September 2025

All Home Types
Detached
Attached

Local Market Insight

Garnet Valley (Delaware, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Garnet Valley (Delaware, PA)

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%

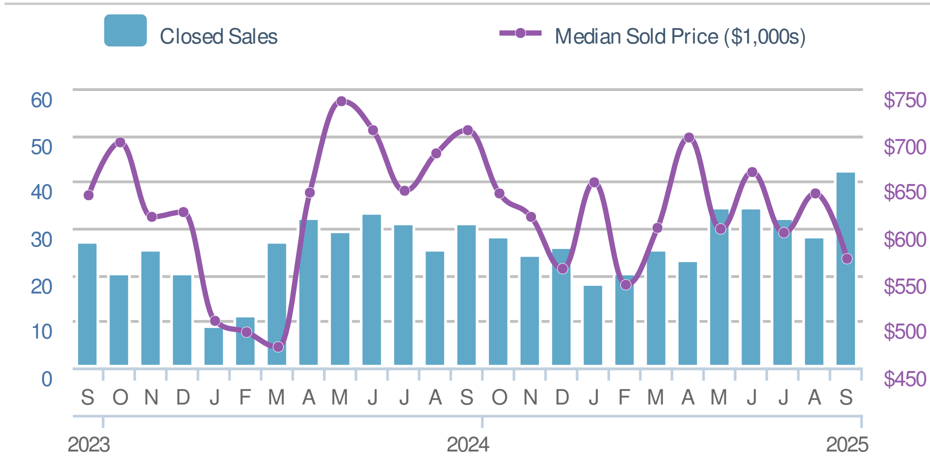
5-year Sep average: **33**

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

33
Min 30
38
Max 48
5-year Sep average

Aug 2025	Sep 2024
43	**48**

Avg DOM — 26

26
Min 12
21
Max 31
5-year Sep average

Aug 2025	Sep 2024	YTD
35	**20**	**22**

Avg Sold to OLP Ratio — 97.5%

97.5%
Min 97.5%
100.1%
Max 101.9%
5-year Sep average

Aug 2025	Sep 2024	YTD
96.7%	**100.0%**	**100.3%**

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

Local Market **Insight**

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September 2025

Garnet Valley (Delaware, PA) - Detached

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New Listings 25

25.0%	56.3%
from Aug 2025: **20**	from Sep 2024: **16**

YTD	2025	2024	+/-
	235	**182**	29.1%

5-year Sep average: **21**

New Pendings 20

33.3%	33.3%
from Aug 2025: **15**	from Sep 2024: **15**

YTD	2025	2024	+/-
	166	**146**	13.7%

5-year Sep average: **18**

Closed Sales 24

50.0%	41.2%
from Aug 2025: **16**	from Sep 2024: **17**

YTD	2025	2024	+/-
	156	**142**	9.9%

5-year Sep average: **20**

Median Sold Price $671,250

-15.4%	-13.4%
from Aug 2025: **$792,975**	from Sep 2024: **$775,000**

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

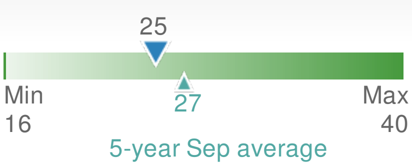
5-year Sep average: **$643,450**

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.

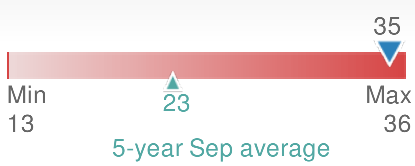
This activity resulted in a Contract Ratio of 1.28 pendings per active listing, up from 1.24 in August and an increase from 1.07 in September 2024. The Contract Ratio is 5% higher than the 5-year September average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared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

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

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September 2025

Garnet Valley (Delaware, PA) - Attached

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

8
Min 6 — 11 (5-year Sep average) — Max 20

Aug 2025	Sep 2024
14	**20**

Avg DOM — 14

14
Min 8 — 18 (5-year Sep average) — Max 29

Aug 2025	Sep 2024	YTD
60	**29**	**24**

Avg Sold to OLP Ratio — 100.8%

100.8%
Min 97.7% — 100.1% (5-year Sep average) — Max 101.6%

Aug 2025	Sep 2024	YTD
95.4%	**97.7%**	**100.2%**

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