August 2025

All Home Types
Detached
Attached

Local Market Insight

William Penn (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
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New Listings — 39

5.4%	8.3%
from Jul 2025: **37**	from Aug 2024: **36**

YTD	2025	2024	+/-
	324	**341**	-5.0%

5-year Aug average: **47**

New Pendings — 37

32.1%	0.0%
from Jul 2025: **28**	from Aug 2024: **37**

YTD	2025	2024	+/-
	258	**274**	-5.8%

5-year Aug average: **43**

Closed Sales — 28

-39.1%	-12.5%
from Jul 2025: **46**	from Aug 2024: **32**

YTD	2025	2024	+/-
	242	**260**	-6.9%

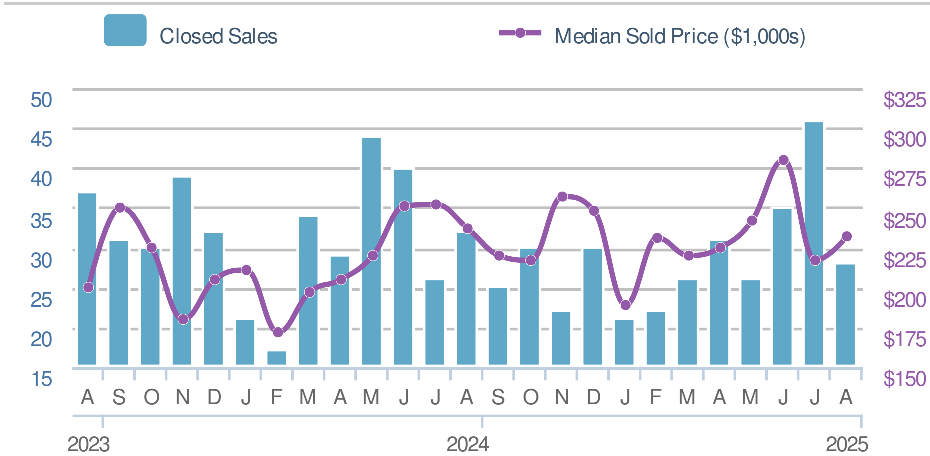
5-year Aug average: **35**

Median Sold Price — $232,000

6.7%	-2.3%
from Jul 2025: **$217,500**	from Aug 2024: **$237,500**

YTD	2025	2024	+/-
	$235,000	**$226,250**	3.9%

5-year Aug average: **$218,500**



Active Listings — 70

70

Min	5-year Aug average	Max
52	64	74

Jul 2025	Aug 2024
65	**52**

Avg DOM — 31

31

Min	5-year Aug average	Max
17	24	31

Jul 2025	Aug 2024	YTD
24	**20**	**28**

Avg Sold to OLP Ratio — 95.8%

95.8%

Min	5-year Aug average	Max
95.8%	98.6%	102.3%

Jul 2025	Aug 2024	YTD
97.9%	**97.7%**	**98.2%**

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

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New Listings 5

-28.6% from Jul 2025: **7**

-54.5% from Aug 2024: **11**

YTD	2025	2024	+/-
	89	**110**	-19.1%

5-year Aug average: **13**

New Pendings 12

200.0% from Jul 2025: **4**

-20.0% from Aug 2024: **15**

YTD	2025	2024	+/-
	83	**92**	-9.8%

5-year Aug average: **14**

Closed Sales 6

-62.5% from Jul 2025: **16**

-50.0% from Aug 2024: **12**

YTD	2025	2024	+/-
	77	**83**	-7.2%

5-year Aug average: **11**

Median Sold Price $313,250

-5.1% from Jul 2025: **$330,000**

-1.3% from Aug 2024: **$317,485**

YTD	2025	2024	+/-
	$317,000	**$305,000**	3.9%

5-year Aug average: **$292,647**

Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for August was $313,250, representing a decrease of 5.1% compared to last month and a decrease of 1.3% from Aug 2024. The average days on market for units sold in August was 13 days, 18% below the 5-year August average of 16 days. There was a 200% month over month increase in new contract activity with 12 New Pendings; a 55.6% MoM increase in All Pendings (new contracts + contracts carried over from July) to 14; and a 38.9% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.27 pendings per active listing, up from 0.50 in July and a decrease from 1.78 in August 2024. The Contract Ratio is 21% 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 11

11

Min 9 — 12 5-year Aug average — Max 17

Jul 2025	Aug 2024
18	**9**

Avg DOM 13

13

Min 7 — 16 5-year Aug average — Max 31

Jul 2025	Aug 2024	YTD
14	**14**	**24**

Avg Sold to OLP Ratio 92.4%

92.4%

Min 92.4% — 98.7% 5-year Aug average — Max 101.6%

Jul 2025	Aug 2024	YTD
103.7%	**99.4%**	**100.3%**

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

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New Listings 34

13.3% from Jul 2025: **30**

36.0% from Aug 2024: **25**

YTD	2025	2024	+/-
	235	**231**	1.7%

5-year Aug average: **33**

New Pendings 25

4.2% from Jul 2025: **24**

13.6% from Aug 2024: **22**

YTD	2025	2024	+/-
	175	**182**	-3.8%

5-year Aug average: **29**

Closed Sales 22

-26.7% from Jul 2025: **30**

10.0% from Aug 2024: **20**

YTD	2025	2024	+/-
	165	**177**	-6.8%

5-year Aug average: **24**

Median Sold Price $206,699

17.1% from Jul 2025: **$176,500**

22.9% from Aug 2024: **$168,150**

YTD	2025	2024	+/-
	$200,000	**$190,000**	5.3%

5-year Aug average: **$189,970**

Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for August was $206,699, representing an increase of 17.1% compared to last month and an increase of 22.9% from Aug 2024. The average days on market for units sold in August was 36 days, 35% above the 5-year August average of 27 days. There was a 4.2% month over month increase in new contract activity with 25 New Pendings; a 6.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 29; and a 25.5% increase in supply to 59 active units.

This activity resulted in a Contract Ratio of 0.49 pendings per active listing, down from 0.66 in July and a decrease from 0.60 in August 2024. The Contract Ratio is 39% lower than the 5-year August average of 0.80. 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 59

59

Min 40 — 52 — Max 60

5-year Aug average

Jul 2025	Aug 2024
47	**43**

Avg DOM 36

36

Min 18 — 27 — Max 36

5-year Aug average

Jul 2025	Aug 2024	YTD
29	**24**	**30**

Avg Sold to OLP Ratio 96.7%

96.7%

Min 96.7% — 98.4% — Max 102.8%

5-year Aug average

Jul 2025	Aug 2024	YTD
94.8%	**96.7%**	**97.2%**

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

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