September 2025

All Home Types
Detached
Attached

Local Market Insight

Delaware County, PA

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
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New Listings — 600

from Aug 2025: 489	from Sep 2024: 528
22.7%	13.6%

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

5-year Sep average: **632**

New Pendings — 502

from Aug 2025: 482	from Sep 2024: 498
4.1%	0.8%

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

5-year Sep average: **547**

Closed Sales — 465

from Aug 2025: 520	from Sep 2024: 419
-10.6%	11.0%

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

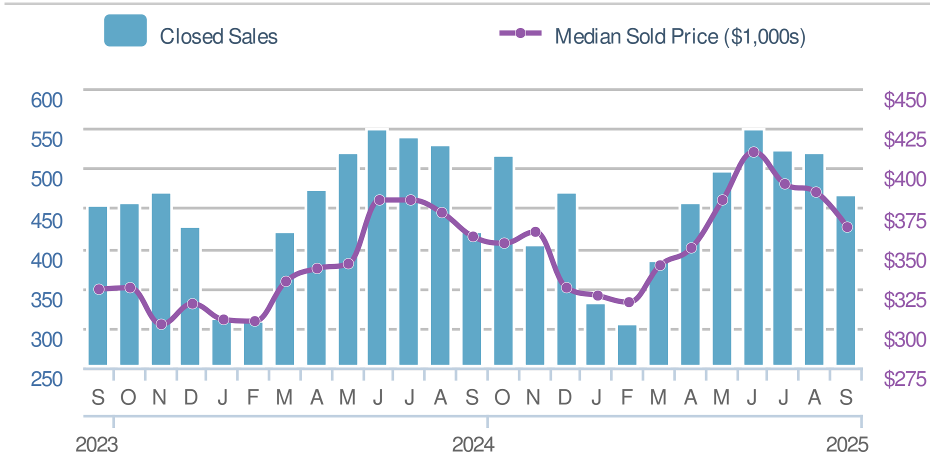
5-year Sep average: **519**

Median Sold Price — $363,500

from Aug 2025: $385,000	from Sep 2024: $357,500
-5.6%	1.7%

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

5-year Sep average: **$317,015**



Active Listings — 798

798
Min 648 | 721 | Max 798
5-year Sep average

Aug 2025	Sep 2024
733	**727**

Avg DOM — 23

23
Min 16 | 20 | Max 23
5-year Sep average

Aug 2025	Sep 2024	YTD
21	**22**	**23**

Avg Sold to OLP Ratio — 98.9%

98.9%
Min 98.9% | 99.6% | Max 100.8%
5-year Sep average

Aug 2025	Sep 2024	YTD
99.5%	**99.3%**	**99.6%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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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 Pendings 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 Pendings; a 5.6% MoM increase in All Pendings (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

367

Min 329 — 370 — Max 435

5-year Sep average

Aug 2025	Sep 2024
328	**376**

Avg DOM 24

24

Min 17 — 20 — Max 24

5-year Sep average

Aug 2025	Sep 2024	YTD
18	**21**	**21**

Avg Sold to OLP Ratio 99.5%

99.5%

Min 99.4% — 100.0% — Max 101.1%

5-year Sep average

Aug 2025	Sep 2024	YTD
100.5%	**100.3%**	**100.8%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.

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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 Pendings — 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 Pendings; a 5.5% MoM decrease in All Pendings (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

431
Min 319 | 351 | Max 431
5-year Sep average

Aug 2025	Sep 2024
405	**351**

Avg DOM — 23

23
Min 15 | 21 | Max 23
5-year Sep average

Aug 2025	Sep 2024	YTD
24	**23**	**25**

Avg Sold to OLP Ratio — 98.3%

98.3%
Min 98.2% | 99.1% | Max 100.4%
5-year Sep average

Aug 2025	Sep 2024	YTD
98.1%	**98.2%**	**98.3%**

Data Source: Bright MLS. Statistics calculated October 06, 2025.