August 2025

All Home Types
Detached
Attached

Local Market Insight

Marple Newtown (Delaware, PA)

MarketStats by ShowingTime

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

Local Market **Insight**

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

August 2025
Marple Newtown (Delaware, PA)

New Listings 35

-12.5% from Jul 2025: **40**

-27.1% from Aug 2024: **48**

YTD	2025	2024	+/-
	314	**394**	-20.3%

5-year Aug average: **40**

New Pendings 36

38.5% from Jul 2025: **26**

2.9% from Aug 2024: **35**

YTD	2025	2024	+/-
	265	**291**	-8.9%

5-year Aug average: **35**

Closed Sales 40

14.3% from Jul 2025: **35**

5.3% from Aug 2024: **38**

YTD	2025	2024	+/-
	259	**259**	0.0%

5-year Aug average: **42**

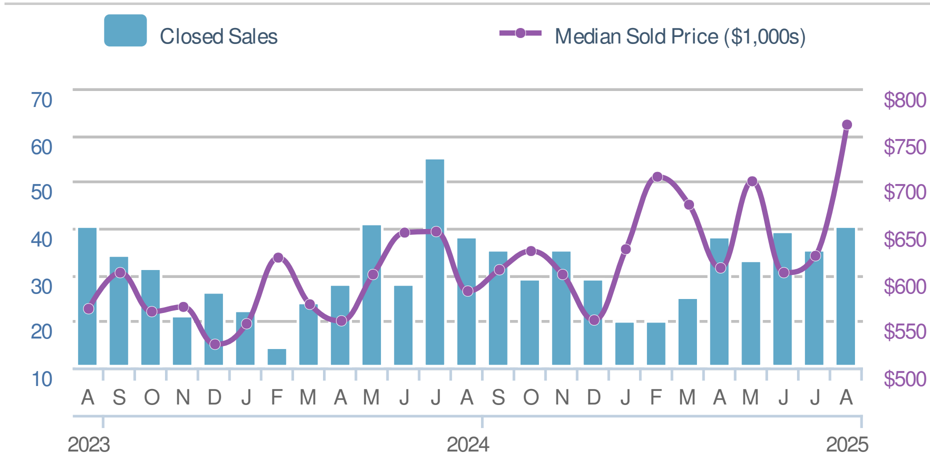
Median Sold Price $761,000

22.7% from Jul 2025: **$620,000**

30.6% from Aug 2024: **$582,750**

YTD	2025	2024	+/-
	$658,500	**$595,000**	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
57	**70**

Avg DOM 21

21

Min 10 | 19 | Max 30

5-year Aug average

Jul 2025	Aug 2024	YTD
10	**30**	**24**

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
103.0%	**100.4%**	**101.9%**

Local Market **Insight**

Presented by
Lauren Davis

August 2025

Marple Newtown (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings — 23

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

YTD	2025	2024	+/-
	229	**288**	-20.5%

5-year Aug average: **28**

New Pendings — 25

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

YTD	2025	2024	+/-
	191	**200**	-4.5%

5-year Aug average: **25**

Closed Sales — 31

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

YTD	2025	2024	+/-
	182	**184**	-1.1%

5-year Aug average: **32**

Median Sold Price — $820,000

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

YTD	2025	2024	+/-
	$671,000	**$588,000**	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 Pendings; a 12.2% MoM decrease in All Pendings (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

28
Min 22 — 37 — Max 56
5-year Aug average

Jul 2025	Aug 2024
39	**56**

Avg DOM — 17

17
Min 7 — 17 — Max 33
5-year Aug average

Jul 2025	Aug 2024	YTD
9	**33**	**21**

Avg Sold to OLP Ratio — 101.8%

101.8%
Min 100.1% — 101.3% — Max 102.9%
5-year Aug average

Jul 2025	Aug 2024	YTD
103.8%	**100.1%**	**102.0%**

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

MarketStats by ShowingTime

Presented by
Lauren Davis

August 2025

Marple Newtown (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings — 12

0.0%	20.0%
from Jul 2025: **12**	from Aug 2024: **10**

YTD	2025	2024	+/-
	85	**106**	-19.8%

5-year Aug average: **12**

New Pendings — 11

83.3%	37.5%
from Jul 2025: **6**	from Aug 2024: **8**

YTD	2025	2024	+/-
	74	**91**	-18.7%

5-year Aug average: **10**

Closed Sales — 9

-18.2%	80.0%
from Jul 2025: **11**	from Aug 2024: **5**

YTD	2025	2024	+/-
	77	**75**	2.7%

5-year Aug average: **10**

Median Sold Price — $675,000

58.8%	7.2%
from Jul 2025: **$425,000**	from Aug 2024: **$629,900**

YTD	2025	2024	+/-
	$630,000	**$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

20

Min 11 | 16 | Max 20

5-year Aug average

Jul 2025	Aug 2024
18	**14**

Avg DOM — 35

35

Min 9 | 20 | Max 35

5-year Aug average

Jul 2025	Aug 2024	YTD
14	**9**	**31**

Avg Sold to OLP Ratio — 103.4%

103.4%

Min 99.4% | 102.2% | Max 104.1%

5-year Aug average

Jul 2025	Aug 2024	YTD
101.3%	**102.4%**	**101.6%**

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