared to last month and a decrease of 30.9% from Aug 2024. The average days on market for units sold in August was 10 days, 21% below the 5-year August average of 13 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 7; and a 25% increase in supply to 15 active units.

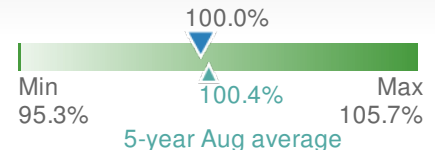
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.58 in July and a decrease from 0.56 in August 2024. The Contract Ratio is 59% lower than the 5-year August average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****15**

Jul 2025	Aug 2024
<b>12</b>	<b>9</b>

**Avg DOM****10**

Jul 2025	Aug 2024	YTD
<b>20</b>	<b>16</b>	<b>29</b>

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

Jul 2025	Aug 2024	YTD
<b>97.9%</b>	<b>95.3%</b>	<b>99.8%</b>

**August 2025****West Chester Area (Delaware, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****2**

↔ 0.0%      ↔ 0.0%

from Jul 2025:      from Aug 2024:

**2**                      **2**

YTD	2025	2024	+/-
	<b>12</b>	<b>17</b>	-29.4%

5-year Aug average: **2****New Pendings****0**

↓ -100.0%      ↓ -100.0%

from Jul 2025:      from Aug 2024:

**3**                      **1**

YTD	2025	2024	+/-
	<b>9</b>	<b>13</b>	-30.8%

5-year Aug average: **2****Closed Sales****5**

↔ 0.0%      ↑ 400.0%

from Jul 2025:      from Aug 2024:

**0**                      **1**

YTD	2025	2024	+/-
	<b>11</b>	<b>13</b>	-15.4%

5-year Aug average: **3****Median Sold Price****\$632,500**

↔ 0.0%      ↓ -1.9%

from Jul 2025:      from Aug 2024:

**\$0**                      **\$645,000**

YTD	2025	2024	+/-
	<b>\$632,500</b>	<b>\$615,000</b>	2.8%

5-year Aug average: **\$569,100****Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for August was \$632,500, representing an increase of 0% compared to last month and a decrease of 1.9% from Aug 2024. The average days on market for units sold in August was 8 days, 23% below the 5-year August average of 10 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 0; and a 200% increase in supply to 3 active units.

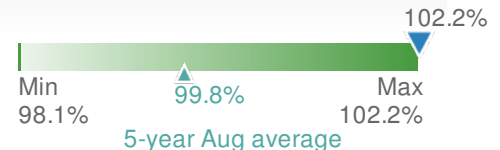
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 5.00 in July and a decrease from 1.00 in August 2024. The Contract Ratio is 100% lower than the 5-year August average of 0.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****3**

Jul 2025	Aug 2024
<b>1</b>	<b>2</b>

**Avg DOM****8**

Jul 2025	Aug 2024	YTD
<b>0</b>	<b>7</b>	<b>22</b>



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

Jul 2025	Aug 2024	YTD
<b>0.0%</b>	<b>99.2%</b>	<b>99.8%</b>



**August 2025**

William Penn (Delaware, PA)



Email: ldavis@tcsr.realtor

**New Listings****39** **5.4%**  
from Jul 2025:  
**37** **8.3%**  
from Aug 2024:  
**36**



YTD	2025	2024	+/-
	<b>324</b>	<b>341</b>	-5.0%

5-year Aug average: **47****New Pendings****37** **32.1%**  
from Jul 2025:  
**28** **0.0%**  
from Aug 2024:  
**37**

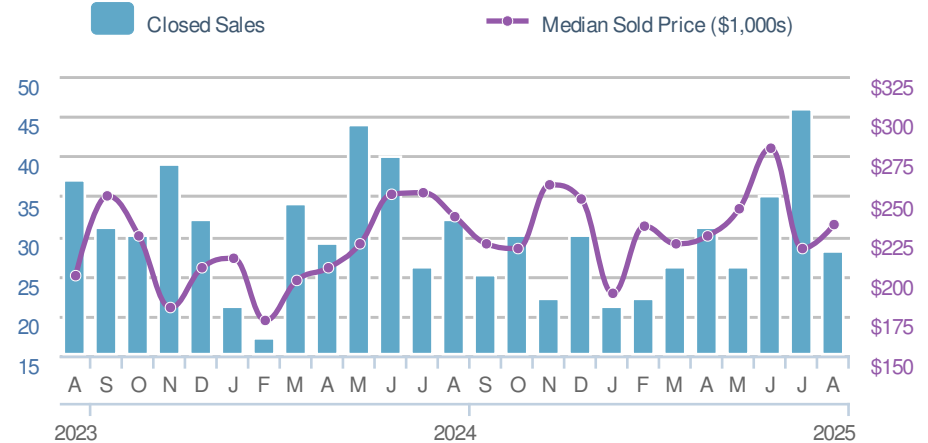
YTD	2025	2024	+/-
	<b>258</b>	<b>274</b>	-5.8%

5-year Aug average: **43****Closed Sales****28** **-39.1%**  
from Jul 2025:  
**46** **-12.5%**  
from Aug 2024:  
**32**

YTD	2025	2024	+/-
	<b>242</b>	<b>260</b>	-6.9%

5-year Aug average: **35****Median Sold Price****\$232,000** **6.7%**  
from Jul 2025:  
**\$217,500** **-2.3%**  
from Aug 2024:  
**\$237,500**

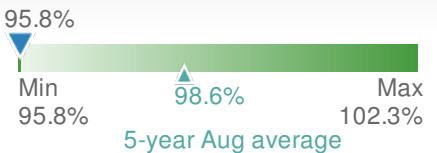
YTD	2025	2024	+/-
	<b>\$235,000</b>	<b>\$226,250</b>	3.9%

5-year Aug average: **\$218,500****Active Listings****70**

Jul 2025	Aug 2024
<b>65</b>	<b>52</b>

**Avg DOM****31**

Jul 2025	Aug 2024	YTD
<b>24</b>	<b>20</b>	<b>28</b>

**Avg Sold to OLP Ratio****95.8%**



Jul 2025	Aug 2024	YTD
<b>97.9%</b>	<b>97.7%</b>	<b>98.2%</b>

**August 2025****William Penn (Delaware, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****5**

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

YTD	2025	2024	+/-
	<b>89</b>	<b>110</b>	-19.1%

5-year Aug average: **13****New Pendings****12**

 **200.0%**     **-20.0%**  
 from Jul 2025: 4    from Aug 2024: 15

YTD	2025	2024	+/-
	<b>83</b>	<b>92</b>	-9.8%

5-year Aug average: **14****Closed Sales****6**

 **-62.5%**     **-50.0%**  
 from Jul 2025: 16    from Aug 2024: 12

YTD	2025	2024	+/-
	<b>77</b>	<b>83</b>	-7.2%

5-year Aug average: **11****Median Sold Price****\$313,250**

 **-5.1%**     **-1.3%**  
 from Jul 2025: **\$330,000**    from Aug 2024: **\$317,485**

YTD	2025	2024	+/-
	<b>\$317,000</b>	<b>\$305,000</b>	3.9%

5-year Aug average: **\$292,647****Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for August was \$313,250, representing a decrease of 5.1% compared to last month and a decrease of 1.3% from Aug 2024. The average days on market for units sold in August was 13 days, 18% below the 5-year August average of 16 days. There was a 200% month over month increase in new contract activity with 12 New Pendings; a 55.6% MoM increase in All Pendings (new contracts + contracts carried over from July) to 14; and a 38.9% decrease in supply to 11 active units.

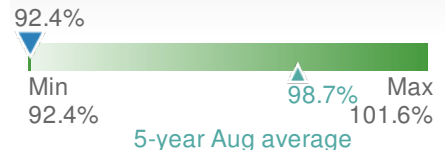
This activity resulted in a Contract Ratio of 1.27 pendings per active listing, up from 0.50 in July and a decrease from 1.78 in August 2024. The Contract Ratio is 21% lower than the 5-year August average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****11**

Jul 2025	Aug 2024
<b>18</b>	<b>9</b>

**Avg DOM****13**


Jul 2025	Aug 2024	YTD
<b>14</b>	<b>14</b>	<b>24</b>

**Avg Sold to OLP Ratio****92.4%**



Jul 2025	Aug 2024	YTD
<b>103.7%</b>	<b>99.4%</b>	<b>100.3%</b>

**August 2025**


William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****34**
 **13.3%**  
from Jul 2025:  
**30**
 **36.0%**  
from Aug 2024:  
**25**



YTD	2025	2024	+/-
	<b>235</b>	<b>231</b>	1.7%

5-year Aug average: **33****New Pendings****25**
 **4.2%**  
from Jul 2025:  
**24**
 **13.6%**  
from Aug 2024:  
**22**

YTD	2025	2024	+/-
	<b>175</b>	<b>182</b>	-3.8%

5-year Aug average: **29****Closed Sales****22**
 **-26.7%**  
from Jul 2025:  
**30**
 **10.0%**  
from Aug 2024:  
**20**

YTD	2025	2024	+/-
	<b>165</b>	<b>177</b>	-6.8%

5-year Aug average: **24****Median  
Sold Price****\$206,699**
 **17.1%**  
from Jul 2025:  
**\$176,500**
 **22.9%**  
from Aug 2024:  
**\$168,150**

YTD	2025	2024	+/-
	<b>\$200,000</b>	<b>\$190,000</b>	5.3%

5-year Aug average: **\$189,970****Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for August was \$206,699, representing an increase of 17.1% compared to last month and an increase of 22.9% from Aug 2024. The average days on market for units sold in August was 36 days, 35% above the 5-year August average of 27 days. There was a 4.2% month over month increase in new contract activity with 25 New Pendings; a 6.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 29; and a 25.5% increase in supply to 59 active units.

This activity resulted in a Contract Ratio of 0.49 pendings per active listing, down from 0.66 in July and a decrease from 0.60 in August 2024. The Contract Ratio is 39% lower than the 5-year August average of 0.80. 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****59**

Jul 2025	Aug 2024
<b>47</b>	<b>43</b>

**Avg DOM****36**

Jul 2025	Aug 2024	YTD
<b>29</b>	<b>24</b>	<b>30</b>

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

Jul 2025	Aug 2024	YTD
<b>94.8%</b>	<b>96.7%</b>	<b>97.2%</b>