August 2025

All Home Types
Detached
Attached

Local Market Insight

Springfield (Delaware, PA)

MarketStats by ShowingTime

Presented by
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August 2025

Springfield (Delaware, PA)

New Listings 20

-16.7%	0.0%
from Jul 2025: **24**	from Aug 2024: **20**

YTD	2025	2024	+/-
	184	**186**	-1.1%

5-year Aug average: **24**

New Pendings 18

-5.3%	5.9%
from Jul 2025: **19**	from Aug 2024: **17**

YTD	2025	2024	+/-
	164	**166**	-1.2%

5-year Aug average: **24**

Closed Sales 22

-8.3%	0.0%
from Jul 2025: **24**	from Aug 2024: **22**

YTD	2025	2024	+/-
	159	**156**	1.9%

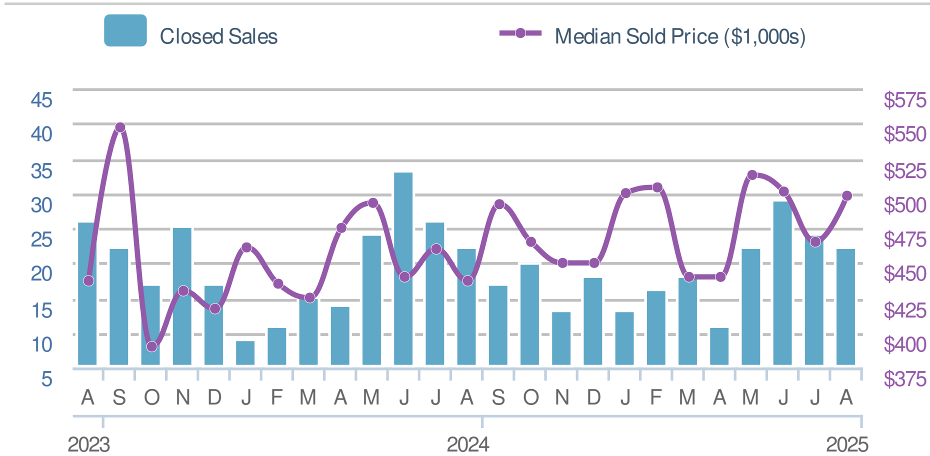
5-year Aug average: **25**

Median Sold Price $498,000

7.1%	14.0%
from Jul 2025: **$465,000**	from Aug 2024: **$437,000**

YTD	2025	2024	+/-
	$480,000	**$450,000**	6.7%

5-year Aug average: **$432,400**



Active Listings 20

20
Min 9 | 17 | Max 20
5-year Aug average

Jul 2025	Aug 2024
19	**17**

Avg DOM 12

12
Min 9 | 11 | Max 15
5-year Aug average

Jul 2025	Aug 2024	YTD
16	**10**	**16**

Avg Sold to OLP Ratio 100.7%

100.7%
Min 100.4% | 101.4% | Max 103.8%
5-year Aug average

Jul 2025	Aug 2024	YTD
100.7%	**101.2%**	**101.1%**

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

MarketStats

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Springfield (Delaware, PA) - Detached

New Listings — 16

-27.3% from Jul 2025: **22**
6.7% from Aug 2024: **15**

YTD	2025	2024	+/-
	153	**159**	-3.8%

5-year Aug average: **21**

New Pendings — 18

12.5% from Jul 2025: **16**
28.6% from Aug 2024: **14**

YTD	2025	2024	+/-
	138	**141**	-2.1%

5-year Aug average: **22**

Closed Sales — 18

-25.0% from Jul 2025: **24**
-5.3% from Aug 2024: **19**

YTD	2025	2024	+/-
	132	**133**	-0.8%

5-year Aug average: **22**

Median Sold Price — $505,500

8.7% from Jul 2025: **$465,000**
12.3% from Aug 2024: **$450,000**

YTD	2025	2024	+/-
	$505,500	**$475,000**	6.4%

5-year Aug average: **$448,155**

Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for August was $505,500, representing an increase of 8.7% compared to last month and an increase of 12.3% from Aug 2024. The average days on market for units sold in August was 11 days, 4% below the 5-year August average of 11 days. There was a 12.5% month over month increase in new contract activity with 18 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 21; and a 23.5% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.62 pendings per active listing, up from 1.41 in July and an increase from 1.36 in August 2024. The Contract Ratio is 20% lower than the 5-year August average of 2.02. 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 — 13

13
Min 9 — 14 (5-year Aug average) — Max 18

Jul 2025	Aug 2024
17	**14**

Avg DOM — 11

11
Min 8 — 11 (5-year Aug average) — Max 16

Jul 2025	Aug 2024	YTD
16	**10**	**17**

Avg Sold to OLP Ratio — 100.6%

100.6%
Min 100.0% — 101.3% (5-year Aug average) — Max 104.3%

Jul 2025	Aug 2024	YTD
100.7%	**100.4%**	**101.2%**

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

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Springfield (Delaware, PA) - Attached

New Listings — 4

from Jul 2025:	from Aug 2024:
100.0%	-20.0%
2	5

YTD	2025	2024	+/-
	31	27	14.8%

5-year Aug average: **3**

New Pendings — 0

from Jul 2025:	from Aug 2024:
-100.0%	-100.0%
3	3

YTD	2025	2024	+/-
	26	25	4.0%

5-year Aug average: **3**

Closed Sales — 4

from Jul 2025:	from Aug 2024:
0.0%	33.3%
0	3

YTD	2025	2024	+/-
	27	23	17.4%

5-year Aug average: **4**

Median Sold Price — $389,950

from Jul 2025:	from Aug 2024:
0.0%	-4.2%
$0	$407,000

YTD	2025	2024	+/-
	$400,000	$375,000	6.7%

5-year Aug average: **$342,890**

Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for August was $389,950, representing an increase of 0% compared to last month and a decrease of 4.2% from Aug 2024. The average days on market for units sold in August was 16 days, 91% above the 5-year August average of 8 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 0; and a 250% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in July and a decrease from 1.00 in August 2024. The Contract Ratio is 100% lower than the 5-year August average of 1.80. 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 — 7

7

Min 0 — 2 — Max 7

5-year Aug average

Jul 2025	Aug 2024
2	3

Avg DOM — 16

16

Min 2 — 8 — Max 16

5-year Aug average

Jul 2025	Aug 2024	YTD
0	4	13

Avg Sold to OLP Ratio — 101.2%

101.2%

Min 99.7% — 102.2% — Max 106.9%

5-year Aug average

Jul 2025	Aug 2024	YTD
0.0%	106.9%	100.7%

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

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