August 2025

All Home Types
Detached
Attached

Local Market Insight

Penn-Delco (Delaware, PA)

MarketStats by ShowingTime

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

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New Listings 25

-39.0% from Jul 2025: 41

-24.2% from Aug 2024: 33

YTD	2025	2024	+/-
	236	309	-23.6%

5-year Aug average: **36**

New Pendings 25

-19.4% from Jul 2025: 31

-13.8% from Aug 2024: 29

YTD	2025	2024	+/-
	223	273	-18.3%

5-year Aug average: **31**

Closed Sales 30

-6.3% from Jul 2025: 32

-26.8% from Aug 2024: 41

YTD	2025	2024	+/-
	220	272	-19.1%

5-year Aug average: **34**

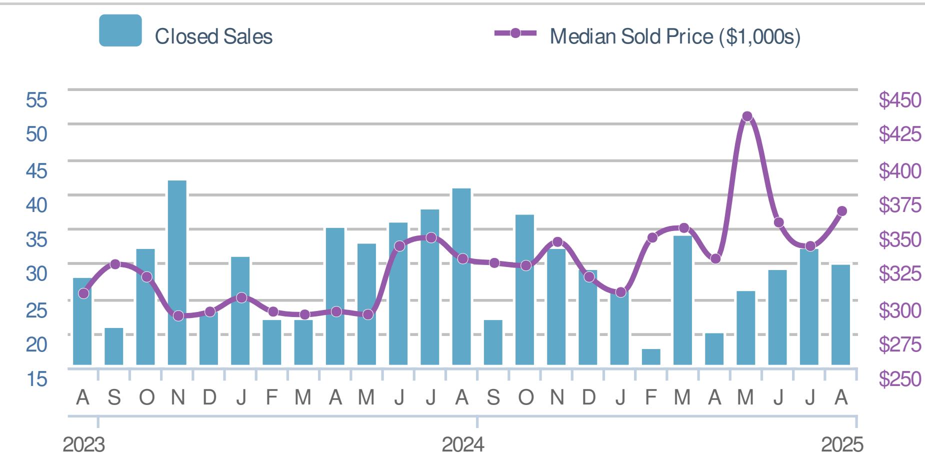
Median Sold Price $362,450

7.4% from Jul 2025: $337,500

10.4% from Aug 2024: $328,250

YTD	2025	2024	+/-
	$344,500	$310,000	11.1%

5-year Aug average: **$326,430**



Active Listings 31

31

Min 22 — 31 — Max 41

5-year Aug average

Jul 2025	Aug 2024
35	38

Avg DOM 13

13

Min 9 — 12 — Max 17

5-year Aug average

Jul 2025	Aug 2024	YTD
16	17	21

Avg Sold to OLP Ratio 100.9%

100.9%

Min 100.4% — 101.4% — Max 102.3%

5-year Aug average

Jul 2025	Aug 2024	YTD
97.5%	100.4%	98.8%

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New Listings 15

-28.6% from Jul 2025: **21**
-28.6% from Aug 2024: **21**

YTD	2025	2024	+/-
	148	**178**	-16.9%

5-year Aug average: **21**

New Pendings 16

-30.4% from Jul 2025: **23**
14.3% from Aug 2024: **14**

YTD	2025	2024	+/-
	146	**150**	-2.7%

5-year Aug average: **16**

Closed Sales 23

9.5% from Jul 2025: **21**
21.1% from Aug 2024: **19**

YTD	2025	2024	+/-
	142	**147**	-3.4%

5-year Aug average: **21**

Median Sold Price $397,500

1.7% from Jul 2025: **$391,000**
11.0% from Aug 2024: **$358,000**

YTD	2025	2024	+/-
	$388,500	**$355,000**	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 Pendings; a 28% MoM decrease in All Pendings (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

15
Min 13 | 20 | Max 30
5-year Aug average

Jul 2025	Aug 2024
18	**28**

Avg DOM 12

12
Min 8 | 12 | Max 15
5-year Aug average

Jul 2025	Aug 2024	YTD
12	**15**	**20**

Avg Sold to OLP Ratio 101.6%

101.6%
Min 99.9% | 101.2% | Max 102.3%
5-year Aug average

Jul 2025	Aug 2024	YTD
97.8%	**99.9%**	**99.2%**

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

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New Listings 10

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

YTD	2025	2024	+/-
	88	**131**	-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	+/-
	77	**123**	-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	+/-
	78	**125**	-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	+/-
	$245,000	**$260,000**	-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

16
Min 8 | 11 5-year Aug average | Max 16

Jul 2025	Aug 2024
17	**10**

Avg DOM 16

16
Min 6 | 12 5-year Aug average | Max 19

Jul 2025	Aug 2024	YTD
24	**19**	**24**

Avg Sold to OLP Ratio 98.7%

98.7%
Min 98.7% | 101.2% 5-year Aug average | Max 102.6%

Jul 2025	Aug 2024	YTD
97.0%	**100.9%**	**97.9%**

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

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