August 2025

All Home Types
Detached
Attached

Local Market Insight

Rose Tree Media (Delaware, PA)

Presented by
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August 2025

Rose Tree Media (Delaware, PA)

New Listings 24

-48.9% from Jul 2025: **47**

-22.6% from Aug 2024: **31**

YTD	2025	2024	+/-
	322	**391**	-17.6%

5-year Aug average: **36**

New Pendings 22

-37.1% from Jul 2025: **35**

-18.5% from Aug 2024: **27**

YTD	2025	2024	+/-
	242	**295**	-18.0%

5-year Aug average: **35**

Closed Sales 41

28.1% from Jul 2025: **32**

-8.9% from Aug 2024: **45**

YTD	2025	2024	+/-
	232	**300**	-22.7%

5-year Aug average: **48**

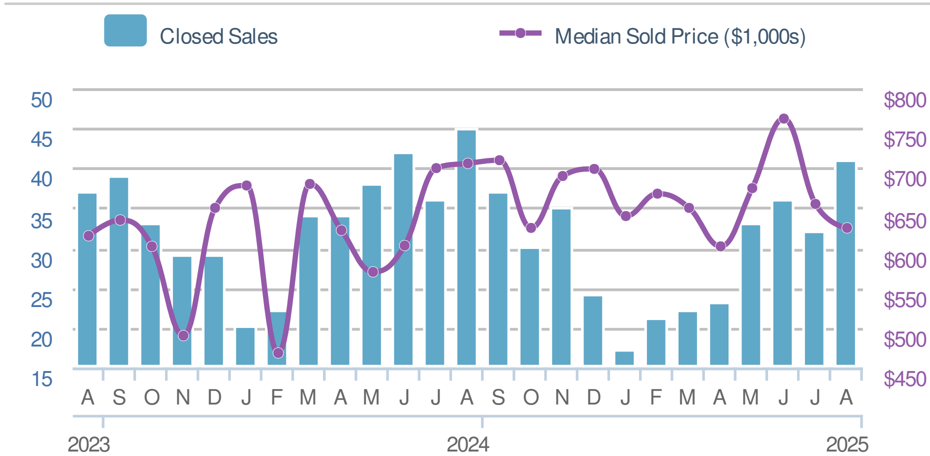
Median Sold Price $625,000

-4.7% from Jul 2025: **$655,825**

-11.6% from Aug 2024: **$706,875**

YTD	2025	2024	+/-
	$675,400	**$634,545**	6.4%

5-year Aug average: **$629,375**



Active Listings 54

54

Min 45 | 59 | Max 72

5-year Aug average

Jul 2025	Aug 2024
60	**63**

Avg DOM 16

16

Min 15 | 23 | Max 37

5-year Aug average

Jul 2025	Aug 2024	YTD
20	**19**	**20**

Avg Sold to OLP Ratio 100.2%

100.2%

Min 99.3% | 100.7% | Max 102.2%

5-year Aug average

Jul 2025	Aug 2024	YTD
101.6%	**100.3%**	**101.6%**

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

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Rose Tree Media (Delaware, PA) - Detached

New Listings 17

-51.4% from Jul 2025: **35**

-19.0% from Aug 2024: **21**

YTD	2025	2024	+/-
	233	**239**	-2.5%

5-year Aug average: **22**

New Pendings 14

-50.0% from Jul 2025: **28**

-30.0% from Aug 2024: **20**

YTD	2025	2024	+/-
	171	**164**	4.3%

5-year Aug average: **23**

Closed Sales 31

29.2% from Jul 2025: **24**

19.2% from Aug 2024: **26**

YTD	2025	2024	+/-
	159	**154**	3.2%

5-year Aug average: **30**

Median Sold Price $676,000

-4.4% from Jul 2025: **$706,800**

-15.2% from Aug 2024: **$797,500**

YTD	2025	2024	+/-
	$710,000	**$680,000**	4.4%

5-year Aug average: **$714,701**

Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for August was $676,000, representing a decrease of 4.4% compared to last month and a decrease of 15.2% from Aug 2024. The average days on market for units sold in August was 17 days, 29% below the 5-year August average of 24 days. There was a 50% month over month decrease in new contract activity with 14 New Pendings; a 36.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 30; and a 9.3% decrease in supply to 39 active units.

This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 1.09 in July and an increase from 0.65 in August 2024. The Contract Ratio is 25% lower than the 5-year August average of 1.03. 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 39

39

Min 26 — 42 (5-year Aug average) — Max 55

Jul 2025	Aug 2024
43	**49**

Avg DOM 17

17

Min 12 — 24 (5-year Aug average) — Max 44

Jul 2025	Aug 2024	YTD
16	**12**	**20**

Avg Sold to OLP Ratio 100.3%

100.3%

Min 98.1% — 100.5% (5-year Aug average) — Max 102.6%

Jul 2025	Aug 2024	YTD
102.5%	**99.7%**	**102.7%**

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

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Rose Tree Media (Delaware, PA) - Attached

New Listings — 7

-41.7% from Jul 2025: **12**
-30.0% from Aug 2024: **10**

YTD	2025	2024	+/-
	89	**152**	-41.4%

5-year Aug average: **14**

New Pendings — 8

14.3% from Jul 2025: **7**
14.3% from Aug 2024: **7**

YTD	2025	2024	+/-
	71	**131**	-45.8%

5-year Aug average: **11**

Closed Sales — 10

25.0% from Jul 2025: **8**
-47.4% from Aug 2024: **19**

YTD	2025	2024	+/-
	73	**146**	-50.0%

5-year Aug average: **18**

Median Sold Price — $520,000

17.6% from Jul 2025: **$442,000**
-17.3% from Aug 2024: **$629,080**

YTD	2025	2024	+/-
	$590,000	**$612,045**	-3.6%

5-year Aug average: **$529,383**

Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for August was $520,000, representing an increase of 17.6% compared to last month and a decrease of 17.3% from Aug 2024. The average days on market for units sold in August was 14 days, 33% below the 5-year August average of 21 days. There was a 14.3% month over month increase in new contract activity with 8 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 10; and an 11.8% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.76 in July and a decrease from 2.86 in August 2024. The Contract Ratio is 75% lower than the 5-year August average of 2.64. 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 14 — 17 — Max 22

5-year Aug average

Jul 2025	Aug 2024
17	**14**

Avg DOM — 14

14

Min 10 — 21 — Max 29

5-year Aug average

Jul 2025	Aug 2024	YTD
31	**29**	**20**

Avg Sold to OLP Ratio — 100.1%

100.1%

Min 100.1% — 101.2% — Max 102.3%

5-year Aug average

Jul 2025	Aug 2024	YTD
98.7%	**101.1%**	**99.2%**

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

MarketStats by ShowingTime