August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Radnor Township (Delaware, PA)

MarketStats by ShowingTime

Presented by
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August 2025

Radnor Township (Delaware, PA)

New Listings 18

↔ 0.0% from Jul 2025: **18**

▼ -14.3% from Aug 2024: **21**

YTD	2025	2024	+/-
	239	**258**	-7.4%

5-year Aug average: **22**

New Pendings 20

▲ 11.1% from Jul 2025: **18**

▲ 17.6% from Aug 2024: **17**

YTD	2025	2024	+/-
	199	**209**	-4.8%

5-year Aug average: **25**

Closed Sales 26

▼ -29.7% from Jul 2025: **37**

▼ -13.3% from Aug 2024: **30**

YTD	2025	2024	+/-
	198	**201**	-1.5%

5-year Aug average: **33**

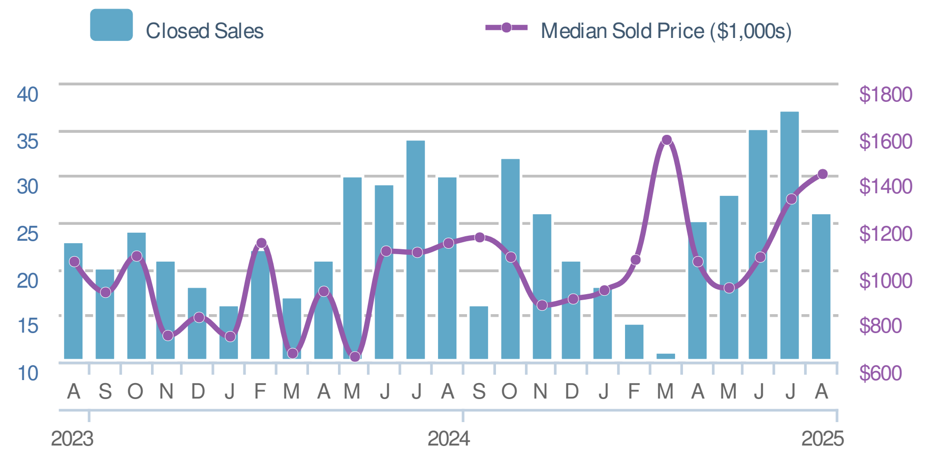
Median Sold Price $1,407,500

▲ 8.3% from Jul 2025: **$1,300,000**

▲ 26.8% from Aug 2024: **$1,110,000**

YTD	2025	2024	+/-
	$1,205,000	**$905,000**	33.1%

5-year Aug average: **$1,074,100**



Active Listings 29

29

Min 22 | 37 | Max 57

5-year Aug average

Jul 2025	Aug 2024
34	**44**

Avg DOM 23

23

Min 16 | 21 | Max 28

5-year Aug average

Jul 2025	Aug 2024	YTD
14	**20**	**28**

Avg Sold to OLP Ratio 105.4%

105.4%

Min 97.2% | 102.1% | Max 106.4%

5-year Aug average

Jul 2025	Aug 2024	YTD
104.3%	**102.0%**	**102.7%**

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

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Radnor Township (Delaware, PA) - Detached

New Listings 13

↔ 0.0% from Jul 2025: **13**

▲ 18.2% from Aug 2024: **11**

YTD	2025	2024	+/-
	168	**176**	-4.5%

5-year Aug average: **14**

New Pendings 13

▼ -7.1% from Jul 2025: **14**

▲ 8.3% from Aug 2024: **12**

YTD	2025	2024	+/-
	138	**140**	-1.4%

5-year Aug average: **16**

Closed Sales 23

↔ 0.0% from Jul 2025: **23**

↔ 0.0% from Aug 2024: **23**

YTD	2025	2024	+/-
	140	**134**	4.5%

5-year Aug average: **25**

Median Sold Price $1,485,000

▼ -12.6% from Jul 2025: **$1,700,000**

▲ 16.9% from Aug 2024: **$1,270,000**

YTD	2025	2024	+/-
	$1,492,500	**$1,235,000**	20.9%

5-year Aug average: **$1,241,400**

Summary

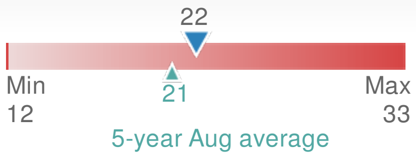
In Radnor Township (Delaware, PA), the median sold price for Detached properties for August was $1,485,000, representing a decrease of 12.6% compared to last month and an increase of 16.9% from Aug 2024. The average days on market for units sold in August was 22 days, 5% above the 5-year August average of 21 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; a 35.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 22; and a 4% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.36 in July and an increase from 0.87 in August 2024. The Contract Ratio is 13% lower than the 5-year August average of 1.06. 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 24

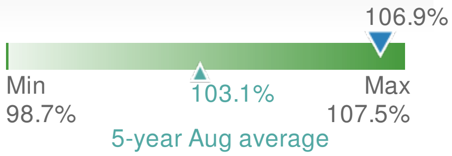
Jul 2025	Aug 2024
25	**31**

Avg DOM 22



Jul 2025	Aug 2024	YTD
8	**12**	**26**

Avg Sold to OLP Ratio 106.9%



Jul 2025	Aug 2024	YTD
108.3%	**102.8%**	**104.9%**

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

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August 2025

Radnor Township (Delaware, PA) - Attached

New Listings 5

↔ 0.0% from Jul 2025: **5**

▼ -50.0% from Aug 2024: **10**

YTD	2025	2024	+/-
	71	**82**	-13.4%

5-year Aug average: **8**

New Pendings 7

▲ 75.0% from Jul 2025: **4**

▲ 40.0% from Aug 2024: **5**

YTD	2025	2024	+/-
	61	**69**	-11.6%

5-year Aug average: **9**

Closed Sales 3

▼ -78.6% from Jul 2025: **14**

▼ -57.1% from Aug 2024: **7**

YTD	2025	2024	+/-
	58	**67**	-13.4%

5-year Aug average: **8**

Median Sold Price $205,000

▼ -60.1% from Jul 2025: **$513,614**

▼ -32.8% from Aug 2024: **$305,000**

YTD	2025	2024	+/-
	$455,000	**$355,000**	28.2%

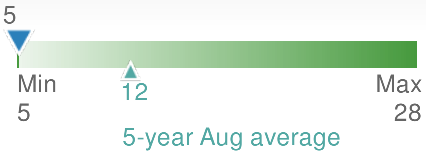
5-year Aug average: **$317,200**

Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for August was $205,000, representing a decrease of 60.1% compared to last month and a decrease of 32.8% from Aug 2024. The average days on market for units sold in August was 29 days, 19% above the 5-year August average of 24 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from July) to 9; and a 44.4% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 0.56 in July and an increase from 0.69 in August 2024. The Contract Ratio is 19% lower than the 5-year August average of 2.21. 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 5

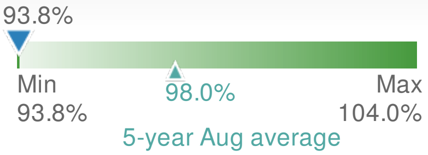


Jul 2025	Aug 2024
9	**13**

Avg DOM 29

Jul 2025	Aug 2024	YTD
24	**52**	**32**

Avg Sold to OLP Ratio 93.8%



Jul 2025	Aug 2024	YTD
97.7%	**98.9%**	**97.4%**

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

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