August 2025

All Home Types
Detached
Attached

Local Market Insight

Haverford Township (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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August 2025

Haverford Township (Delaware, PA)

New Listings — 28

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

YTD	2025	2024	+/-
	368	376	-2.1%

5-year Aug average: **39**

New Pendings — 41

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

YTD	2025	2024	+/-
	323	337	-4.2%

5-year Aug average: **41**

Closed Sales — 45

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

YTD	2025	2024	+/-
	306	315	-2.9%

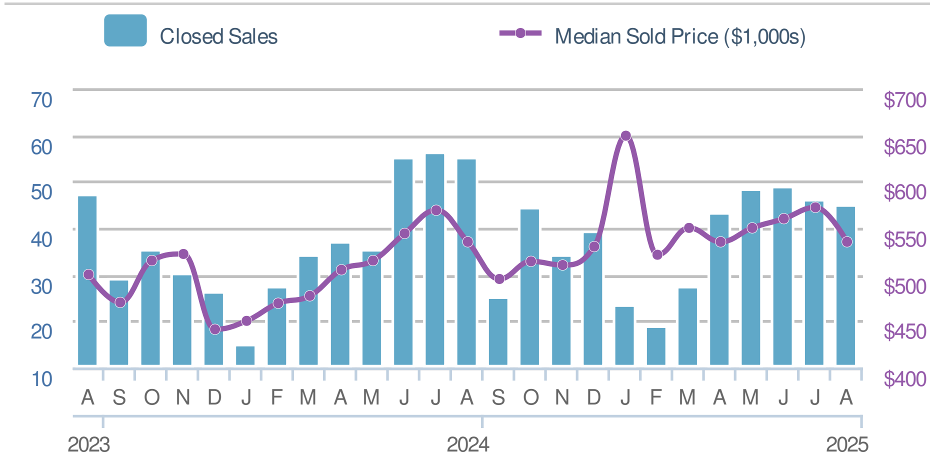
5-year Aug average: **54**

Median Sold Price — $535,000

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

YTD	2025	2024	+/-
	$550,000	$525,000	4.8%

5-year Aug average: **$508,400**



Active Listings — 39

39
Min 21 — 36 (5-year Aug average) — Max 51

Jul 2025	Aug 2024
48	34

Avg DOM — 12

12
Min 10 — 11 (5-year Aug average) — Max 12

Jul 2025	Aug 2024	YTD
12	10	13

Avg Sold to OLP Ratio — 100.9%

100.9%
Min 100.3% — 101.0% (5-year Aug average) — Max 101.6%

Jul 2025	Aug 2024	YTD
102.1%	101.6%	102.2%

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

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August 2025

Haverford Township (Delaware, PA) - Detached

New Listings — 20

-37.5%	-28.6%
from Jul 2025: **32**	from Aug 2024: **28**

YTD	2025	2024	+/-
	269	**288**	-6.6%

5-year Aug average: **30**

New Pendings — 31

24.0%	6.9%
from Jul 2025: **25**	from Aug 2024: **29**

YTD	2025	2024	+/-
	236	**245**	-3.7%

5-year Aug average: **30**

Closed Sales — 32

-11.1%	-22.0%
from Jul 2025: **36**	from Aug 2024: **41**

YTD	2025	2024	+/-
	230	**228**	0.9%

5-year Aug average: **42**

Median Sold Price — $583,000

-5.6%	-2.8%
from Jul 2025: **$617,500**	from Aug 2024: **$600,000**

YTD	2025	2024	+/-
	$605,500	**$600,000**	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

31

Min	5-year Aug average	Max
16	31	46

Jul 2025	Aug 2024
40	**33**

Avg DOM — 14

14

Min	5-year Aug average	Max
10	12	14

Jul 2025	Aug 2024	YTD
13	**10**	**14**

Avg Sold to OLP Ratio — 101.0%

101.0%

Min	5-year Aug average	Max
99.8%	100.8%	101.5%

Jul 2025	Aug 2024	YTD
102.6%	**101.5%**	**102.1%**

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

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New Listings — 8

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

YTD	2025	2024	+/-
	99	**88**	12.5%

5-year Aug average: **9**

New Pendings — 10

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

YTD	2025	2024	+/-
	87	**92**	-5.4%

5-year Aug average: **10**

Closed Sales — 13

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

YTD	2025	2024	+/-
	76	**87**	-12.6%

5-year Aug average: **12**

Median Sold Price — $425,000

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

YTD	2025	2024	+/-
	$429,550	**$390,000**	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

8

Min 1 — 5 — Max 8
5-year Aug average

Jul 2025	Aug 2024
8	**1**

Avg DOM — 6

6

Min 5 — 7 — Max 9
5-year Aug average

Jul 2025	Aug 2024	YTD
10	**9**	**7**

Avg Sold to OLP Ratio — 100.7%

100.7%

Min 100.7% — 102.1% — Max 103.1%
5-year Aug average

Jul 2025	Aug 2024	YTD
100.3%	**102.1%**	**102.6%**

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