August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Interboro (Delaware, PA)

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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New Listings 24

▲14.3% from Jul 2025: **21**

▼-11.1% from Aug 2024: **27**

YTD	2025	2024	+/-
	178	**202**	-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	+/-
	139	**163**	-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	+/-
	137	**147**	-6.8%

5-year Aug average: **22**

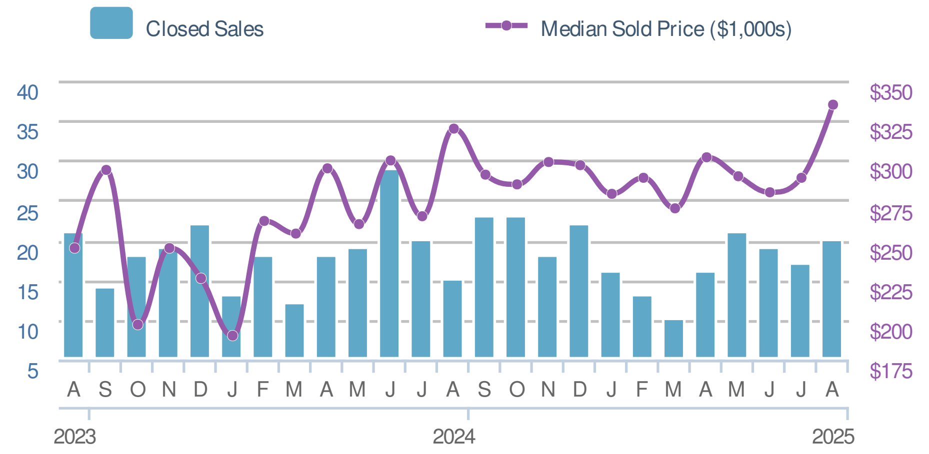
Median Sold Price $335,500

▲16.1% from Jul 2025: **$289,000**

▲4.8% from Aug 2024: **$320,000**

YTD	2025	2024	+/-
	$285,000	**$275,000**	3.6%

5-year Aug average: **$276,850**

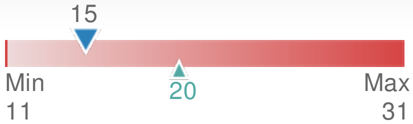


Active Listings 33

5-year Aug average

Jul 2025	Aug 2024
25	**36**

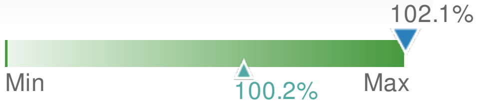
Avg DOM 15



5-year Aug average

Jul 2025	Aug 2024	YTD
23	**20**	**25**

Avg Sold to OLP Ratio 102.1%



5-year Aug average

Jul 2025	Aug 2024	YTD
98.6%	**98.4%**	**98.7%**

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

Local Market **Insight**

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August 2025

Interboro (Delaware, PA) - Detached

New Listings 9

▼ -30.8% from Jul 2025: **13**

▼ -18.2% from Aug 2024: **11**

YTD	2025	2024	+/-
	79	**106**	-25.5%

5-year Aug average: **14**

New Pendings 9

↔ 0.0% from Jul 2025: **9**

↔ 0.0% from Aug 2024: **9**

YTD	2025	2024	+/-
	64	**87**	-26.4%

5-year Aug average: **13**

Closed Sales 12

▲ 33.3% from Jul 2025: **9**

↔ 0.0% from Aug 2024: **12**

YTD	2025	2024	+/-
	65	**78**	-16.7%

5-year Aug average: **11**

Median Sold Price $377,900

▲ 28.1% from Jul 2025: **$295,000**

▲ 15.2% from Aug 2024: **$328,000**

YTD	2025	2024	+/-
	$319,000	**$315,000**	1.3%

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

Summary

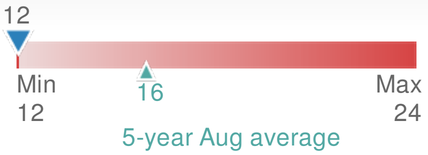
In Interboro (Delaware, PA), the median sold price for Detached properties for August was $377,900, representing an increase of 28.1% compared to last month and an increase of 15.2% from Aug 2024. The average days on market for units sold in August was 12 days, 25% below the 5-year August average of 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

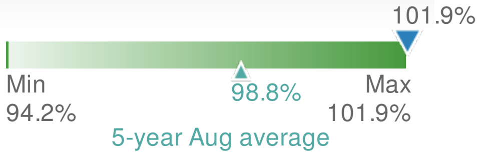
Jul 2025	Aug 2024
13	**16**

Avg DOM 12



Jul 2025	Aug 2024	YTD
16	**24**	**27**

Avg Sold to OLP Ratio 101.9%



Jul 2025	Aug 2024	YTD
101.2%	**98.9%**	**98.8%**

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

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August 2025

Interboro (Delaware, PA) - Attached

New Listings 15

▲ 87.5%	▼ -6.3%
from Jul 2025: **8**	from Aug 2024: **16**

YTD	2025	2024	+/-
	99	**96**	3.1%

5-year Aug average: **15**

New Pendings 8

▼ -27.3%	▼ -55.6%
from Jul 2025: **11**	from Aug 2024: **18**

YTD	2025	2024	+/-
	75	**76**	-1.3%

5-year Aug average: **15**

Closed Sales 8

↔ 0.0%	▲ 166.7%
from Jul 2025: **8**	from Aug 2024: **3**

YTD	2025	2024	+/-
	72	**69**	4.3%

5-year Aug average: **11**

Median Sold Price $278,500

▼ -2.1%	▲ 7.9%
from Jul 2025: **$284,500**	from Aug 2024: **$258,000**

YTD	2025	2024	+/-
	$263,750	**$234,900**	12.3%

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

Summary

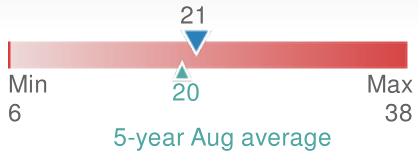
In Interboro (Delaware, PA), the median sold price for Attached properties for August was $278,500, representing a decrease of 2.1% compared to last month and an increase of 7.9% from Aug 2024. The average days on market for units sold in August was 21 days, 3% above the 5-year August average of 20 days. 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

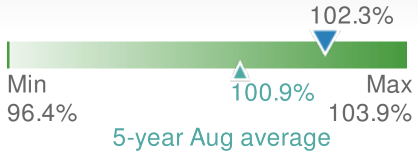
Jul 2025	Aug 2024
12	**20**

Avg DOM 21



Jul 2025	Aug 2024	YTD
31	**6**	**24**

Avg Sold to OLP Ratio 102.3%



Jul 2025	Aug 2024	YTD
95.7%	**96.4%**	**98.6%**

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