

September 2025

All Home Types
Detached
Attached

Local Market Insight

Delaware County, PA

September 2025

Delaware County, PA

Email: ldavis@tcsr.realtor

New Listings**600** **22.7%**from Aug 2025:
489 **13.6%**from Sep 2024:
528

YTD	2025	2024	+/-
	5,402	5,539	-2.5%

5-year Sep average: **632****New Pendings****502** **4.1%**from Aug 2025:
482 **0.8%**from Sep 2024:
498

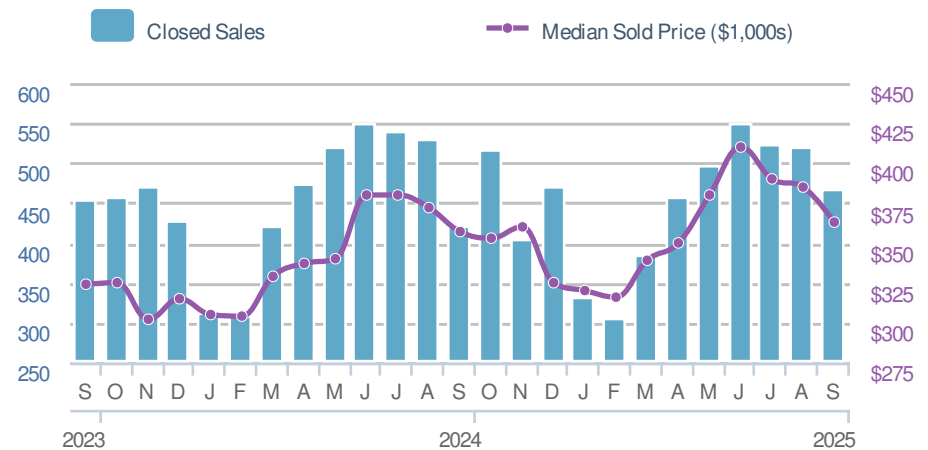
YTD	2025	2024	+/-
	4,360	4,501	-3.1%

5-year Sep average: **547****Closed Sales****465** **-10.6%**from Aug 2025:
520 **11.0%**from Sep 2024:
419

YTD	2025	2024	+/-
	4,164	4,226	-1.5%

5-year Sep average: **519****Median Sold Price****\$363,500** **-5.6%**from Aug 2025:
\$385,000 **1.7%**from Sep 2024:
\$357,500

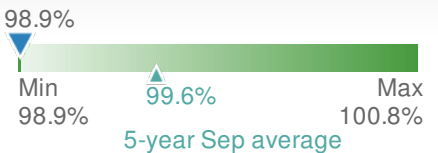
YTD	2025	2024	+/-
	\$365,000	\$350,000	4.3%

5-year Sep average: **\$317,015****Active Listings****798**

Aug 2025	Sep 2024
733	727

Avg DOM**23**

Aug 2025	Sep 2024	YTD
21	22	23

Avg Sold to OLP Ratio**98.9%**

Aug 2025	Sep 2024	YTD
99.5%	99.3%	99.6%

September 2025

Delaware County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**315** **47.9%**from Aug 2025:
213 **19.8%**from Sep 2024:
263

YTD	2025	2024	+/-
	2,805	2,818	-0.5%

5-year Sep average: **320****New Pending****261** **11.5%**from Aug 2025:
234 **-2.6%**from Sep 2024:
268

YTD	2025	2024	+/-
	2,274	2,289	-0.7%

5-year Sep average: **276****Closed Sales****224** **-24.8%**from Aug 2025:
298 **4.2%**from Sep 2024:
215

YTD	2025	2024	+/-
	2,175	2,123	2.4%

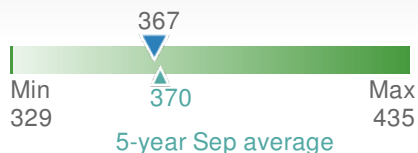
5-year Sep average: **260****Median
Sold Price****\$510,000** **0.4%**from Aug 2025:
\$508,000 **9.7%**from Sep 2024:
\$465,000

YTD	2025	2024	+/-
	\$515,000	\$483,000	6.6%

5-year Sep average: **\$441,700****Summary**

In Delaware County, PA, the median sold price for Detached properties for September was \$510,000, representing an increase of 0.4% compared to last month and an increase of 9.7% from Sep 2024. The average days on market for units sold in September was 24 days, 20% above the 5-year September average of 20 days. There was an 11.5% month over month increase in new contract activity with 261 New Pending; a 5.6% MoM increase in All Pending (new contracts + contracts carried over from August) to 359; and an 11.9% increase in supply to 367 active units.

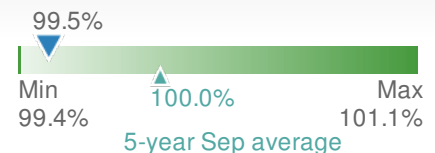
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.04 in August and a decrease from 1.05 in September 2024. The Contract Ratio is 12% lower than the 5-year September average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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**367**

Aug 2025	Sep 2024
328	376

Avg DOM**24**

Aug 2025	Sep 2024	YTD
18	21	21

**Avg Sold to
OLP Ratio****99.5%**

Aug 2025	Sep 2024	YTD
100.5%	100.3%	100.8%

September 2025

Delaware County, PA - Attached

Tri-County Suburban REALTORS

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New Listings**285** **3.3%**from Aug 2025:
276 **8.0%**from Sep 2024:
264

YTD	2025	2024	+/-
	2,594	2,716	-4.5%

5-year Sep average: **312****New Pending****241** **-2.8%**from Aug 2025:
248 **4.8%**from Sep 2024:
230

YTD	2025	2024	+/-
	2,081	2,208	-5.8%

5-year Sep average: **272****Closed Sales****241** **8.6%**from Aug 2025:
222 **18.1%**from Sep 2024:
204

YTD	2025	2024	+/-
	1,984	2,099	-5.5%

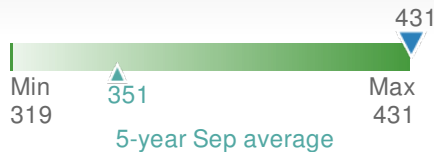
5-year Sep average: **259****Median
Sold Price****\$250,000** **-3.1%**from Aug 2025:
\$258,000 **3.3%**from Sep 2024:
\$242,000

YTD	2025	2024	+/-
	\$249,450	\$238,000	4.8%

5-year Sep average: **\$225,400****Summary**

In Delaware County, PA, the median sold price for Attached properties for September was \$250,000, representing a decrease of 3.1% compared to last month and an increase of 3.3% from Sep 2024. The average days on market for units sold in September was 23 days, 12% above the 5-year September average of 21 days. There was a 2.8% month over month decrease in new contract activity with 241 New Pending; a 5.5% MoM decrease in All Pending (new contracts + contracts carried over from August) to 325; and a 6.4% increase in supply to 431 active units.

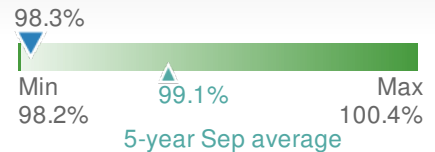
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.85 in August and a decrease from 1.05 in September 2024. The Contract Ratio is 42% lower than the 5-year September average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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**431**

Aug 2025	Sep 2024
405	351

Avg DOM**23**

Aug 2025	Sep 2024	YTD
24	23	25

**Avg Sold to
OLP Ratio****98.3%**

Aug 2025	Sep 2024	YTD
98.1%	98.2%	98.3%

September 2025

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**30****↓ -18.9%**from Aug 2025:
37**↑ 15.4%**from Sep 2024:
26

YTD	2025	2024	+/-
	310	344	-9.9%

5-year Sep average: **30****New Pendings****18****↓ -28.0%**from Aug 2025:
25**↑ 5.9%**from Sep 2024:
17

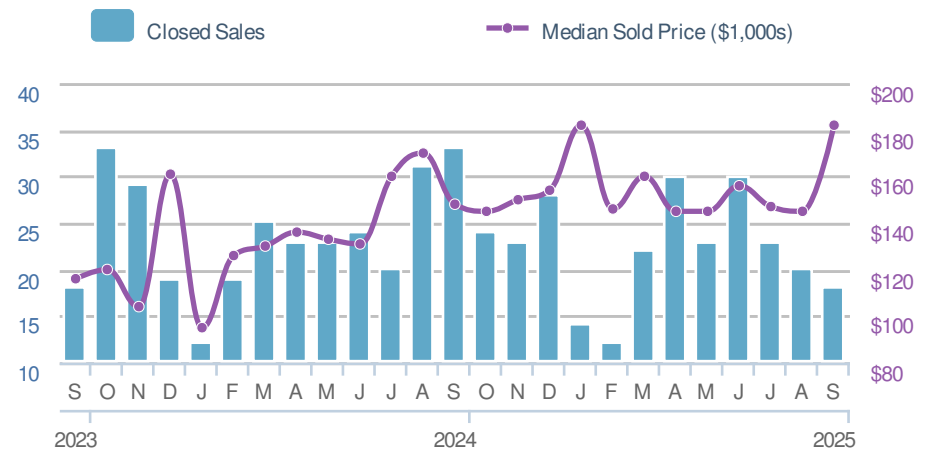
YTD	2025	2024	+/-
	217	242	-10.3%

5-year Sep average: **25****Closed Sales****18****↓ -10.0%**from Aug 2025:
20**↓ -45.5%**from Sep 2024:
33

YTD	2025	2024	+/-
	206	223	-7.6%

5-year Sep average: **25****Median Sold Price****\$182,000****↑ 25.5%**from Aug 2025:
\$145,000**↑ 23.0%**from Sep 2024:
\$148,000

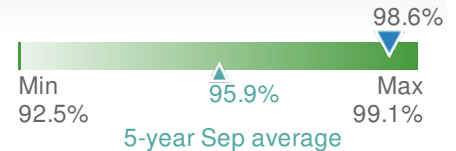
YTD	2025	2024	+/-
	\$150,000	\$140,000	7.1%

5-year Sep average: **\$134,400****Active Listings****63**

Aug 2025	Sep 2024
59	50

Avg DOM**22**

Aug 2025	Sep 2024	YTD
34	39	33

Avg Sold to OLP Ratio**98.6%**

Aug 2025	Sep 2024	YTD
95.2%	92.5%	95.0%

September 2025

Chester-Upland (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

66.7%
 from Aug 2025: **3**

150.0%
 from Sep 2024: **2**

YTD	2025	2024	+/-
	36	39	-7.7%

5-year Sep average: **4****New Pending****4**

33.3%
 from Aug 2025: **3**

100.0%
 from Sep 2024: **2**

YTD	2025	2024	+/-
	24	34	-29.4%

5-year Sep average: **4****Closed Sales****3**

50.0%
 from Aug 2025: **2**

-50.0%
 from Sep 2024: **6**

YTD	2025	2024	+/-
	24	34	-29.4%

5-year Sep average: **5****Median Sold Price****\$245,000**

-2.6%
 from Aug 2025: **\$251,500**

18.1%
 from Sep 2024: **\$207,500**

YTD	2025	2024	+/-
	\$245,000	\$163,500	49.8%

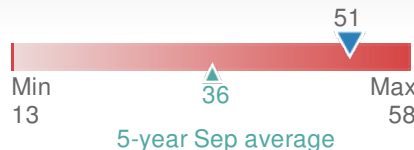
5-year Sep average: **\$185,205****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for September was \$245,000, representing a decrease of 2.6% compared to last month and an increase of 18.1% from Sep 2024. The average days on market for units sold in September was 51 days, 41% above the 5-year September average of 36 days. There was a 33.3% month over month increase in new contract activity with 4 New Pending; a 16.7% MoM decrease in All Pending (new contracts + contracts carried over from August) to 5; and no change in supply with 7 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.86 in August and a decrease from 0.80 in September 2024. The Contract Ratio is 13% lower than the 5-year September average of 0.81. 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**

Aug 2025	Sep 2024
7	5

Avg DOM**51**

Aug 2025	Sep 2024	YTD
82	58	47

Avg Sold to OLP Ratio**91.7%**

Aug 2025	Sep 2024	YTD
85.3%	96.3%	94.4%

September 2025

Chester-Upland (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25** **-26.5%**from Aug 2025:
34 **8.7%**from Sep 2024:
23

YTD	2025	2024	+/-
	274	304	-9.9%

5-year Sep average: **27****New Pendings****14** **-36.4%**from Aug 2025:
22 **-6.7%**from Sep 2024:
15

YTD	2025	2024	+/-
	192	208	-7.7%

5-year Sep average: **21****Closed Sales****15** **-16.7%**from Aug 2025:
18 **-44.4%**from Sep 2024:
27

YTD	2025	2024	+/-
	181	189	-4.2%

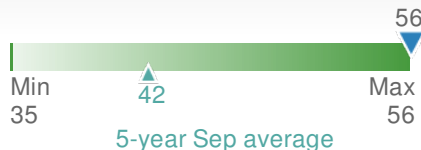
5-year Sep average: **21****Median Sold Price****\$174,000** **24.3%**from Aug 2025:
\$140,000 **28.9%**from Sep 2024:
\$135,000

YTD	2025	2024	+/-
	\$145,000	\$138,000	5.1%

5-year Sep average: **\$126,400****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for September was \$174,000, representing an increase of 24.3% compared to last month and an increase of 28.9% from Sep 2024. The average days on market for units sold in September was 17 days, 41% below the 5-year September average of 29 days. There was a 36.4% month over month decrease in new contract activity with 14 New Pendings; a 22.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 24; and a 7.7% increase in supply to 56 active units.

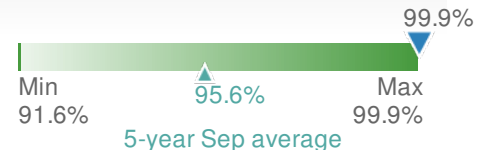
This activity resulted in a Contract Ratio of 0.43 pendings per active listing, down from 0.60 in August and a decrease from 0.76 in September 2024. The Contract Ratio is 52% lower than the 5-year September average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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**56**

Aug 2025	Sep 2024
52	45

Avg DOM**17**

Aug 2025	Sep 2024	YTD
29	35	31



Avg Sold to OLP Ratio**99.9%**

Aug 2025	Sep 2024	YTD
96.3%	91.6%	95.3%


September 2025

Chichester (Delaware, PA)


Email: ldavis@tcsr.realtor

New Listings**30** **25.0%**
from Aug 2025:
24 **-14.3%**
from Sep 2024:
35



YTD	2025	2024	+/-
	243	258	-5.8%

5-year Sep average: **30****New Pendings****23** **15.0%**
from Aug 2025:
20 **-37.8%**
from Sep 2024:
37

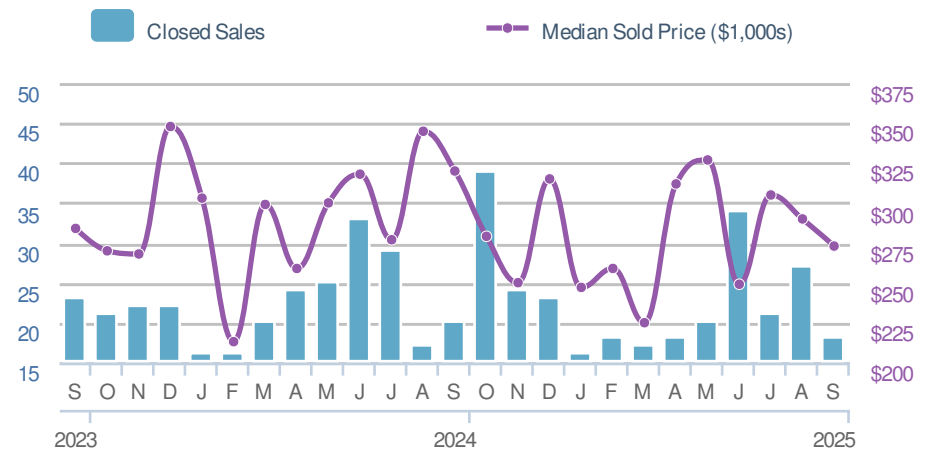
YTD	2025	2024	+/-
	205	228	-10.1%

5-year Sep average: **29****Closed Sales****18** **-33.3%**
from Aug 2025:
27 **-10.0%**
from Sep 2024:
20

YTD	2025	2024	+/-
	196	208	-5.8%

5-year Sep average: **26****Median Sold Price****\$273,750** **-5.6%**
from Aug 2025:
\$290,000 **-14.5%**
from Sep 2024:
\$320,000

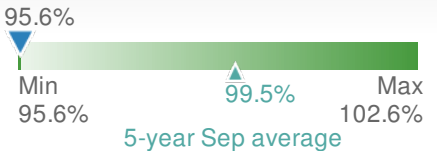
YTD	2025	2024	+/-
	\$288,500	\$299,750	-3.8%

5-year Sep average: **\$276,550****Active Listings****34**

Aug 2025	Sep 2024
28	29

Avg DOM**19**

Aug 2025	Sep 2024	YTD
24	17	20

Avg Sold to OLP Ratio**95.6%**

Aug 2025	Sep 2024	YTD
97.7%	99.3%	98.0%

September 2025

Chichester (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16**

 **166.7%**
 from Aug 2025: **6**
 **-11.1%**
 from Sep 2024: **18**


YTD	2025	2024	+/-
	121	151	-19.9%

5-year Sep average: **17****New Pendings****11**

 **37.5%**
 from Aug 2025: **8**
 **-52.2%**
 from Sep 2024: **23**


YTD	2025	2024	+/-
	104	140	-25.7%

5-year Sep average: **17****Closed Sales****8**

 **-38.5%**
 from Aug 2025: **13**
 **-42.9%**
 from Sep 2024: **14**

YTD	2025	2024	+/-
	98	126	-22.2%

5-year Sep average: **16****Median Sold Price****\$355,000**

 **-2.7%**
 from Aug 2025: **\$365,000**
 **0.4%**
 from Sep 2024: **\$353,750**

YTD	2025	2024	+/-
	\$351,500	\$346,250	1.5%

5-year Sep average: **\$331,990****Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for September was \$355,000, representing a decrease of 2.7% compared to last month and an increase of 0.4% from Sep 2024. The average days on market for units sold in September was 30 days, 77% above the 5-year September average of 17 days. There was a 37.5% month over month increase in new contract activity with 11 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from August) to 15; and a 60% increase in supply to 16 active units.

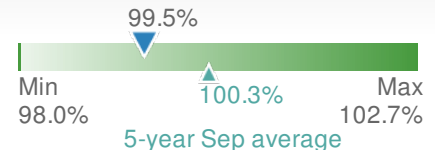
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.40 in August and a decrease from 1.80 in September 2024. The Contract Ratio is 47% lower than the 5-year September average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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**16**

Aug 2025	Sep 2024
10	15

Avg DOM**30**

Aug 2025	Sep 2024	YTD
16	17	18

Avg Sold to OLP Ratio**99.5%**

Aug 2025	Sep 2024	YTD
98.8%	98.0%	99.4%


September 2025


Chichester (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**14**


 **-22.2%**
 from Aug 2025: **18**

 **-17.6%**
 from Sep 2024: **17**

YTD	2025	2024	+/-
	122	107	14.0%

5-year Sep average: **13****New Pendings****12**


 **0.0%**
 from Aug 2025: **12**

 **-14.3%**
 from Sep 2024: **14**

YTD	2025	2024	+/-
	101	88	14.8%

5-year Sep average: **13****Closed Sales****10**

 **-28.6%**
 from Aug 2025: **14**

 **66.7%**
 from Sep 2024: **6**

YTD	2025	2024	+/-
	98	82	19.5%

5-year Sep average: **10****Median Sold Price****\$167,450**

 **-7.2%**
 from Aug 2025: **\$180,500**

 **-3.2%**
 from Sep 2024: **\$173,000**

YTD	2025	2024	+/-
	\$189,999	\$200,000	-5.0%

5-year Sep average: **\$177,480****Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for September was \$167,450, representing a decrease of 7.2% compared to last month and a decrease of 3.2% from Sep 2024. The average days on market for units sold in September was 11 days, 17% below the 5-year September average of 13 days. There was no month over month change in new contract activity with 12 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from August) to 13; and no change in supply with 18 active units.

This activity resulted in a Contract Ratio of 0.72 pendings per active listing, up from 0.50 in August and a decrease from 1.21 in September 2024. The Contract Ratio is 66% lower than the 5-year September average of 2.13. 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**18**

Aug 2025	Sep 2024
18	14

Avg DOM**11**

Aug 2025	Sep 2024	YTD
32	18	22

Avg Sold to OLP Ratio**92.6%**

Aug 2025	Sep 2024	YTD
96.7%	102.2%	96.6%

September 2025

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**35** **9.4%**from Aug 2025:
32 **29.6%**from Sep 2024:
27

YTD	2025	2024	+/-
	356	306	16.3%

5-year Sep average: **33****New Pendings****35** **20.7%**from Aug 2025:
29 **52.2%**from Sep 2024:
23

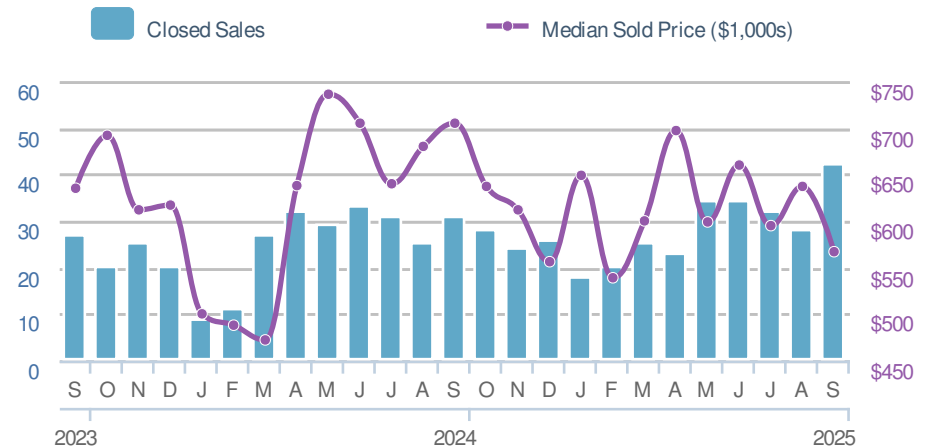
YTD	2025	2024	+/-
	278	239	16.3%

5-year Sep average: **28****Closed Sales****42** **50.0%**from Aug 2025:
28 **35.5%**from Sep 2024:
31

YTD	2025	2024	+/-
	272	229	18.8%

5-year Sep average: **33****Median Sold Price****\$567,500** **-11.0%**from Aug 2025:
\$637,500 **-19.5%**from Sep 2024:
\$705,000

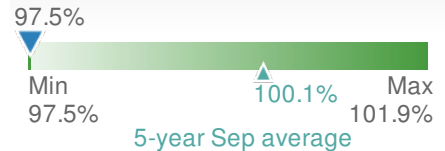
YTD	2025	2024	+/-
	\$637,500	\$650,000	-1.9%

5-year Sep average: **\$578,770****Active Listings****33**

Aug 2025	Sep 2024
43	48

Avg DOM**26**


Aug 2025	Sep 2024	YTD
35	20	22

Avg Sold to OLP Ratio**97.5%**

Aug 2025	Sep 2024	YTD
96.7%	100.0%	100.3%

September 2025


Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25**
 **25.0%**
from Aug 2025:
20
 **56.3%**
from Sep 2024:
16



YTD	2025	2024	+/-
	235	182	29.1%

5-year Sep average: **21****New Pendings****20**
 **33.3%**
from Aug 2025:
15
 **33.3%**
from Sep 2024:
15

YTD	2025	2024	+/-
	166	146	13.7%

5-year Sep average: **18****Closed Sales****24**
 **50.0%**
from Aug 2025:
16
 **41.2%**
from Sep 2024:
17

YTD	2025	2024	+/-
	156	142	9.9%

5-year Sep average: **20****Median
Sold Price****\$671,250**
 **-15.4%**
from Aug 2025:
\$792,975
 **-13.4%**
from Sep 2024:
\$775,000

YTD	2025	2024	+/-
	\$730,000	\$753,000	-3.1%

5-year Sep average: **\$643,450****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for September was \$671,250, representing a decrease of 15.4% compared to last month and a decrease of 13.4% from Sep 2024. The average days on market for units sold in September was 35 days, 54% above the 5-year September average of 23 days. There was a 33.3% month over month increase in new contract activity with 20 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 32; and a 13.8% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.28 pendings per active listing, up from 1.24 in August and an increase from 1.07 in September 2024. The Contract Ratio is 5% higher than the 5-year September average of 1.22. 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**25**

Aug 2025	Sep 2024
29	28

Avg DOM**35**

Aug 2025	Sep 2024	YTD
16	13	20

**Avg Sold to
OLP Ratio****95.0%**

Aug 2025	Sep 2024	YTD
97.7%	101.8%	100.3%

September 2025

Garnet Valley (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10**

↓ **-16.7%**
from Aug 2025:
12

↓ **-9.1%**
from Sep 2024:
11

YTD	2025	2024	+/-
	121	124	-2.4%

5-year Sep average: **13****New Pendings****15**

↑ **7.1%**
from Aug 2025:
14

↑ **87.5%**
from Sep 2024:
8

YTD	2025	2024	+/-
	112	93	20.4%

5-year Sep average: **11****Closed Sales****18**

↑ **50.0%**
from Aug 2025:
12

↑ **28.6%**
from Sep 2024:
14

YTD	2025	2024	+/-
	116	87	33.3%

5-year Sep average: **13****Median
Sold Price****\$451,250**

↑ **10.2%**
from Aug 2025:
\$409,500

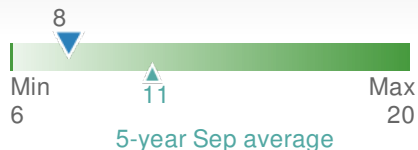
↓ **-23.2%**
from Sep 2024:
\$587,500

YTD	2025	2024	+/-
	\$445,000	\$425,000	4.7%

5-year Sep average: **\$416,050****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for September was \$451,250, representing an increase of 10.2% compared to last month and a decrease of 23.2% from Sep 2024. The average days on market for units sold in September was 14 days, 21% below the 5-year September average of 18 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 18; and a 42.9% decrease in supply to 8 active units.

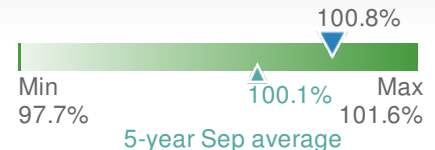
This activity resulted in a Contract Ratio of 2.25 pendings per active listing, up from 1.50 in August and an increase from 0.75 in September 2024. The Contract Ratio is 39% higher than the 5-year September average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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**8**

Aug 2025	Sep 2024
14	20

Avg DOM**14**

Aug 2025	Sep 2024	YTD
60	29	24


**Avg Sold to
OLP Ratio****100.8%**

Aug 2025	Sep 2024	YTD
95.4%	97.7%	100.2%


September 2025

Haverford Township (Delaware, PA)


Email: ldavis@tcsr.realtor

New Listings**51** **82.1%**
from Aug 2025:
28 **54.5%**
from Sep 2024:
33



YTD	2025	2024	+/-
	428	415	3.1%

5-year Sep average: **49****New Pendings****40** **-2.4%**
from Aug 2025:
41 **5.3%**
from Sep 2024:
38

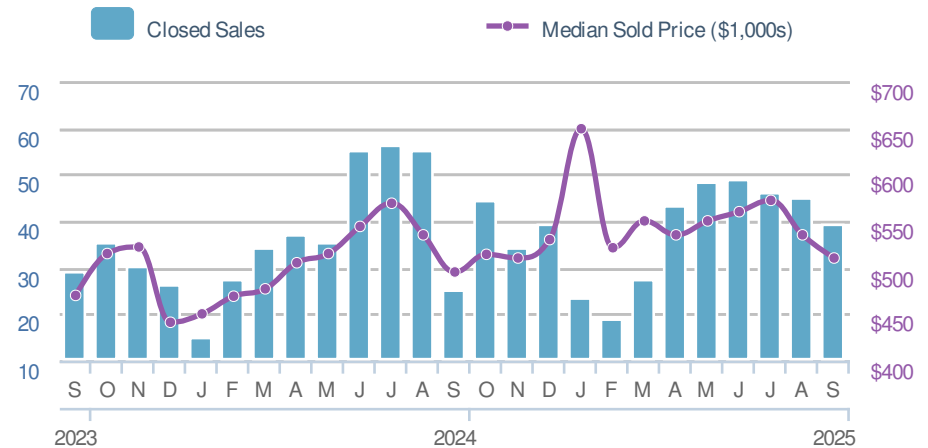
YTD	2025	2024	+/-
	367	374	-1.9%

5-year Sep average: **41****Closed Sales****39** **-13.3%**
from Aug 2025:
45 **56.0%**
from Sep 2024:
25

YTD	2025	2024	+/-
	346	341	1.5%

5-year Sep average: **37****Median Sold Price****\$510,000** **-4.7%**
from Aug 2025:
\$535,000 **3.0%**
from Sep 2024:
\$495,000

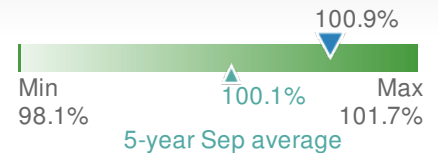
YTD	2025	2024	+/-
	\$548,000	\$525,000	4.4%

5-year Sep average: **\$461,500****Active Listings****45**

Aug 2025	Sep 2024
39	32

Avg DOM**13**

Aug 2025	Sep 2024	YTD
12	16	13

Avg Sold to OLP Ratio**100.9%**

Aug 2025	Sep 2024	YTD
100.9%	100.3%	102.1%

September 2025

Haverford Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****33**
65.0%
from Aug 2025:
20
22.2%
from Sep 2024:
27

YTD	2025	2024	+/-
	308	320	-3.8%

5-year Sep average: **39****New Pending****26**
-16.1%
from Aug 2025:
31
-18.8%
from Sep 2024:
32

YTD	2025	2024	+/-
	265	276	-4.0%

5-year Sep average: **32****Closed Sales****25**
-21.9%
from Aug 2025:
32
25.0%
from Sep 2024:
20

YTD	2025	2024	+/-
	256	248	3.2%

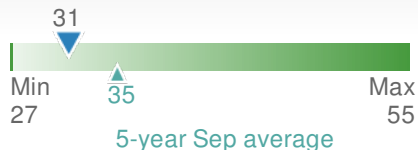
5-year Sep average: **28****Median
Sold Price****\$610,000**
4.6%
from Aug 2025:
\$583,000
14.2%
from Sep 2024:
\$534,000

YTD	2025	2024	+/-
	\$605,500	\$588,750	2.8%

5-year Sep average: **\$521,290****Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for September was \$610,000, representing an increase of 4.6% compared to last month and an increase of 14.2% from Sep 2024. The average days on market for units sold in September was 17 days, 13% above the 5-year September average of 15 days. There was a 16.1% month over month decrease in new contract activity with 26 New Pending; a 10% MoM increase in All Pending (new contracts + contracts carried over from August) to 33; and no change in supply with 31 active units.

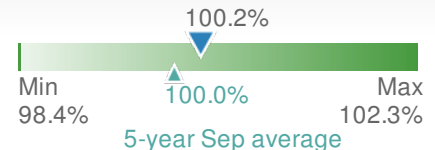
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.97 in August and a decrease from 1.53 in September 2024. The Contract Ratio is 19% lower than the 5-year September average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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**31**

Aug 2025	Sep 2024
31	30

Avg DOM**17**

Aug 2025	Sep 2024	YTD
14	18	15

**Avg Sold to
OLP Ratio****100.2%**

Aug 2025	Sep 2024	YTD
101.0%	99.9%	101.9%

September 2025

Haverford Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18**

125.0% **200.0%**
 from Aug 2025: 8 from Sep 2024: 6

YTD	2025	2024	+/-
	120	95	26.3%

5-year Sep average: **10****New Pendings****14**

40.0% **133.3%**
 from Aug 2025: 10 from Sep 2024: 6

YTD	2025	2024	+/-
	102	98	4.1%

5-year Sep average: **9****Closed Sales****14**

7.7% **180.0%**
 from Aug 2025: 13 from Sep 2024: 5

YTD	2025	2024	+/-
	90	93	-3.2%

5-year Sep average: **10****Median Sold Price****\$427,500**

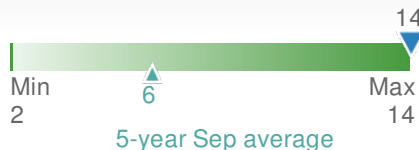
0.6% **-5.0%**
 from Aug 2025: **\$425,000** from Sep 2024: **\$450,000**

YTD	2025	2024	+/-
	\$429,550	\$400,000	7.4%

5-year Sep average: **\$361,240****Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for September was \$427,500, representing an increase of 0.6% compared to last month and a decrease of 5% from Sep 2024. The average days on market for units sold in September was 6 days, 42% below the 5-year September average of 10 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from August) to 14; and a 75% increase in supply to 14 active units.

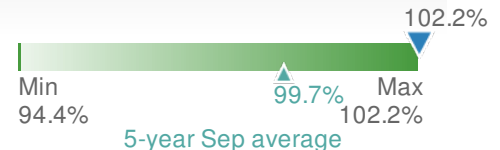
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.63 in August and a decrease from 4.50 in September 2024. The Contract Ratio is 60% lower than the 5-year September average of 2.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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**14**

Aug 2025	Sep 2024
8	2

Avg DOM**6**

Aug 2025	Sep 2024	YTD
6	11	7

Avg Sold to OLP Ratio**102.2%**

Aug 2025	Sep 2024	YTD
100.7%	101.6%	102.5%

September 2025

Interboro (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**21****↓ -12.5%**from Aug 2025:
24**↔ 0.0%**from Sep 2024:
21

YTD	2025	2024	+/-
	200	227	-11.9%

5-year Sep average: **22****New Pendings****18****↑ 5.9%**from Aug 2025:
17**↓ -30.8%**from Sep 2024:
26

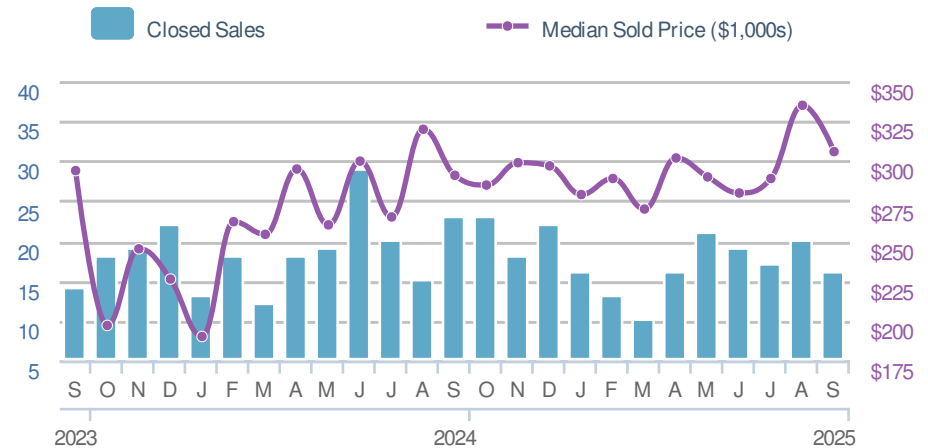
YTD	2025	2024	+/-
	157	191	-17.8%

5-year Sep average: **21****Closed Sales****16****↓ -20.0%**from Aug 2025:
20**↓ -30.4%**from Sep 2024:
23

YTD	2025	2024	+/-
	154	172	-10.5%

5-year Sep average: **23****Median Sold Price****\$306,000****↓ -8.8%**from Aug 2025:
\$335,500**↑ 4.8%**from Sep 2024:
\$291,900

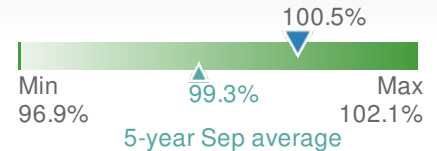
YTD	2025	2024	+/-
	\$287,000	\$275,000	4.4%

5-year Sep average: **\$271,580****Active Listings****34**

Aug 2025	Sep 2024
33	30

Avg DOM**10**

Aug 2025	Sep 2024	YTD
15	29	24

Avg Sold to OLP Ratio**100.5%**

Aug 2025	Sep 2024	YTD
102.1%	96.9%	98.8%

September 2025

Interboro (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****12** **33.3%**from Aug 2025:
9 **0.0%**from Sep 2024:
12

YTD	2025	2024	+/-
	92	120	-23.3%

5-year Sep average: **12****New Pendings****10** **11.1%**from Aug 2025:
9 **-16.7%**from Sep 2024:
12

YTD	2025	2024	+/-
	74	99	-25.3%

5-year Sep average: **11****Closed Sales****9** **-25.0%**from Aug 2025:
12 **-10.0%**from Sep 2024:
10

YTD	2025	2024	+/-
	74	90	-17.8%

5-year Sep average: **12****Median Sold Price****\$338,000** **-10.6%**from Aug 2025:
\$377,900 **-0.4%**from Sep 2024:
\$339,500

YTD	2025	2024	+/-
	\$324,000	\$315,000	2.9%

5-year Sep average: **\$301,986****Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for September was \$338,000, representing a decrease of 10.6% compared to last month and a decrease of 0.4% from Sep 2024. The average days on market for units sold in September was 5 days, 70% below the 5-year September average of 17 days. There was an 11.1% month over month increase in new contract activity with 10 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 13; and a 7.1% increase in supply to 15 active units.

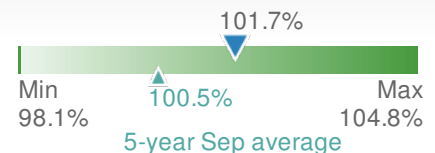
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.86 in August and a decrease from 0.94 in September 2024. The Contract Ratio is 27% lower than the 5-year September average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2025	Sep 2024
14	17

Avg DOM**5**

Aug 2025	Sep 2024	YTD
12	23	24

Avg Sold to OLP Ratio**101.7%**

Aug 2025	Sep 2024	YTD
101.9%	98.1%	99.2%

September 2025

Interboro (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**9** **-40.0%**from Aug 2025:
15 **0.0%**from Sep 2024:
9

YTD	2025	2024	+/-
	108	107	0.9%

5-year Sep average: **10****New Pendings****8** **0.0%**from Aug 2025:
8 **-42.9%**from Sep 2024:
14

YTD	2025	2024	+/-
	83	92	-9.8%

5-year Sep average: **9****Closed Sales****7** **-12.5%**from Aug 2025:
8 **-46.2%**from Sep 2024:
13

YTD	2025	2024	+/-
	80	82	-2.4%

5-year Sep average: **11****Median
Sold Price****\$280,000** **0.5%**from Aug 2025:
\$278,500 **5.7%**from Sep 2024:
\$265,000

YTD	2025	2024	+/-
	\$263,750	\$239,950	9.9%

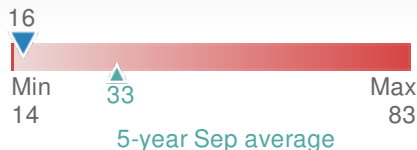
5-year Sep average: **\$237,300****Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for September was \$280,000, representing an increase of 0.5% compared to last month and an increase of 5.7% from Sep 2024. The average days on market for units sold in September was 16 days, 52% below the 5-year September average of 33 days. There was no month over month change in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 10; and no change in supply with 19 active units.

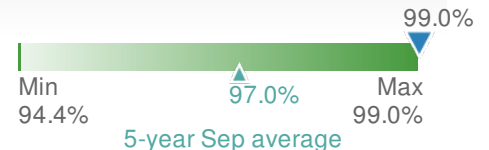
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, no change from August and a decrease from 1.54 in September 2024. The Contract Ratio is 56% lower than the 5-year September average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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**19**

Aug 2025	Sep 2024
19	13

Avg DOM**16**

Aug 2025	Sep 2024	YTD
21	34	24

**Avg Sold to
OLP Ratio****99.0%**

Aug 2025	Sep 2024	YTD
102.3%	95.9%	98.6%

September 2025

Marple Newtown (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**49****↑40.0%**from Aug 2025:
35**↔0.0%**from Sep 2024:
49

YTD	2025	2024	+/-
	370	446	-17.0%

5-year Sep average: **44****New Pendings****35****↓-2.8%**from Aug 2025:
36**↔0.0%**from Sep 2024:
35

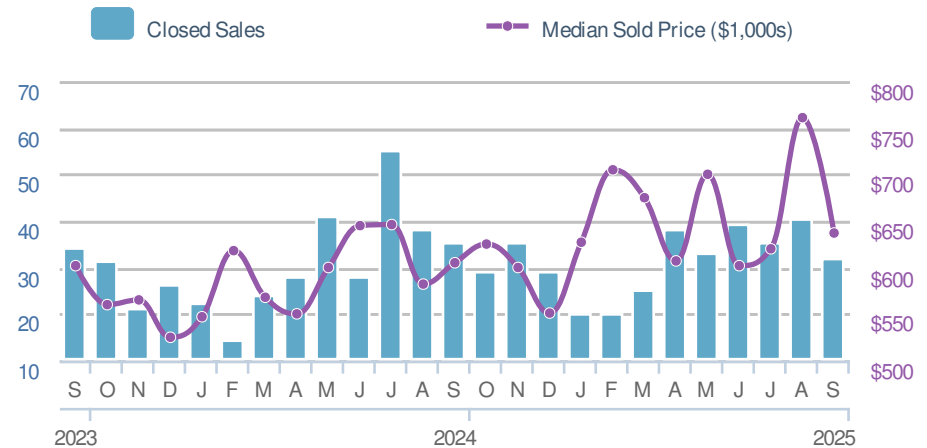
YTD	2025	2024	+/-
	301	325	-7.4%

5-year Sep average: **34****Closed Sales****32****↓-20.0%**from Aug 2025:
40**↓-8.6%**from Sep 2024:
35

YTD	2025	2024	+/-
	293	295	-0.7%

5-year Sep average: **33****Median Sold Price****\$637,500****↓-16.2%**from Aug 2025:
\$761,000**↑5.4%**from Sep 2024:
\$605,000

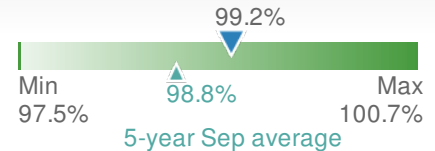
YTD	2025	2024	+/-
	\$650,000	\$597,500	8.8%

5-year Sep average: **\$599,467****Active Listings****60**

Aug 2025	Sep 2024
48	75

Avg DOM**22**


Aug 2025	Sep 2024	YTD
21	16	24

Avg Sold to OLP Ratio**99.2%**


Aug 2025	Sep 2024	YTD
102.2%	98.8%	101.5%

September 2025



Marple Newtown (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****34**
 **47.8%**
from Aug 2025:
23
 **-10.5%**
from Sep 2024:
38



YTD	2025	2024	+/-
	269	328	-18.0%

5-year Sep average: **32****New Pending****21**
 **-16.0%**
from Aug 2025:
25
 **-8.7%**
from Sep 2024:
23

YTD	2025	2024	+/-
	214	223	-4.0%

5-year Sep average: **22****Closed Sales****23**
 **-25.8%**
from Aug 2025:
31
 **-14.8%**
from Sep 2024:
27

YTD	2025	2024	+/-
	207	212	-2.4%

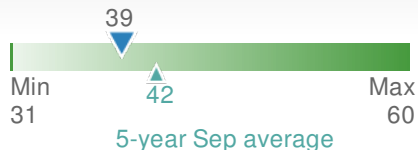
5-year Sep average: **24****Median
Sold Price****\$611,000**
 **-25.5%**
from Aug 2025:
\$820,000
 **10.1%**
from Sep 2024:
\$555,000

YTD	2025	2024	+/-
	\$658,500	\$580,000	13.5%

5-year Sep average: **\$587,435****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for September was \$611,000, representing a decrease of 25.5% compared to last month and an increase of 10.1% from Sep 2024. The average days on market for units sold in September was 16 days, 16% below the 5-year September average of 19 days. There was a 16% month over month decrease in new contract activity with 21 New Pending; a 4.7% MoM decrease in All Pending (new contracts + contracts carried over from August) to 41; and a 39.3% increase in supply to 39 active units.

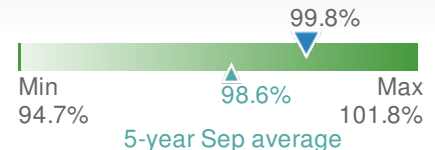
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.54 in August and an increase from 0.68 in September 2024. The Contract Ratio is 4% higher than the 5-year September average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2025	Sep 2024
28	60

Avg DOM**16**

Aug 2025	Sep 2024	YTD
17	15	20

**Avg Sold to
OLP Ratio****99.8%**


Aug 2025	Sep 2024	YTD
101.8%	99.1%	101.7%

September 2025


Marple Newtown (Delaware, PA) - Attached

Tri-County Suburban REALTORS


Email: ldavis@tcsr.realtor

New Listings**15** **25.0%**
from Aug 2025:
12 **36.4%**
from Sep 2024:
11


YTD	2025	2024	+/-
	101	118	-14.4%

5-year Sep average: **13****New Pending****14** **27.3%**
from Aug 2025:
11 **16.7%**
from Sep 2024:
12

YTD	2025	2024	+/-
	87	102	-14.7%

5-year Sep average: **12****Closed Sales****9** **0.0%**
from Aug 2025:
9 **12.5%**
from Sep 2024:
8

YTD	2025	2024	+/-
	86	83	3.6%

5-year Sep average: **9****Median
Sold Price****\$715,000** **5.9%**
from Aug 2025:
\$675,000 **-10.3%**
from Sep 2024:
\$797,500

YTD	2025	2024	+/-
	\$642,500	\$634,000	1.3%

5-year Sep average: **\$657,750****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for September was \$715,000, representing an increase of 5.9% compared to last month and a decrease of 10.3% from Sep 2024. The average days on market for units sold in September was 37 days, 78% above the 5-year September average of 21 days. There was a 27.3% month over month increase in new contract activity with 14 New Pending; a 26.7% MoM increase in All Pending (new contracts + contracts carried over from August) to 19; and a 5% increase in supply to 21 active units.

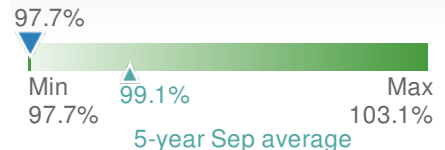
This activity resulted in a Contract Ratio of 0.90 pendencies per active listing, up from 0.75 in August and a decrease from 1.80 in September 2024. The Contract Ratio is 40% lower than the 5-year September average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared 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**21**

Aug 2025	Sep 2024
20	15

Avg DOM**37**

Aug 2025	Sep 2024	YTD
35	21	32



**Avg Sold to
OLP Ratio****97.7%**

Aug 2025	Sep 2024	YTD
103.4%	97.8%	101.2%


September 2025

Penn-Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**28** **12.0%**
from Aug 2025:
25 **-3.4%**
from Sep 2024:
29



YTD	2025	2024	+/-
	266	340	-21.8%

5-year Sep average: **37****New Pendings****30** **20.0%**
from Aug 2025:
25 **-14.3%**
from Sep 2024:
35

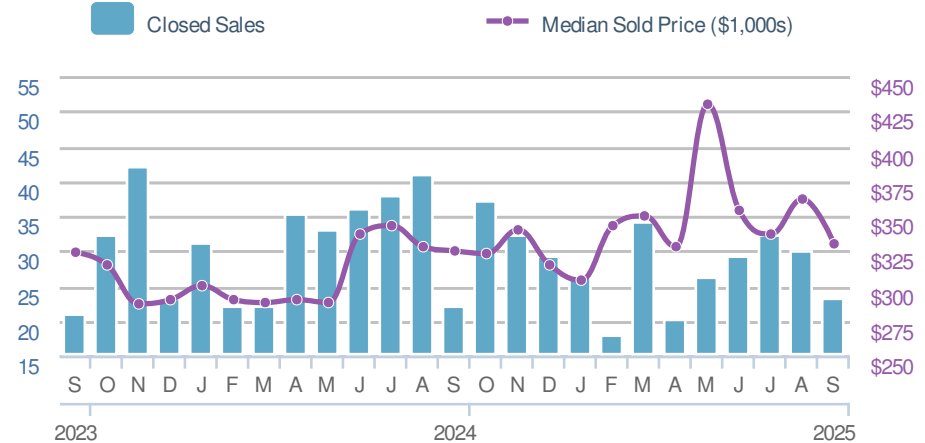
YTD	2025	2024	+/-
	252	308	-18.2%

5-year Sep average: **37****Closed Sales****23** **-23.3%**
from Aug 2025:
30 **4.5%**
from Sep 2024:
22

YTD	2025	2024	+/-
	243	296	-17.9%

5-year Sep average: **29****Median
Sold Price****\$330,000** **-9.0%**
from Aug 2025:
\$362,450 **1.5%**
from Sep 2024:
\$325,000

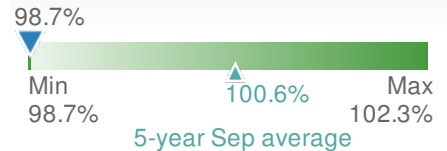
YTD	2025	2024	+/-
	\$340,000	\$310,000	9.7%

5-year Sep average: **\$299,674****Active Listings****29**

Aug 2025	Sep 2024
31	30

Avg DOM**20**

Aug 2025	Sep 2024	YTD
13	13	21

**Avg Sold to
OLP Ratio****98.7%**

Aug 2025	Sep 2024	YTD
100.9%	101.0%	98.8%

September 2025

Penn-Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16** **6.7%**from Aug 2025:
15 **-20.0%**from Sep 2024:
20

YTD	2025	2024	+/-
	166	199	-16.6%

5-year Sep average: **23****New Pendings****17** **6.3%**from Aug 2025:
16 **-26.1%**from Sep 2024:
23

YTD	2025	2024	+/-
	162	173	-6.4%

5-year Sep average: **22****Closed Sales****14** **-39.1%**from Aug 2025:
23 **16.7%**from Sep 2024:
12

YTD	2025	2024	+/-
	156	161	-3.1%

5-year Sep average: **16****Median
Sold Price****\$345,000** **-13.2%**from Aug 2025:
\$397,500 **-11.2%**from Sep 2024:
\$388,500

YTD	2025	2024	+/-
	\$381,500	\$358,000	6.6%

5-year Sep average: **\$339,700****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for September was \$345,000, representing a decrease of 13.2% compared to last month and a decrease of 11.2% from Sep 2024. The average days on market for units sold in September was 20 days, 28% above the 5-year September average of 16 days. There was a 6.3% month over month increase in new contract activity with 17 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from August) to 20; and a 6.7% decrease in supply to 14 active units.

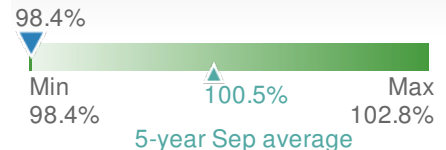
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.20 in August and an increase from 1.08 in September 2024. The Contract Ratio is 4% higher than the 5-year September average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared 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**14**

Aug 2025	Sep 2024
15	24

Avg DOM**20**


Aug 2025	Sep 2024	YTD
12	18	20

**Avg Sold to
OLP Ratio****98.4%**


Aug 2025	Sep 2024	YTD
101.6%	100.7%	99.2%

September 2025


Penn-Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****12**
 **20.0%**
from Aug 2025:
10
 **33.3%**
from Sep 2024:
9



YTD	2025	2024	+/-
	100	141	-29.1%

5-year Sep average: **14****New Pendings****13**
 **44.4%**
from Aug 2025:
9
 **8.3%**
from Sep 2024:
12

YTD	2025	2024	+/-
	90	135	-33.3%

5-year Sep average: **14****Closed Sales****9**
 **28.6%**
from Aug 2025:
7
 **-10.0%**
from Sep 2024:
10

YTD	2025	2024	+/-
	87	135	-35.6%

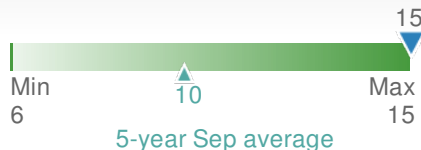
5-year Sep average: **13****Median
Sold Price****\$245,000**
 **4.3%**
from Aug 2025:
\$235,000
 **-11.0%**
from Sep 2024:
\$275,250

YTD	2025	2024	+/-
	\$245,000	\$260,000	-5.8%

5-year Sep average: **\$234,830****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for September was \$245,000, representing an increase of 4.3% compared to last month and a decrease of 11% from Sep 2024. The average days on market for units sold in September was 20 days, 59% above the 5-year September average of 13 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from August) to 18; and a 6.3% decrease in supply to 15 active units.

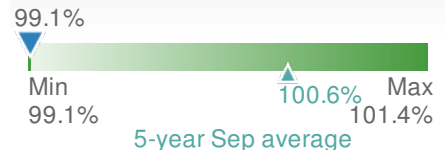
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 0.88 in August and a decrease from 3.17 in September 2024. The Contract Ratio is 48% lower than the 5-year September average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2025	Sep 2024
16	6

Avg DOM**20**

Aug 2025	Sep 2024	YTD
16	7	23


**Avg Sold to
OLP Ratio****99.1%**

Aug 2025	Sep 2024	YTD
98.7%	101.4%	98.0%

September 2025

Radnor Township (Delaware, PA)


Email: ldavis@tcsr.realtor

New Listings**25** **38.9%**
from Aug 2025:
18 **-30.6%**
from Sep 2024:
36



YTD	2025	2024	+/-
	267	297	-10.1%

5-year Sep average: **32****New Pendings****23** **15.0%**
from Aug 2025:
20 **-20.7%**
from Sep 2024:
29

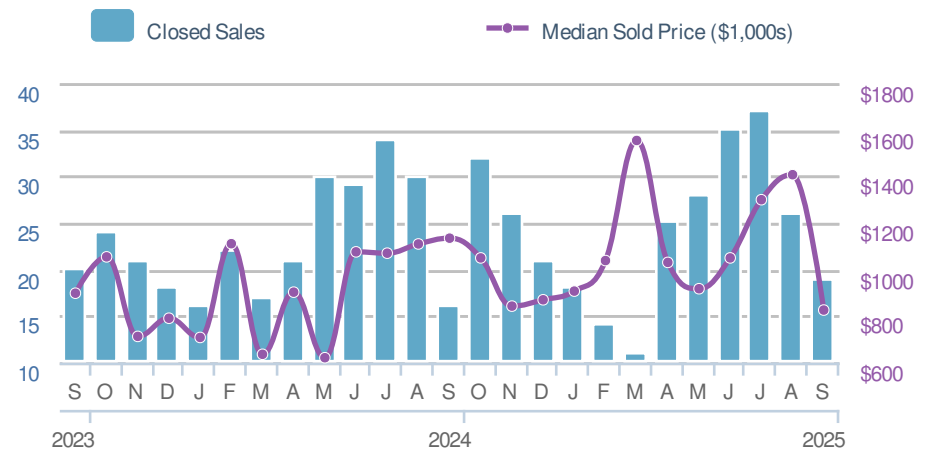
YTD	2025	2024	+/-
	220	237	-7.2%

5-year Sep average: **26****Closed Sales****19** **-26.9%**
from Aug 2025:
26 **18.8%**
from Sep 2024:
16

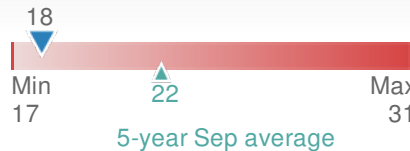
YTD	2025	2024	+/-
	215	218	-1.4%

5-year Sep average: **22****Median Sold Price****\$825,000** **-41.4%**
from Aug 2025:
\$1,407,500 **-27.3%**
from Sep 2024:
\$1,134,500

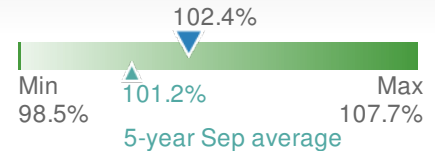
YTD	2025	2024	+/-
	\$1,200,000	\$905,000	32.6%

5-year Sep average: **\$834,500****Active Listings****30**

Aug 2025	Sep 2024
29	46

Avg DOM**18**

Aug 2025	Sep 2024	YTD
23	31	26

Avg Sold to OLP Ratio**102.4%**

Aug 2025	Sep 2024	YTD
105.4%	98.7%	102.4%

September 2025

Radnor Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****18** **38.5%**from Aug 2025:
13 **-25.0%**from Sep 2024:
24

YTD	2025	2024	+/-
	188	203	-7.4%

5-year Sep average: **22****New Pending****17** **30.8%**from Aug 2025:
13 **-15.0%**from Sep 2024:
20

YTD	2025	2024	+/-
	153	160	-4.4%

5-year Sep average: **18****Closed Sales****14** **-39.1%**from Aug 2025:
23 **40.0%**from Sep 2024:
10

YTD	2025	2024	+/-
	151	145	4.1%

5-year Sep average: **14****Median Sold Price****\$1,275,000** **-14.1%**from Aug 2025:
\$1,485,000 **-33.1%**from Sep 2024:
\$1,905,000

YTD	2025	2024	+/-
	\$1,485,000	\$1,250,000	18.8%

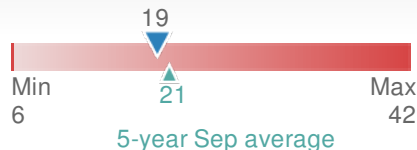
5-year Sep average: **\$1,168,100****Summary**

In Radnor Township (Delaware, PA), the median sold price for Detached properties for September was \$1,275,000, representing a decrease of 14.1% compared to last month and a decrease of 33.1% from Sep 2024. The average days on market for units sold in September was 19 days, 9% below the 5-year September average of 21 days. There was a 30.8% month over month increase in new contract activity with 17 New Pending; an 18.2% MoM increase in All Pending (new contracts + contracts carried over from August) to 26; and a 4.2% decrease in supply to 23 active units.

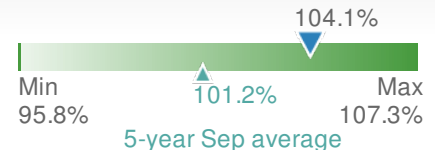
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 0.92 in August and an increase from 1.09 in September 2024. The Contract Ratio is 3% lower than the 5-year September average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared 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**23**

Aug 2025	Sep 2024
24	33

Avg DOM**19**

Aug 2025	Sep 2024	YTD
22	42	24

Avg Sold to OLP Ratio**104.1%**

Aug 2025	Sep 2024	YTD
106.9%	95.8%	104.5%

September 2025

Radnor Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7** **40.0%**from Aug 2025:
5 **-41.7%**from Sep 2024:
12

YTD	2025	2024	+/-
	79	94	-16.0%

5-year Sep average: **10****New Pendings****6** **-14.3%**from Aug 2025:
7 **-33.3%**from Sep 2024:
9

YTD	2025	2024	+/-
	67	77	-13.0%

5-year Sep average: **8****Closed Sales****5** **66.7%**from Aug 2025:
3 **-16.7%**from Sep 2024:
6

YTD	2025	2024	+/-
	64	73	-12.3%

5-year Sep average: **8****Median
Sold Price****\$200,000** **-2.4%**from Aug 2025:
\$205,000 **-60.3%**from Sep 2024:
\$503,500

YTD	2025	2024	+/-
	\$447,114	\$360,000	24.2%

5-year Sep average: **\$363,200****Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached properties for September was \$200,000, representing a decrease of 2.4% compared to last month and a decrease of 60.3% from Sep 2024. The average days on market for units sold in September was 14 days, 38% below the 5-year September average of 22 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 9; and a 40% increase in supply to 7 active units.

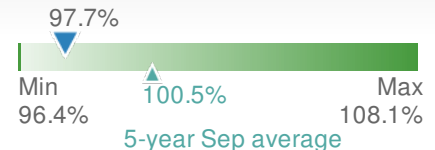
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.80 in August and an increase from 0.85 in September 2024. The Contract Ratio is 14% lower than the 5-year September average of 1.49. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2025	Sep 2024
5	13

Avg DOM**14**

Aug 2025	Sep 2024	YTD
29	13	30

**Avg Sold to
OLP Ratio****97.7%**

Aug 2025	Sep 2024	YTD
93.8%	103.4%	97.4%

September 2025

Ridley (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**46** **2.2%**from Aug 2025:
45 **24.3%**from Sep 2024:
37

YTD	2025	2024	+/-
	414	326	27.0%

5-year Sep average: **47****New Pendings****44** **2.3%**from Aug 2025:
43 **29.4%**from Sep 2024:
34

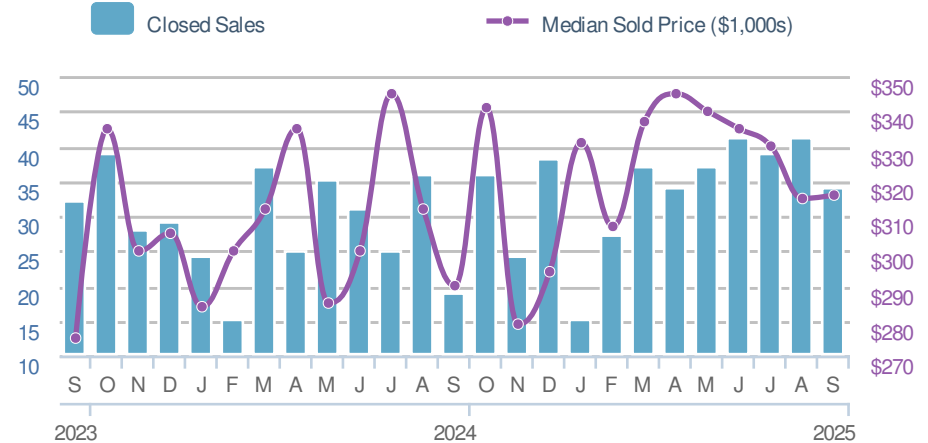
YTD	2025	2024	+/-
	343	272	26.1%

5-year Sep average: **43****Closed Sales****34** **-17.1%**from Aug 2025:
41 **78.9%**from Sep 2024:
19

YTD	2025	2024	+/-
	309	253	22.1%

5-year Sep average: **40****Median Sold Price****\$316,000** **0.3%**from Aug 2025:
\$315,000 **9.0%**from Sep 2024:
\$290,000

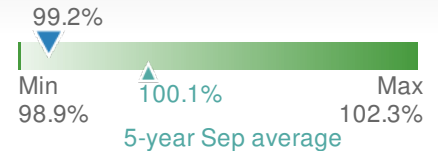
YTD	2025	2024	+/-
	\$325,000	\$310,000	4.8%

5-year Sep average: **\$277,600****Active Listings****57**

Aug 2025	Sep 2024
55	38

Avg DOM**24**


Aug 2025	Sep 2024	YTD
19	17	22

Avg Sold to OLP Ratio**99.2%**


Aug 2025	Sep 2024	YTD
100.7%	102.3%	99.9%

September 2025


Ridley (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****29**
 **26.1%**
from Aug 2025:
23
 **70.6%**
from Sep 2024:
17



YTD	2025	2024	+/-
	259	192	34.9%

5-year Sep average: **27****New Pendings****27**
 **22.7%**
from Aug 2025:
22
 **50.0%**
from Sep 2024:
18

YTD	2025	2024	+/-
	207	169	22.5%

5-year Sep average: **25****Closed Sales****16**
 **-33.3%**
from Aug 2025:
24
 **45.5%**
from Sep 2024:
11

YTD	2025	2024	+/-
	190	162	17.3%

5-year Sep average: **21****Median Sold Price****\$428,750**
 **15.1%**
from Aug 2025:
\$372,500
 **28.0%**
from Sep 2024:
\$335,000

YTD	2025	2024	+/-
	\$375,000	\$352,500	6.4%

5-year Sep average: **\$330,840****Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for September was \$428,750, representing an increase of 15.1% compared to last month and an increase of 28% from Sep 2024. The average days on market for units sold in September was 27 days, 30% above the 5-year September average of 21 days. There was a 22.7% month over month increase in new contract activity with 27 New Pendings; a 26.9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 33; and a 17.2% increase in supply to 34 active units.

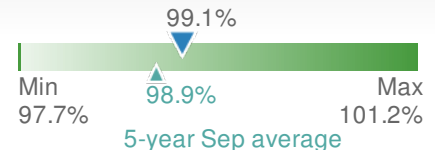
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, up from 0.90 in August and a decrease from 1.47 in September 2024. The Contract Ratio is 28% lower than the 5-year September average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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**34**

Aug 2025	Sep 2024
29	17

Avg DOM**27**

Aug 2025	Sep 2024	YTD
19	23	19

Avg Sold to OLP Ratio**99.1%**

Aug 2025	Sep 2024	YTD
102.1%	101.2%	100.9%



September 2025

Ridley (Delaware, PA) - Attached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

New Listings**17**

 **-22.7%**
 from Aug 2025: **22**
 **-15.0%**
 from Sep 2024: **20**



YTD	2025	2024	+/-
	154	134	14.9%

5-year Sep average: **20****New Pendings****17**

 **-19.0%**
 from Aug 2025: **21**
 **6.3%**
 from Sep 2024: **16**



YTD	2025	2024	+/-
	135	103	31.1%

5-year Sep average: **18****Closed Sales****18**

 **5.9%**
 from Aug 2025: **17**
 **125.0%**
 from Sep 2024: **8**

YTD	2025	2024	+/-
	118	91	29.7%

5-year Sep average: **19****Median Sold Price****\$258,750**

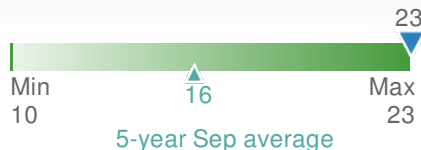
 **-10.8%**
 from Aug 2025: **\$290,000**
 **-7.6%**
 from Sep 2024: **\$280,000**

YTD	2025	2024	+/-
	\$280,000	\$270,000	3.7%

5-year Sep average: **\$248,550****Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for September was \$258,750, representing a decrease of 10.8% compared to last month and a decrease of 7.6% from Sep 2024. The average days on market for units sold in September was 21 days, 69% above the 5-year September average of 12 days. There was a 19% month over month decrease in new contract activity with 17 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 20; and an 11.5% decrease in supply to 23 active units.

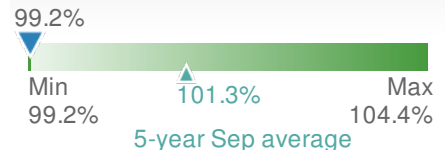
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.81 in August and a decrease from 1.00 in September 2024. The Contract Ratio is 48% lower than the 5-year September average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared 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**23**

Aug 2025	Sep 2024
26	21

Avg DOM**21**

Aug 2025	Sep 2024	YTD
18	9	26


Avg Sold to OLP Ratio**99.2%**

Aug 2025	Sep 2024	YTD
98.7%	103.8%	98.2%



September 2025

Rose Tree Media (Delaware, PA)


Email: ldavis@tcsr.realtor

New Listings**37** **54.2%**
from Aug 2025:
24 **19.4%**
from Sep 2024:
31



YTD	2025	2024	+/-
	366	425	-13.9%

5-year Sep average: **40****New Pendings****34** **54.5%**
from Aug 2025:
22 **0.0%**
from Sep 2024:
34

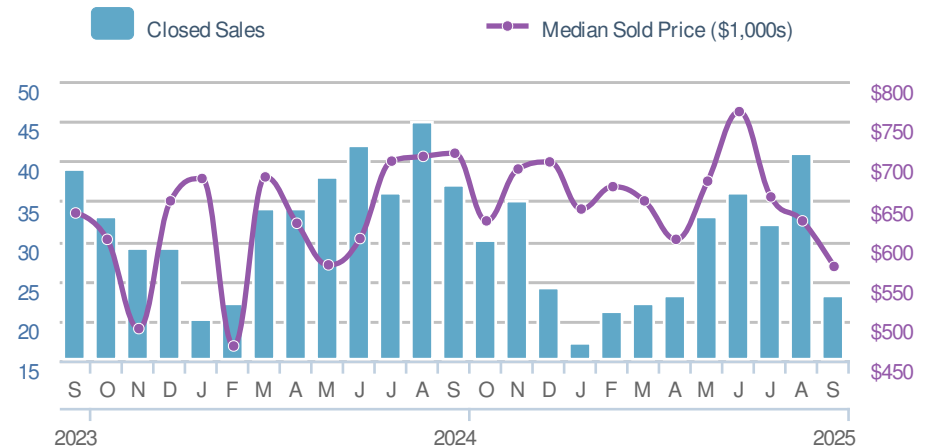
YTD	2025	2024	+/-
	276	333	-17.1%

5-year Sep average: **35****Closed Sales****23** **-43.9%**
from Aug 2025:
41 **-37.8%**
from Sep 2024:
37

YTD	2025	2024	+/-
	255	338	-24.6%

5-year Sep average: **35****Median Sold Price****\$568,500** **-9.0%**
from Aug 2025:
\$625,000 **-19.9%**
from Sep 2024:
\$710,000

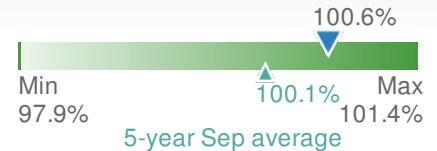
YTD	2025	2024	+/-
	\$651,651	\$638,245	2.1%

5-year Sep average: **\$609,716****Active Listings****55**

Aug 2025	Sep 2024
54	57

Avg DOM**39**

Aug 2025	Sep 2024	YTD
16	32	22

Avg Sold to OLP Ratio**100.6%**

Aug 2025	Sep 2024	YTD
100.2%	101.4%	101.5%

September 2025

Rose Tree Media (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20**

↑ **17.6%**
from Aug 2025:
17

↓ **-20.0%**
from Sep 2024:
25

YTD	2025	2024	+/-
	259	266	-2.6%

5-year Sep average: **25****New Pending****21**

↑ **50.0%**
from Aug 2025:
14

↓ **-12.5%**
from Sep 2024:
24

YTD	2025	2024	+/-
	192	191	0.5%

5-year Sep average: **21****Closed Sales****14**

↓ **-54.8%**
from Aug 2025:
31

↓ **-44.0%**
from Sep 2024:
25

YTD	2025	2024	+/-
	173	180	-3.9%

5-year Sep average: **23****Median
Sold Price****\$559,750**

↓ **-17.2%**
from Aug 2025:
\$676,000

↓ **-15.8%**
from Sep 2024:
\$665,000

YTD	2025	2024	+/-
	\$700,000	\$680,000	2.9%

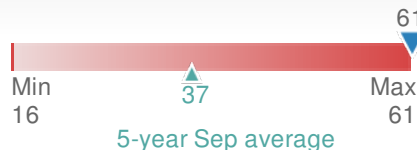
5-year Sep average: **\$647,308****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for September was \$559,750, representing a decrease of 17.2% compared to last month and a decrease of 15.8% from Sep 2024. The average days on market for units sold in September was 61 days, 67% above the 5-year September average of 37 days. There was a 50% month over month increase in new contract activity with 21 New Pending; a 23.3% MoM increase in All Pending (new contracts + contracts carried over from August) to 37; and a 5.1% decrease in supply to 37 active units.

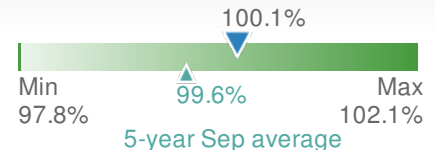
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.77 in August and an increase from 0.72 in September 2024. The Contract Ratio is 15% higher than the 5-year September average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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**37**

Aug 2025	Sep 2024
39	46

Avg DOM**61**

Aug 2025	Sep 2024	YTD
17	41	23



**Avg Sold to
OLP Ratio****100.1%**

Aug 2025	Sep 2024	YTD
100.3%	102.1%	102.5%

September 2025



Rose Tree Media (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17**

 **142.9%**  **183.3%**
 from Aug 2025: from Sep 2024:
 7 6



YTD	2025	2024	+/-
	107	159	-32.7%

5-year Sep average: **16****New Pendings****13**

 **62.5%**  **30.0%**
 from Aug 2025: from Sep 2024:
 8 10



YTD	2025	2024	+/-
	84	142	-40.8%

5-year Sep average: **14****Closed Sales****9**

 **-10.0%**  **-25.0%**
 from Aug 2025: from Sep 2024:
 10 12

YTD	2025	2024	+/-
	82	158	-48.1%

5-year Sep average: **12****Median Sold Price****\$617,000**

 **18.7%**  **-14.2%**
 from Aug 2025: from Sep 2024:
 \$520,000 \$719,247

YTD	2025	2024	+/-
	\$594,999	\$613,907	-3.1%

5-year Sep average: **\$549,209****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for September was \$617,000, representing an increase of 18.7% compared to last month and a decrease of 14.2% from Sep 2024. The average days on market for units sold in September was 5 days, 57% below the 5-year September average of 12 days. There was a 62.5% month over month increase in new contract activity with 13 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from August) to 14; and a 20% increase in supply to 18 active units.

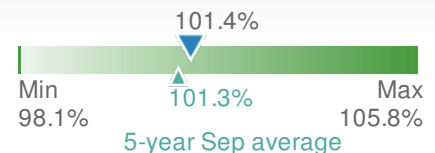
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.67 in August and a decrease from 3.55 in September 2024. The Contract Ratio is 73% lower than the 5-year September average of 2.85. A higher Contract Ratio signifies a relative increase in contract activity compared 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**18**

Aug 2025	Sep 2024
15	11

Avg DOM**5**

Aug 2025	Sep 2024	YTD
14	14	18

Avg Sold to OLP Ratio**101.4%**

Aug 2025	Sep 2024	YTD
100.1%	100.1%	99.4%

September 2025

Southeast Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**23**

↓ -23.3%
from Aug 2025:
30

↓ -4.2%
from Sep 2024:
24

YTD	2025	2024	+/-
	296	314	-5.7%

5-year Sep average: **37****New Pendings****21**

↓ -30.0%
from Aug 2025:
30

↓ -30.0%
from Sep 2024:
30

YTD	2025	2024	+/-
	241	275	-12.4%

5-year Sep average: **36****Closed Sales****31**

↑ 24.0%
from Aug 2025:
25

↑ 47.6%
from Sep 2024:
21

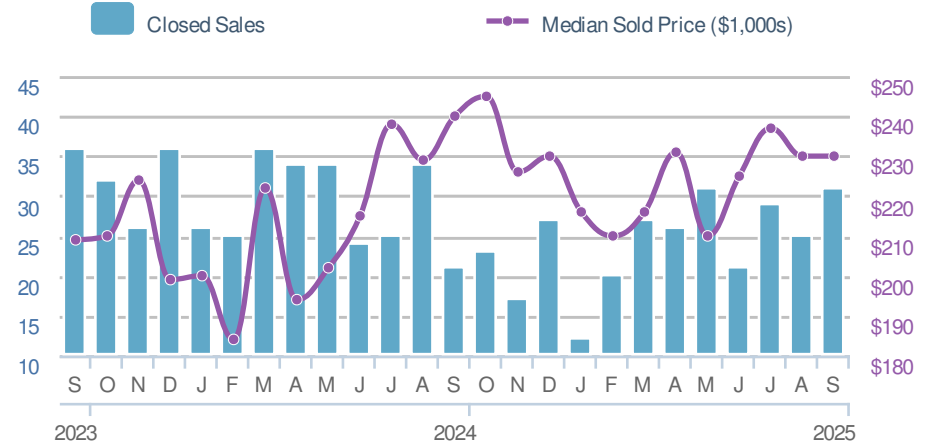
YTD	2025	2024	+/-
	229	266	-13.9%

5-year Sep average: **35****Median Sold Price****\$230,000**

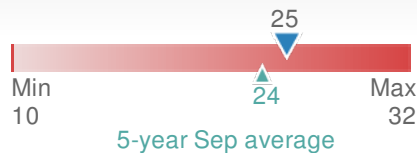
↔ 0.0%
from Aug 2025:
\$230,000

↓ -4.2%
from Sep 2024:
\$240,000

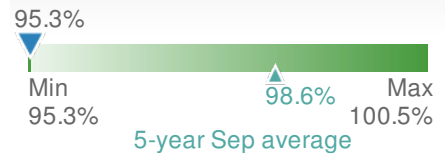
YTD	2025	2024	+/-
	\$225,000	\$210,000	7.1%

5-year Sep average: **\$208,290****Active Listings****52**

Aug 2025	Sep 2024
47	30

Avg DOM**25**

Aug 2025	Sep 2024	YTD
17	31	27

Avg Sold to OLP Ratio**95.3%**

Aug 2025	Sep 2024	YTD
100.9%	99.5%	98.0%

September 2025

Southeast Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

-100.0% **-100.0%**
 from Aug 2025: 4 from Sep 2024: 2

YTD	2025	2024	+/-
	38	52	-26.9%

5-year Sep average: **3****New Pendings****2**

-71.4% **-60.0%**
 from Aug 2025: 7 from Sep 2024: 5

YTD	2025	2024	+/-
	31	35	-11.4%

5-year Sep average: **3****Closed Sales****4**

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

YTD	2025	2024	+/-
	28	27	3.7%

5-year Sep average: **5****Median Sold Price****\$253,550**

-1.9% **26.8%**
 from Aug 2025: **\$258,500** from Sep 2024: **\$200,000**

YTD	2025	2024	+/-
	\$272,000	\$270,000	0.7%

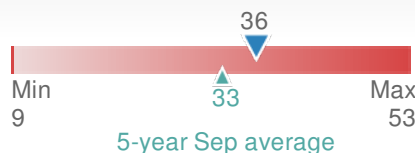
5-year Sep average: **\$200,210****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for September was \$253,550, representing a decrease of 1.9% compared to last month and an increase of 26.8% from Sep 2024. The average days on market for units sold in September was 36 days, 10% above the 5-year September average of 33 days. There was a 71.4% month over month decrease in new contract activity with 2 New Pendings; a 37.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 5; and no change in supply with 5 active units.

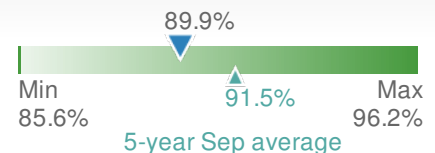
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.60 in August and an increase from 0.89 in September 2024. The Contract Ratio is 22% lower than the 5-year September average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2025	Sep 2024
5	9

Avg DOM**36**

Aug 2025	Sep 2024	YTD
9	27	41

Avg Sold to OLP Ratio**89.9%**

Aug 2025	Sep 2024	YTD
109.7%	85.6%	97.3%

September 2025

Southeast Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**23** **-11.5%**from Aug 2025:
26 **4.5%**from Sep 2024:
22

YTD	2025	2024	+/-
	258	262	-1.5%

5-year Sep average: **34****New Pendings****19** **-17.4%**from Aug 2025:
23 **-24.0%**from Sep 2024:
25

YTD	2025	2024	+/-
	210	240	-12.5%

5-year Sep average: **33****Closed Sales****27** **28.6%**from Aug 2025:
21 **42.1%**from Sep 2024:
19

YTD	2025	2024	+/-
	201	239	-15.9%

5-year Sep average: **30****Median
Sold Price****\$225,000** **-2.2%**from Aug 2025:
\$230,000 **-6.3%**from Sep 2024:
\$240,000

YTD	2025	2024	+/-
	\$225,000	\$208,500	7.9%

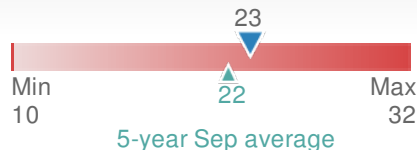
5-year Sep average: **\$207,580****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for September was \$225,000, representing a decrease of 2.2% compared to last month and a decrease of 6.3% from Sep 2024. The average days on market for units sold in September was 23 days, 4% above the 5-year September average of 22 days. There was a 17.4% month over month decrease in new contract activity with 19 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 25; and an 11.9% increase in supply to 47 active units.

This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.83 in August and a decrease from 1.48 in September 2024. The Contract Ratio is 66% lower than the 5-year September average of 1.57. 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**47**

Aug 2025	Sep 2024
42	21

Avg DOM**23**

Aug 2025	Sep 2024	YTD
19	32	25


**Avg Sold to
OLP Ratio****96.1%**

Aug 2025	Sep 2024	YTD
99.3%	101.0%	98.1%


September 2025

Springfield (Delaware, PA)


Email: ldavis@tcsr.realtor

New Listings**27** **35.0%**
from Aug 2025:
20 **125.0%**
from Sep 2024:
12



YTD	2025	2024	+/-
	213	199	7.0%

5-year Sep average: **25****New Pendings****19** **5.6%**
from Aug 2025:
18 **35.7%**
from Sep 2024:
14

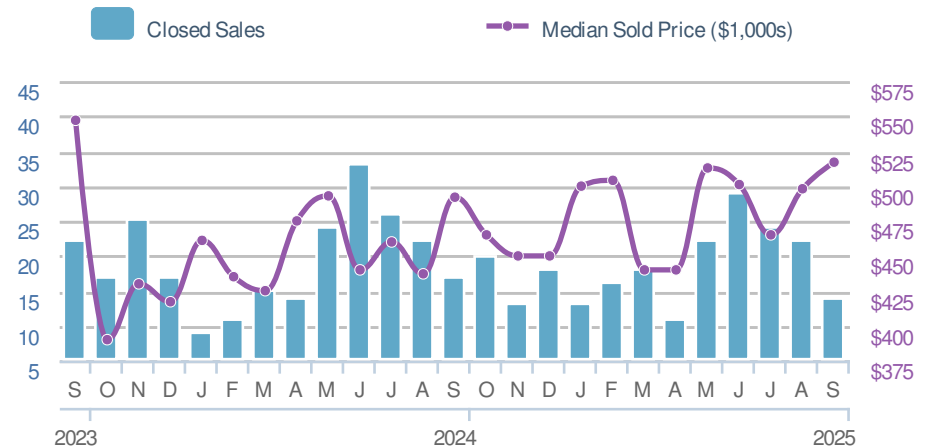
YTD	2025	2024	+/-
	183	180	1.7%

5-year Sep average: **19****Closed Sales****14** **-36.4%**
from Aug 2025:
22 **-17.6%**
from Sep 2024:
17

YTD	2025	2024	+/-
	175	174	0.6%

5-year Sep average: **20****Median Sold Price****\$517,500** **3.9%**
from Aug 2025:
\$498,000 **5.2%**
from Sep 2024:
\$492,000

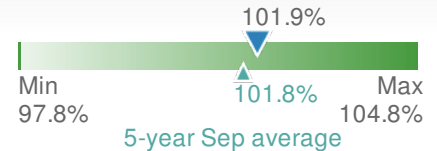
YTD	2025	2024	+/-
	\$490,000	\$451,750	8.5%

5-year Sep average: **\$469,350****Active Listings****28**

Aug 2025	Sep 2024
20	14

Avg DOM**11**

Aug 2025	Sep 2024	YTD
12	12	16

Avg Sold to OLP Ratio**101.9%**

Aug 2025	Sep 2024	YTD
100.7%	104.8%	101.3%

September 2025

Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**24**
50.0%
from Aug 2025:
16
140.0%
from Sep 2024:
10

YTD	2025	2024	+/-
	179	170	5.3%

5-year Sep average: **20****New Pendings****16**
-11.1%
from Aug 2025:
18
45.5%
from Sep 2024:
11

YTD	2025	2024	+/-
	154	152	1.3%

5-year Sep average: **17****Closed Sales****14**
-22.2%
from Aug 2025:
18
0.0%
from Sep 2024:
14

YTD	2025	2024	+/-
	148	148	0.0%

5-year Sep average: **18****Median Sold Price****\$517,500**
2.4%
from Aug 2025:
\$505,500
2.0%
from Sep 2024:
\$507,500

YTD	2025	2024	+/-
	\$510,000	\$475,000	7.4%

5-year Sep average: **\$478,250****Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for September was \$517,500, representing an increase of 2.4% compared to last month and an increase of 2% from Sep 2024. The average days on market for units sold in September was 11 days, 18% below the 5-year September average of 13 days. There was an 11.1% month over month decrease in new contract activity with 16 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 21; and a 61.5% increase in supply to 21 active units.

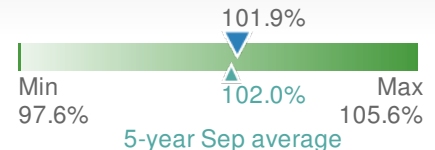
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.62 in August and a decrease from 1.25 in September 2024. The Contract Ratio is 26% lower than the 5-year September average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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**21**

Aug 2025	Sep 2024
13	12

Avg DOM**11**

Aug 2025	Sep 2024	YTD
11	14	16

Avg Sold to OLP Ratio**101.9%**

Aug 2025	Sep 2024	YTD
100.6%	105.6%	101.4%

September 2025

Springfield (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**3** **-25.0%**from Aug 2025:
4 **50.0%**from Sep 2024:
2

YTD	2025	2024	+/-
	34	29	17.2%

5-year Sep average: **5****New Pendings****3** **0.0%**from Aug 2025:
0 **0.0%**from Sep 2024:
3

YTD	2025	2024	+/-
	29	28	3.6%

5-year Sep average: **3****Closed Sales****0** **-100.0%**from Aug 2025:
4 **-100.0%**from Sep 2024:
3

YTD	2025	2024	+/-
	27	26	3.8%

5-year Sep average: **2****Median Sold Price****\$0** **-100.0%**from Aug 2025:
\$389,950 **-100.0%**from Sep 2024:
\$380,000

YTD	2025	2024	+/-
	\$400,000	\$377,500	6.0%

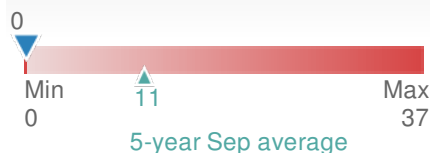
5-year Sep average: **\$249,290****Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for September was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Sep 2024. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 11 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from August) to 3; and no change in supply with 7 active units.

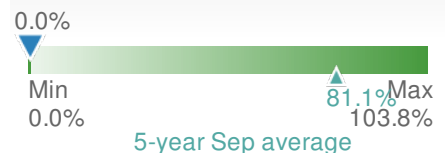
This activity resulted in a Contract Ratio of 0.43 pendings per active listing, up from 0.00 in August and a decrease from 1.50 in September 2024. The Contract Ratio is 71% lower than the 5-year September average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2025	Sep 2024
7	2

Avg DOM**0**

Aug 2025	Sep 2024	YTD
16	3	13

Avg Sold to OLP Ratio**0.0%**

Aug 2025	Sep 2024	YTD
101.2%	100.9%	100.7%

September 2025

Unionville-Chadds Ford (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**16**

↑ **77.8%**
from Aug 2025:
9

↑ **128.6%**
from Sep 2024:
7

YTD	2025	2024	+/-
	92	53	73.6%

5-year Sep average: 9

New Pendings**3**

↓ **-62.5%**
from Aug 2025:
8

↓ **-25.0%**
from Sep 2024:
4

YTD	2025	2024	+/-
	47	41	14.6%

5-year Sep average: 4

Closed Sales**9**

↑ **125.0%**
from Aug 2025:
4

↑ **350.0%**
from Sep 2024:
2

YTD	2025	2024	+/-
	47	40	17.5%

5-year Sep average: 6

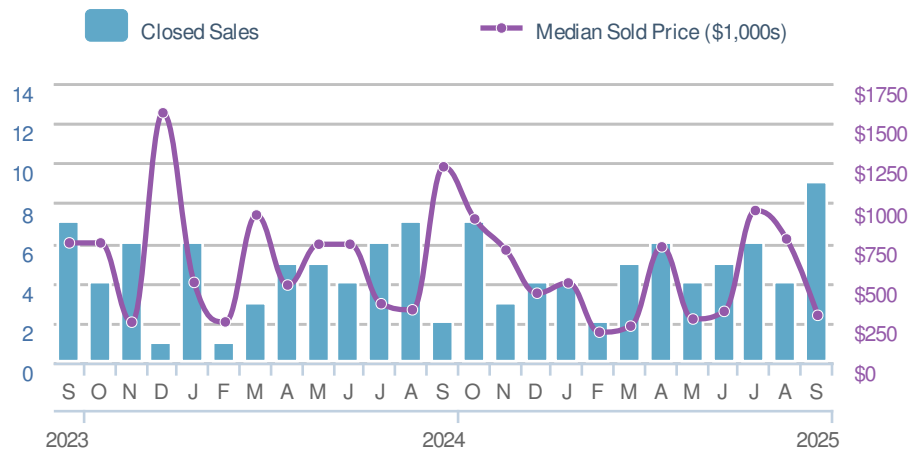
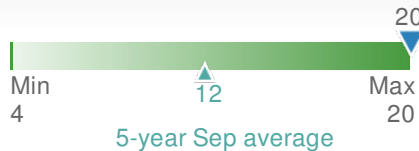
Median Sold Price**\$295,000**

↓ **-61.9%**
from Aug 2025:
\$775,000

↓ **-76.0%**
from Sep 2024:
\$1,227,500

YTD	2025	2024	+/-
	\$325,000	\$565,000	-42.5%

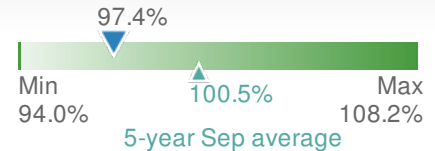
5-year Sep average: \$701,790

**Active Listings****20**

Aug 2025	Sep 2024
17	9

Avg DOM**23**

Aug 2025	Sep 2024	YTD
15	7	22

Avg Sold to OLP Ratio**97.4%**

Aug 2025	Sep 2024	YTD
96.2%	102.3%	98.4%

September 2025

Unionville-Chadds Ford (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****12**

↑ **100.0%** ↑ **200.0%**
from Aug 2025: from Sep 2024:
6 4

YTD	2025	2024	+/-
	55	34	61.8%

5-year Sep average: 6

New Pendings**1**

↓ **-75.0%** ↓ **-75.0%**
from Aug 2025: from Sep 2024:
4 4

YTD	2025	2024	+/-
	20	26	-23.1%

5-year Sep average: 2

Closed Sales**3**

↔ **0.0%** ↑ **50.0%**
from Aug 2025: from Sep 2024:
3 2

YTD	2025	2024	+/-
	20	22	-9.1%

5-year Sep average: 3

**Median
Sold Price****\$755,000**

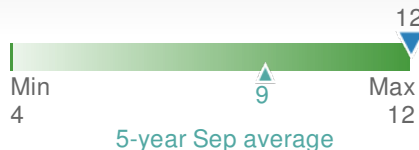
↓ **-19.7%** ↓ **-38.5%**
from Aug 2025: from Sep 2024:
\$940,000 **\$1,227,500**

YTD	2025	2024	+/-
	\$850,000	\$865,000	-1.7%

5-year Sep average: **\$985,500****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for September was \$755,000, representing a decrease of 19.7% compared to last month and a decrease of 38.5% from Sep 2024. The average days on market for units sold in September was 35 days, 36% above the 5-year September average of 26 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 60% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 2; and a 33.3% increase in supply to 12 active units.

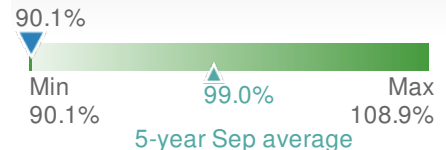
This activity resulted in a Contract Ratio of 0.17 pendings per active listing, down from 0.56 in August and a decrease from 1.17 in September 2024. The Contract Ratio is 71% lower than the 5-year September average of 0.58. A higher Contract Ratio signifies a relative increase in contract activity compared 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**12**

Aug 2025	Sep 2024
9	6

Avg DOM**35**

Aug 2025	Sep 2024	YTD
19	7	30

**Avg Sold to
OLP Ratio****90.1%**

Aug 2025	Sep 2024	YTD
96.3%	102.3%	94.8%

September 2025

Unionville-Chadds Ford (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4** **33.3%**from Aug 2025:
3 **33.3%**from Sep 2024:
3

YTD	2025	2024	+/-
	37	19	94.7%

5-year Sep average: **3****New Pendings****2** **-50.0%**from Aug 2025:
4 **0.0%**from Sep 2024:
0

YTD	2025	2024	+/-
	27	15	80.0%

5-year Sep average: **3****Closed Sales****6** **500.0%**from Aug 2025:
1 **0.0%**from Sep 2024:
0

YTD	2025	2024	+/-
	27	18	50.0%

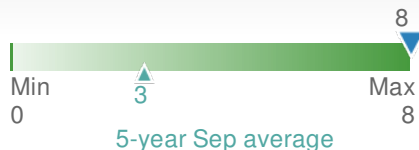
5-year Sep average: **3****Median
Sold Price****\$245,000** **6.5%**from Aug 2025:
\$230,000 **0.0%**from Sep 2024:
\$0

YTD	2025	2024	+/-
	\$230,000	\$324,500	-29.1%

5-year Sep average: **\$198,100****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for September was \$245,000, representing an increase of 6.5% compared to last month and an increase of 0% from Sep 2024. The average days on market for units sold in September was 17 days, 81% above the 5-year September average of 9 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 2; and no change in supply with 8 active units.

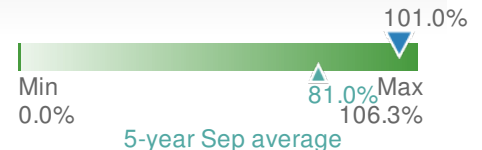
This activity resulted in a Contract Ratio of 0.25 pendings per active listing, down from 0.75 in August and an increase from 0.00 in September 2024. The Contract Ratio is 44% lower than the 5-year September average of 0.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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**8**

Aug 2025	Sep 2024
8	3

Avg DOM**17**

Aug 2025	Sep 2024	YTD
6	0	16


**Avg Sold to
OLP Ratio****101.0%**

Aug 2025	Sep 2024	YTD
95.8%	0.0%	101.1%



September 2025

Upper Darby (Delaware, PA)


Email: ldavis@tcsr.realtor

New Listings**91** **24.7%**
from Aug 2025:
73 **-2.2%**
from Sep 2024:
93



YTD	2025	2024	+/-
	825	856	-3.6%

5-year Sep average: **111****New Pendings****85** **10.4%**
from Aug 2025:
77 **3.7%**
from Sep 2024:
82

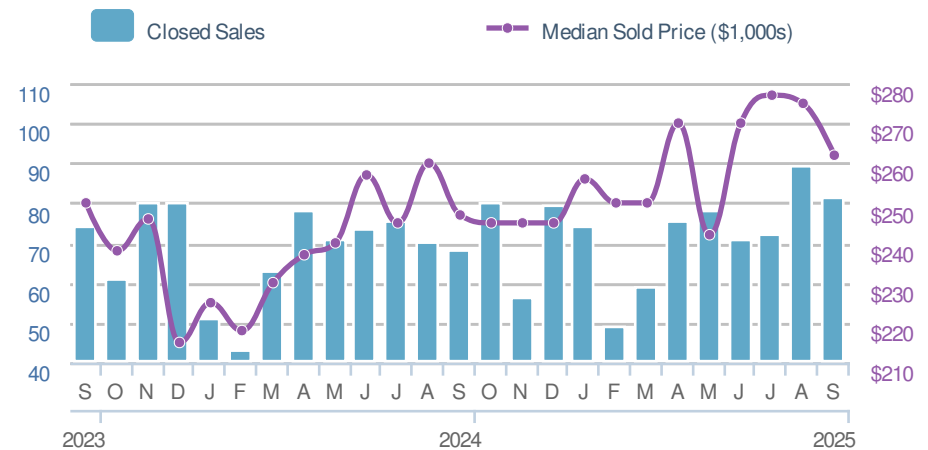
YTD	2025	2024	+/-
	687	669	2.7%

5-year Sep average: **94****Closed Sales****81** **-9.0%**
from Aug 2025:
89 **19.1%**
from Sep 2024:
68

YTD	2025	2024	+/-
	672	625	7.5%

5-year Sep average: **90****Median Sold Price****\$262,550** **-4.5%**
from Aug 2025:
\$275,000 **6.1%**
from Sep 2024:
\$247,500

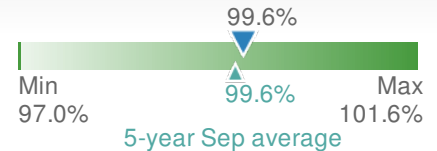
YTD	2025	2024	+/-
	\$260,000	\$240,000	8.3%

5-year Sep average: **\$234,010****Active Listings****104**

Aug 2025	Sep 2024
96	122

Avg DOM**26**


Aug 2025	Sep 2024	YTD
23	17	25

Avg Sold to OLP Ratio**99.6%**


Aug 2025	Sep 2024	YTD
96.9%	98.3%	98.5%

September 2025


Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****32**
 **77.8%**
from Aug 2025:
18
 **28.0%**
from Sep 2024:
25



YTD	2025	2024	+/-
	242	239	1.3%

5-year Sep average: **33****New Pendings****31**
 **63.2%**
from Aug 2025:
19
 **14.8%**
from Sep 2024:
27

YTD	2025	2024	+/-
	212	194	9.3%

5-year Sep average: **30****Closed Sales****22**
 **-43.6%**
from Aug 2025:
39
 **15.8%**
from Sep 2024:
19

YTD	2025	2024	+/-
	209	172	21.5%

5-year Sep average: **24****Median Sold Price****\$400,500**
 **11.3%**
from Aug 2025:
\$360,000
 **2.2%**
from Sep 2024:
\$392,000

YTD	2025	2024	+/-
	\$380,000	\$379,900	0.0%

5-year Sep average: **\$368,750****Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for September was \$400,500, representing an increase of 11.3% compared to last month and an increase of 2.2% from Sep 2024. The average days on market for units sold in September was 24 days, 32% above the 5-year September average of 18 days. There was a 63.2% month over month increase in new contract activity with 31 New Pendings; an 18.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 32; and a 20.8% increase in supply to 29 active units.

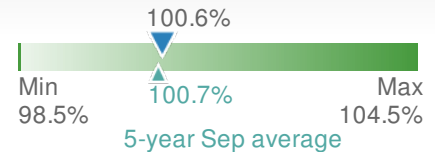
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.13 in August and a decrease from 1.22 in September 2024. The Contract Ratio is 9% lower than the 5-year September average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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**29**

Aug 2025	Sep 2024
24	32

Avg DOM**24**

Aug 2025	Sep 2024	YTD
27	12	25

Avg Sold to OLP Ratio**100.6%**

Aug 2025	Sep 2024	YTD
97.3%	98.6%	99.2%

September 2025

Upper Darby (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****59** **7.3%**from Aug 2025:
55 **-13.2%**from Sep 2024:
68

YTD	2025	2024	+/-
	583	616	-5.4%

5-year Sep average: **78****New Pendings****54** **-6.9%**from Aug 2025:
58 **-1.8%**from Sep 2024:
55

YTD	2025	2024	+/-
	475	474	0.2%

5-year Sep average: **64****Closed Sales****59** **18.0%**from Aug 2025:
50 **20.4%**from Sep 2024:
49

YTD	2025	2024	+/-
	463	452	2.4%

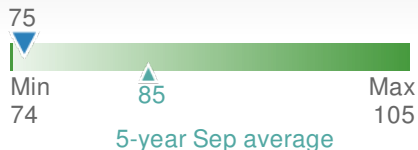
5-year Sep average: **65****Median
Sold Price****\$247,000** **2.9%**from Aug 2025:
\$239,950 **7.4%**from Sep 2024:
\$230,000

YTD	2025	2024	+/-
	\$238,500	\$216,000	10.4%

5-year Sep average: **\$212,800****Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for September was \$247,000, representing an increase of 2.9% compared to last month and an increase of 7.4% from Sep 2024. The average days on market for units sold in September was 27 days, 23% above the 5-year September average of 22 days. There was a 6.9% month over month decrease in new contract activity with 54 New Pendings; a 13.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 71; and a 4.2% increase in supply to 75 active units.

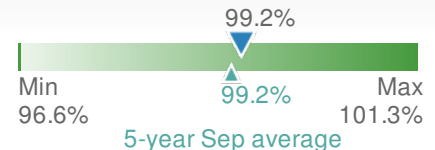
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.14 in August and an increase from 0.76 in September 2024. The Contract Ratio is 7% lower than the 5-year September average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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**75**

Aug 2025	Sep 2024
72	90

Avg DOM**27**

Aug 2025	Sep 2024	YTD
20	19	26

**Avg Sold to
OLP Ratio****99.2%**

Aug 2025	Sep 2024	YTD
96.6%	98.2%	98.1%

September 2025

Wallingford-Swarthmore (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**37****↑ 131.3%**from Aug 2025:
16**↑ 85.0%**from Sep 2024:
20

YTD	2025	2024	+/-
	273	241	13.3%

5-year Sep average: **27****New Pendings****19****↓ -20.8%**from Aug 2025:
24**↓ -20.8%**from Sep 2024:
24

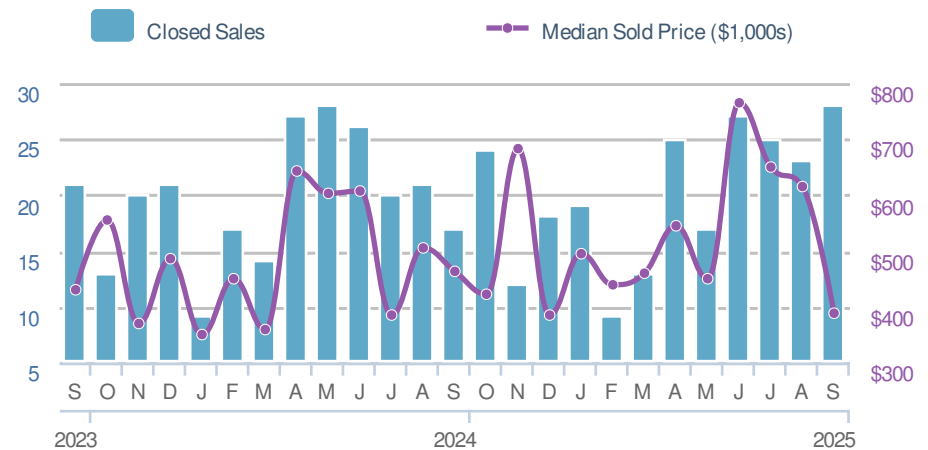
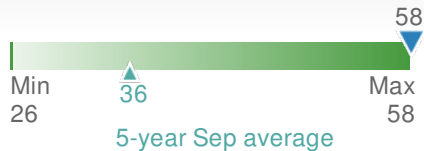
YTD	2025	2024	+/-
	202	210	-3.8%

5-year Sep average: **22****Closed Sales****28****↑ 21.7%**from Aug 2025:
23**↑ 64.7%**from Sep 2024:
17

YTD	2025	2024	+/-
	195	181	7.7%

5-year Sep average: **22****Median Sold Price****\$388,150****↓ -36.9%**from Aug 2025:
\$615,000**↓ -16.2%**from Sep 2024:
\$463,100

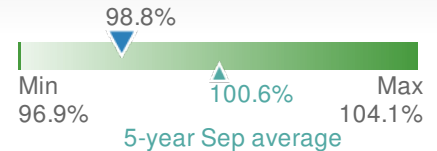
YTD	2025	2024	+/-
	\$602,500	\$510,000	18.1%

5-year Sep average: **\$441,250****Active Listings****58**

Aug 2025	Sep 2024
38	35

Avg DOM**16**

Aug 2025	Sep 2024	YTD
24	14	18

Avg Sold to OLP Ratio**98.8%**

Aug 2025	Sep 2024	YTD
98.0%	103.4%	100.0%

September 2025

Wallingford-Swarthmore (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****23**

187.5% **155.6%**
 from Aug 2025: 8 from Sep 2024: 9

YTD	2025	2024	+/-
	178	140	27.1%

5-year Sep average: **14****New Pending****14**

16.7% **-6.7%**
 from Aug 2025: 12 from Sep 2024: 15

YTD	2025	2024	+/-
	136	129	5.4%

5-year Sep average: **12****Closed Sales****16**

0.0% **23.1%**
 from Aug 2025: 16 from Sep 2024: 13

YTD	2025	2024	+/-
	136	118	15.3%

5-year Sep average: **14****Median Sold Price****\$687,500**

-4.2% **14.6%**
 from Aug 2025: **\$717,500** from Sep 2024: **\$600,000**

YTD	2025	2024	+/-
	\$700,000	\$642,000	9.0%

5-year Sep average: **\$573,500****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for September was \$687,500, representing a decrease of 4.2% compared to last month and an increase of 14.6% from Sep 2024. The average days on market for units sold in September was 12 days, 10% below the 5-year September average of 13 days. There was a 16.7% month over month increase in new contract activity with 14 New Pending; an 11.1% MoM decrease in All Pending (new contracts + contracts carried over from August) to 16; and a 76.5% increase in supply to 30 active units.

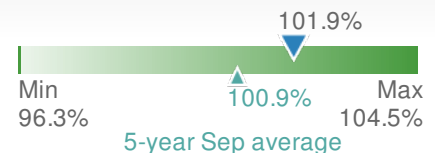
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 1.06 in August and a decrease from 1.00 in September 2024. The Contract Ratio is 35% lower than the 5-year September average of 0.82. A higher Contract Ratio signifies a relative increase in contract activity compared 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**30**

Aug 2025	Sep 2024
17	17

Avg DOM**12**

Aug 2025	Sep 2024	YTD
21	16	15

Avg Sold to OLP Ratio**101.9%**

Aug 2025	Sep 2024	YTD
98.4%	104.3%	100.8%

September 2025

Wallingford-Swarthmore (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****14** **75.0%**from Aug 2025:
8 **27.3%**from Sep 2024:
11

YTD	2025	2024	+/-
	95	101	-5.9%

5-year Sep average: **12****New Pending****5** **-58.3%**from Aug 2025:
12 **-44.4%**from Sep 2024:
9

YTD	2025	2024	+/-
	66	81	-18.5%

5-year Sep average: **9****Closed Sales****12** **71.4%**from Aug 2025:
7 **200.0%**from Sep 2024:
4

YTD	2025	2024	+/-
	59	63	-6.3%

5-year Sep average: **8****Median
Sold Price****\$211,250** **-45.1%**from Aug 2025:
\$385,000 **-17.2%**from Sep 2024:
\$255,000

YTD	2025	2024	+/-
	\$265,000	\$257,000	3.1%

5-year Sep average: **\$242,450****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for September was \$211,250, representing a decrease of 45.1% compared to last month and a decrease of 17.2% from Sep 2024. The average days on market for units sold in September was 23 days, 83% above the 5-year September average of 13 days. There was a 58.3% month over month decrease in new contract activity with 5 New Pending; a 17.6% MoM decrease in All Pending (new contracts + contracts carried over from August) to 28; and a 33.3% increase in supply to 28 active units.

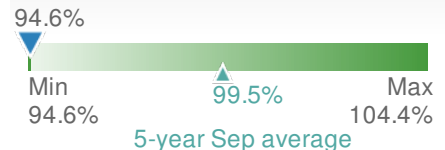
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.62 in August and a decrease from 1.33 in September 2024. The Contract Ratio is 46% lower than the 5-year September average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared 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**28**

Aug 2025	Sep 2024
21	18

Avg DOM**23**

Aug 2025	Sep 2024	YTD
29	7	24

**Avg Sold to
OLP Ratio****94.6%**

Aug 2025	Sep 2024	YTD
97.0%	100.4%	98.1%

September 2025

West Chester Area (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**5**

↓ **-37.5%**
from Aug 2025:
8

↓ **-28.6%**
from Sep 2024:
7

YTD	2025	2024	+/-
	70	57	22.8%

5-year Sep average: 7

New Pendings**10**

↑ **150.0%**
from Aug 2025:
4

↑ **400.0%**
from Sep 2024:
2

YTD	2025	2024	+/-
	60	39	53.8%

5-year Sep average: 6

Closed Sales**6**

↓ **-33.3%**
from Aug 2025:
9

↔ **0.0%**
from Sep 2024:
6

YTD	2025	2024	+/-
	57	46	23.9%

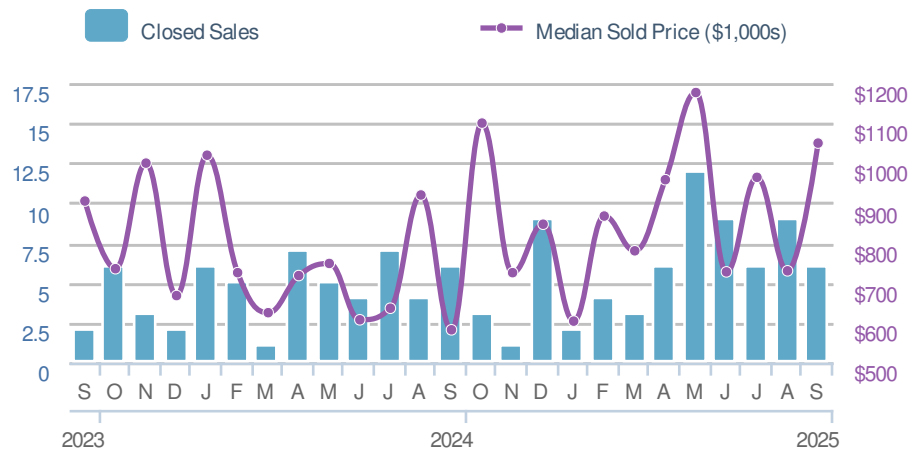
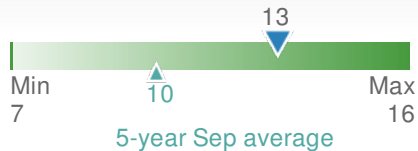
5-year Sep average: 5

Median Sold Price**\$1,050,000**

↑ **43.8%**
from Aug 2025:
\$730,000

↑ **80.4%**
from Sep 2024:
\$582,000

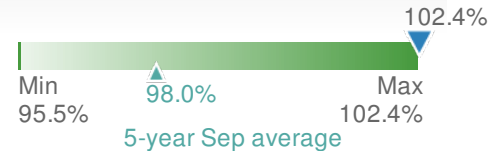
YTD	2025	2024	+/-
	\$852,800	\$721,500	18.2%

5-year Sep average: **\$764,400****Active Listings****13**

Aug 2025	Sep 2024
18	16

Avg DOM**16**

Aug 2025	Sep 2024	YTD
9	19	26

Avg Sold to OLP Ratio**102.4%**



Aug 2025	Sep 2024	YTD
101.2%	96.6%	100.1%

September 2025**West Chester Area (Delaware, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4**

 **-33.3%**
 from Aug 2025: **6**
 **-20.0%**
 from Sep 2024: **5**



YTD	2025	2024	+/-
	56	38	47.4%

5-year Sep average: **6****New Pendings****7**

 **75.0%**
 from Aug 2025: **4**
 **250.0%**
 from Sep 2024: **2**

YTD	2025	2024	+/-
	47	26	80.8%

5-year Sep average: **4****Closed Sales****6**

 **50.0%**
 from Aug 2025: **4**
 **50.0%**
 from Sep 2024: **4**

YTD	2025	2024	+/-
	46	31	48.4%

5-year Sep average: **4****Median Sold Price****\$1,050,000**

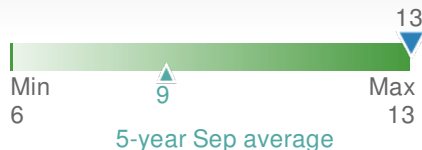
 **38.2%**
 from Aug 2025: **\$760,000**
 **22.2%**
 from Sep 2024: **\$859,500**

YTD	2025	2024	+/-
	\$964,500	\$850,000	13.5%

5-year Sep average: **\$843,200****Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for September was \$1,050,000, representing an increase of 38.2% compared to last month and an increase of 22.2% from Sep 2024. The average days on market for units sold in September was 16 days, 23% below the 5-year September average of 21 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 7; and a 13.3% decrease in supply to 13 active units.

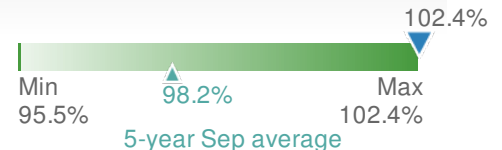
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, up from 0.47 in August and an increase from 0.25 in September 2024. The Contract Ratio is 28% lower than the 5-year September average of 0.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Aug 2025	Sep 2024
15	12

Avg DOM**16**

Aug 2025	Sep 2024	YTD
10	16	27

Avg Sold to OLP Ratio**102.4%**

Aug 2025	Sep 2024	YTD
100.0%	96.7%	100.1%

September 2025**West Chester Area (Delaware, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**

-50.0% **-50.0%**
 from Aug 2025: 2 from Sep 2024: 2

YTD	2025	2024	+/-
	14	19	-26.3%

5-year Sep average: 1

New Pendings**3**

0.0% **0.0%**
 from Aug 2025: 0 from Sep 2024: 0

YTD	2025	2024	+/-
	13	13	0.0%

5-year Sep average: 1

Closed Sales**0**

-100.0% **-100.0%**
 from Aug 2025: 5 from Sep 2024: 2

YTD	2025	2024	+/-
	11	15	-26.7%

5-year Sep average: 1

Median Sold Price**\$0**

-100.0% **-100.0%**
 from Aug 2025: **\$632,500** from Sep 2024: **\$537,500**

YTD	2025	2024	+/-
	\$632,500	\$600,000	5.4%

5-year Sep average: **\$343,000****Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for September was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Sep 2024. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 19 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and no change from September 2024. The Contract Ratio is 100% lower than the 5-year September average of 1.00. 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**0**

Aug 2025	Sep 2024
3	4

Avg DOM**0**

Aug 2025	Sep 2024	YTD
8	25	22


Avg Sold to OLP Ratio**0.0%**

Aug 2025	Sep 2024	YTD
102.2%	96.3%	99.8%


September 2025

William Penn (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**44** **12.8%**
from Aug 2025:
39 **18.9%**
from Sep 2024:
37



YTD	2025	2024	+/-
	372	382	-2.6%

5-year Sep average: **44****New Pendings****40** **8.1%**
from Aug 2025:
37 **42.9%**
from Sep 2024:
28

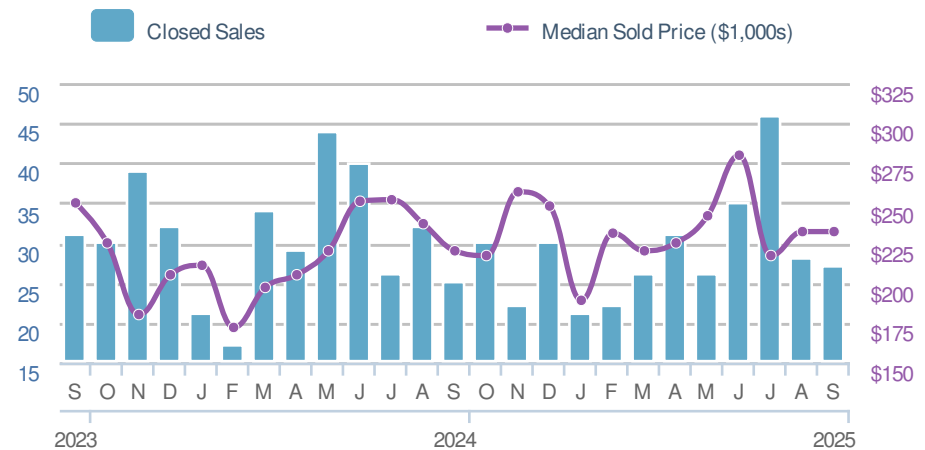
YTD	2025	2024	+/-
	291	299	-2.7%

5-year Sep average: **43****Closed Sales****27** **-3.6%**
from Aug 2025:
28 **8.0%**
from Sep 2024:
25

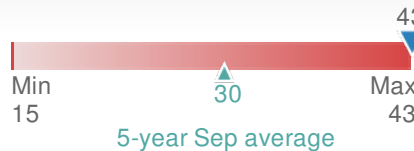
YTD	2025	2024	+/-
	270	286	-5.6%

5-year Sep average: **35****Median Sold Price****\$232,500** **0.2%**
from Aug 2025:
\$232,000 **5.4%**
from Sep 2024:
\$220,500

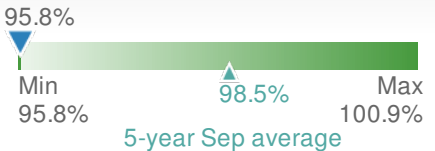
YTD	2025	2024	+/-
	\$235,000	\$225,500	4.2%

5-year Sep average: **\$219,600****Active Listings****74**

Aug 2025	Sep 2024
70	59

Avg DOM**43**

Aug 2025	Sep 2024	YTD
31	32	30

Avg Sold to OLP Ratio**95.8%**

Aug 2025	Sep 2024	YTD
95.8%	99.0%	98.0%

September 2025**William Penn (Delaware, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11**

120.0% **120.0%**
 from Aug 2025: 5 from Sep 2024: 5

YTD	2025	2024	+/-
	102	115	-11.3%

5-year Sep average: **13****New Pendings****13**

8.3% **62.5%**
 from Aug 2025: 12 from Sep 2024: 8

YTD	2025	2024	+/-
	95	97	-2.1%

5-year Sep average: **13****Closed Sales****7**

16.7% **-12.5%**
 from Aug 2025: 6 from Sep 2024: 8

YTD	2025	2024	+/-
	85	91	-6.6%

5-year Sep average: **12****Median Sold Price****\$314,950**

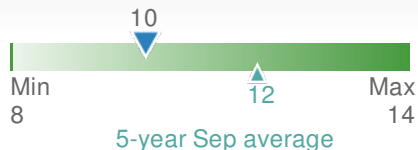
0.5% **-4.6%**
 from Aug 2025: **\$313,250** from Sep 2024: **\$330,000**

YTD	2025	2024	+/-
	\$318,000	\$310,000	2.6%

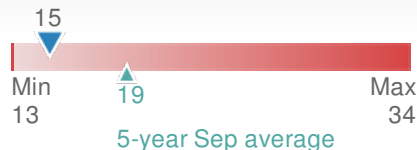
5-year Sep average: **\$300,010****Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for September was \$314,950, representing an increase of 0.5% compared to last month and a decrease of 4.6% from Sep 2024. The average days on market for units sold in September was 15 days, 23% below the 5-year September average of 19 days. There was an 8.3% month over month increase in new contract activity with 13 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from August) to 18; and a 9.1% decrease in supply to 10 active units.

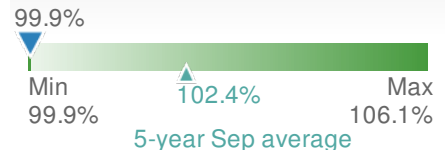
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 1.27 in August and an increase from 1.63 in September 2024. The Contract Ratio is 15% higher than the 5-year September average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared 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**10**

Aug 2025	Sep 2024
11	8

Avg DOM**15**

Aug 2025	Sep 2024	YTD
13	20	23

Avg Sold to OLP Ratio**99.9%**

Aug 2025	Sep 2024	YTD
92.4%	102.4%	100.3%

September 2025

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**33** **-2.9%**from Aug 2025:
34 **3.1%**from Sep 2024:
32

YTD	2025	2024	+/-
	270	267	1.1%

5-year Sep average: **31****New Pendings****27** **8.0%**from Aug 2025:
25 **35.0%**from Sep 2024:
20

YTD	2025	2024	+/-
	196	202	-3.0%

5-year Sep average: **29****Closed Sales****20** **-9.1%**from Aug 2025:
22 **17.6%**from Sep 2024:
17

YTD	2025	2024	+/-
	185	195	-5.1%

5-year Sep average: **23****Median
Sold Price****\$217,500** **5.2%**from Aug 2025:
\$206,699 **8.8%**from Sep 2024:
\$200,000

YTD	2025	2024	+/-
	\$205,000	\$190,000	7.9%

5-year Sep average: **\$193,900****Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for September was \$217,500, representing an increase of 5.2% compared to last month and an increase of 8.8% from Sep 2024. The average days on market for units sold in September was 52 days, 49% above the 5-year September average of 35 days. There was an 8% month over month increase in new contract activity with 27 New Pendings; a 3.4% MoM increase in All Pendings (new contracts + contracts carried over from August) to 30; and an 8.5% increase in supply to 64 active units.

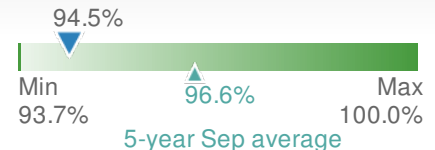
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.49 in August and a decrease from 0.55 in September 2024. The Contract Ratio is 51% lower than the 5-year September average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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**64**

Aug 2025	Sep 2024
59	51

Avg DOM**52**

Aug 2025	Sep 2024	YTD
36	38	32

**Avg Sold to
OLP Ratio****94.5%**

Aug 2025	Sep 2024	YTD
96.7%	97.5%	96.9%