August 2025

All Home Types
Detached
Attached

Local Market Insight

Southeast Delco (Delaware, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 30

-30.2% from Jul 2025: **43**

-3.2% from Aug 2024: **31**

YTD	2025	2024	+/-
	268	**288**	-6.9%

5-year Aug average: **43**

New Pendings — 30

3.4% from Jul 2025: **29**

15.4% from Aug 2024: **26**

YTD	2025	2024	+/-
	223	**246**	-9.3%

5-year Aug average: **45**

Closed Sales — 25

-13.8% from Jul 2025: **29**

-26.5% from Aug 2024: **34**

YTD	2025	2024	+/-
	198	**245**	-19.2%

5-year Aug average: **40**

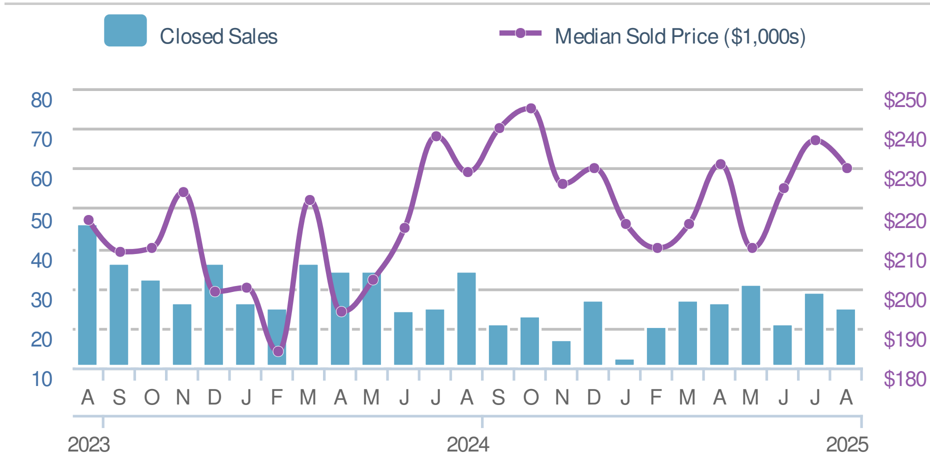
Median Sold Price — $230,000

-3.2% from Jul 2025: **$237,650**

0.4% from Aug 2024: **$229,000**

YTD	2025	2024	+/-
	$225,000	**$209,900**	7.2%

5-year Aug average: **$209,080**



Active Listings — 47

47

Min 27 — 41 — Max 53

5-year Aug average

Jul 2025	Aug 2024
52	**41**

Avg DOM — 17

17

Min 11 — 17 — Max 23

5-year Aug average

Jul 2025	Aug 2024	YTD
17	**18**	**27**

Avg Sold to OLP Ratio — 100.9%

100.9%

Min 99.2% — 101.1% — Max 102.0%

5-year Aug average

Jul 2025	Aug 2024	YTD
99.1%	**99.2%**	**98.4%**

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

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Southeast Delco (Delaware, PA) - Detached

New Listings — 4

-20.0%	-50.0%
from Jul 2025: **5**	from Aug 2024: **8**

YTD	2025	2024	+/-
	36	**49**	-26.5%

5-year Aug average: **6**

New Pendings — 7

250.0%	16.7%
from Jul 2025: **2**	from Aug 2024: **6**

YTD	2025	2024	+/-
	30	**31**	-3.2%

5-year Aug average: **7**

Closed Sales — 4

100.0%	0.0%
from Jul 2025: **2**	from Aug 2024: **4**

YTD	2025	2024	+/-
	24	**25**	-4.0%

5-year Aug average: **5**

Median Sold Price — $258,500

34.3%	-13.2%
from Jul 2025: **$192,500**	from Aug 2024: **$297,750**

YTD	2025	2024	+/-
	$272,000	**$280,000**	-2.9%

5-year Aug average: **$243,830**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for August was $258,500, representing an increase of 34.3% compared to last month and a decrease of 13.2% from Aug 2024. The average days on market for units sold in August was 9 days, 49% below the 5-year August average of 18 days. There was a 250% month over month increase in new contract activity with 7 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from July) to 8; and a 58.3% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 0.42 in July and an increase from 0.50 in August 2024. The Contract Ratio is 22% lower than the 5-year August average of 2.05. 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

5

Min 3 | 7 5-year Aug average | Max 12

Jul 2025	Aug 2024
12	**12**

Avg DOM — 9

9

Min 9 | 18 5-year Aug average | Max 29

Jul 2025	Aug 2024	YTD
48	**29**	**42**

Avg Sold to OLP Ratio — 109.7%

109.7%

Min 94.9% | 101.7% 5-year Aug average | Max 109.7%

Jul 2025	Aug 2024	YTD
98.3%	**94.9%**	**98.6%**

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

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New Listings — 26

-31.6% from Jul 2025: **38**
13.0% from Aug 2024: **23**

YTD	2025	2024	+/-
	232	**239**	-2.9%

5-year Aug average: **37**

New Pendings — 23

-14.8% from Jul 2025: **27**
15.0% from Aug 2024: **20**

YTD	2025	2024	+/-
	193	**215**	-10.2%

5-year Aug average: **38**

Closed Sales — 21

-22.2% from Jul 2025: **27**
-30.0% from Aug 2024: **30**

YTD	2025	2024	+/-
	174	**220**	-20.9%

5-year Aug average: **35**

Median Sold Price — $230,000

-4.2% from Jul 2025: **$240,000**
2.2% from Aug 2024: **$225,000**

YTD	2025	2024	+/-
	$225,000	**$203,750**	10.4%

5-year Aug average: **$206,000**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for August was $230,000, representing a decrease of 4.2% compared to last month and an increase of 2.2% from Aug 2024. The average days on market for units sold in August was 19 days, 17% above the 5-year August average of 16 days. There was a 14.8% month over month decrease in new contract activity with 23 New Pendings; a 2.9% MoM increase in All Pendings (new contracts + contracts carried over from July) to 35; and a 5% increase in supply to 42 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.85 in July and a decrease from 0.86 in August 2024. The Contract Ratio is 48% lower than the 5-year August average of 1.61. 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 — 42

42
Min 24 — 34 (5-year Aug average) — Max 43

Jul 2025	Aug 2024
40	**29**

Avg DOM — 19

19
Min 9 — 16 (5-year Aug average) — Max 23

Jul 2025	Aug 2024	YTD
14	**16**	**25**

Avg Sold to OLP Ratio — 99.3%

99.3%
Min 99.3% — 100.9% (5-year Aug average) — Max 102.5%

Jul 2025	Aug 2024	YTD
99.2%	**99.8%**	**98.4%**

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