September 2025

All Home Types
Detached
Attached

Local Market Insight

Haverford Township (Delaware, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 51

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

YTD	2025	2024	+/-
	428	**415**	3.1%

5-year Sep average: **49**

New Pendings — 40

-2.4%	5.3%
from Aug 2025: **41**	from Sep 2024: **38**

YTD	2025	2024	+/-
	367	**374**	-1.9%

5-year Sep average: **41**

Closed Sales — 39

-13.3%	56.0%
from Aug 2025: **45**	from Sep 2024: **25**

YTD	2025	2024	+/-
	346	**341**	1.5%

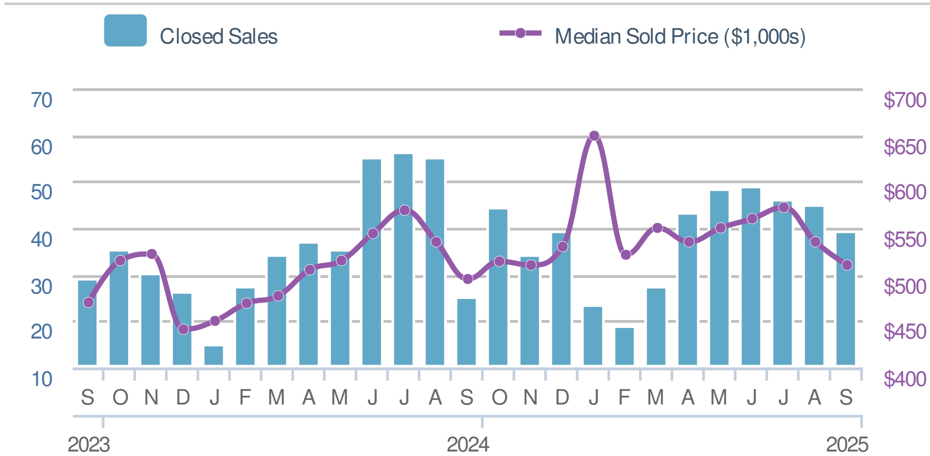
5-year Sep average: **37**

Median Sold Price — $510,000

-4.7%	3.0%
from Aug 2025: **$535,000**	from Sep 2024: **$495,000**

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

5-year Sep average: **$461,500**



Active Listings — 45

45
Min 31 — 41 — Max 62
5-year Sep average

Aug 2025	Sep 2024
39	**32**

Avg DOM — 13

13
Min 7 — 13 — Max 18
5-year Sep average

Aug 2025	Sep 2024	YTD
12	**16**	**13**

Avg Sold to OLP Ratio — 100.9%

100.9%
Min 98.1% — 100.1% — Max 101.7%
5-year Sep average

Aug 2025	Sep 2024	YTD
100.9%	**100.3%**	**102.1%**

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

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Haverford Township (Delaware, PA) - Detached

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 Pendings — 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 Pendings; a 10% MoM increase in All Pendings (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

31
Min 27 | 35 (5-year Sep average) | Max 55

Aug 2025	Sep 2024
31	**30**

Avg DOM — 17

17
Min 7 | 15 (5-year Sep average) | Max 19

Aug 2025	Sep 2024	YTD
14	**18**	**15**

Avg Sold to OLP Ratio — 100.2%

100.2%
Min 98.4% | 100.0% (5-year Sep average) | Max 102.3%

Aug 2025	Sep 2024	YTD
101.0%	**99.9%**	**101.9%**

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New Listings 18

125.0% from Aug 2025: 8

200.0% from Sep 2024: 6

YTD	2025	2024	+/-
	120	95	26.3%

5-year Sep average: **10**

New Pendings 14

40.0% from Aug 2025: 10

133.3% from Sep 2024: 6

YTD	2025	2024	+/-
	102	98	4.1%

5-year Sep average: **9**

Closed Sales 14

7.7% from Aug 2025: 13

180.0% from Sep 2024: 5

YTD	2025	2024	+/-
	90	93	-3.2%

5-year Sep average: **10**

Median Sold Price $427,500

0.6% from Aug 2025: $425,000

-5.0% from Sep 2024: $450,000

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

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

Summary

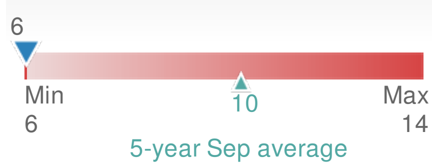
In Haverford Township (Delaware, PA), the median sold price for Attached properties for September was $427,500, representing an increase of 0.6% compared to last month and a decrease of 5% from Sep 2024. The average days on market for units sold in September was 6 days, 42% below the 5-year September 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

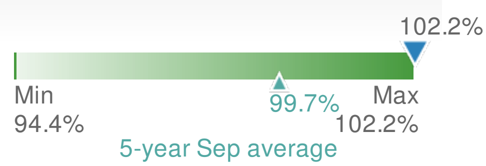
Aug 2025	Sep 2024
8	2

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%

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