August 2025

All Home Types
Detached
Attached

Local Market Insight

Garnet Valley (Delaware, PA)

MarketStats by ShowingTime

Presented by
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August 2025

Garnet Valley (Delaware, PA)

New Listings — 32

-15.8% from Jul 2025: **38**
6.7% from Aug 2024: **30**

YTD	2025	2024	+/-
	318	**276**	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	+/-
	243	**218**	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	+/-
	230	**198**	16.2%

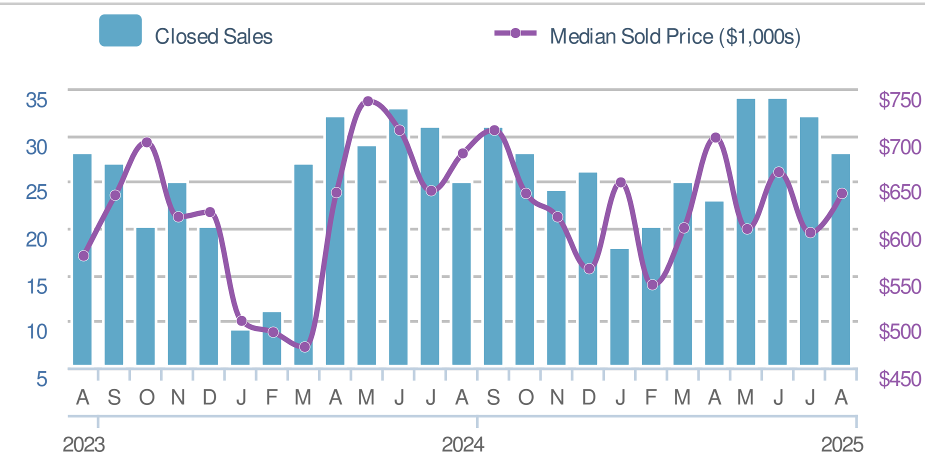
5-year Aug average: **32**

Median Sold Price — $637,500

7.0% from Jul 2025: **$595,750**
-6.3% from Aug 2024: **$680,000**

YTD	2025	2024	+/-
	$645,000	**$640,000**	0.8%

5-year Aug average: **$605,000**



Active Listings — 43

43
Min 26
37
Max 44
5-year Aug average

Jul 2025	Aug 2024
52	**44**

Avg DOM — 35

35
Min 9
20
Max 35
5-year Aug average

Jul 2025	Aug 2024	YTD
20	**17**	**21**

Avg Sold to OLP Ratio — 96.7%

96.7%
Min 96.7%
101.6%
Max 106.5%
5-year Aug average

Jul 2025	Aug 2024	YTD
99.3%	**100.3%**	**100.8%**

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

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August 2025

Garnet Valley (Delaware, PA) - Detached

New Listings — 20

-4.8% from Jul 2025: **21**
5.3% from Aug 2024: **19**

YTD	2025	2024	+/-
	207	**166**	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	+/-
	146	**134**	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	+/-
	132	**126**	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	+/-
	$750,000	**$743,750**	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

29
Min 22 — 28 — Max 37
5-year Aug average

Jul 2025	Aug 2024
34	**28**

Avg DOM — 16

16
Min 8 — 13 — Max 19
5-year Aug average

Jul 2025	Aug 2024	YTD
15	**19**	**18**

Avg Sold to OLP Ratio — 97.7%

97.7%
Min 97.7% — 101.5% — Max 104.7%
5-year Aug average

Jul 2025	Aug 2024	YTD
98.2%	**100.3%**	**101.3%**

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

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New Listings 12

-29.4% from Jul 2025: **17**

9.1% from Aug 2024: **11**

YTD	2025	2024	+/-
	111	**110**	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	+/-
	97	**84**	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	+/-
	98	**72**	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	+/-
	$444,000	**$423,750**	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

14

Min 1 | 9 | Max 16

5-year Aug average

Jul 2025	Aug 2024
18	**16**

Avg DOM 60

60

Min 8 | 26 | Max 60

5-year Aug average

Jul 2025	Aug 2024	YTD
28	**12**	**25**

Avg Sold to OLP Ratio 95.4%

95.4%

Min 95.4% | 101.4% | Max 108.5%

5-year Aug average

Jul 2025	Aug 2024	YTD
101.3%	**100.4%**	**100.1%**

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

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