September 2025

All Home Types
Detached
Attached

Local Market Insight

Marple Newtown (Delaware, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Marple Newtown (Delaware, PA)

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%

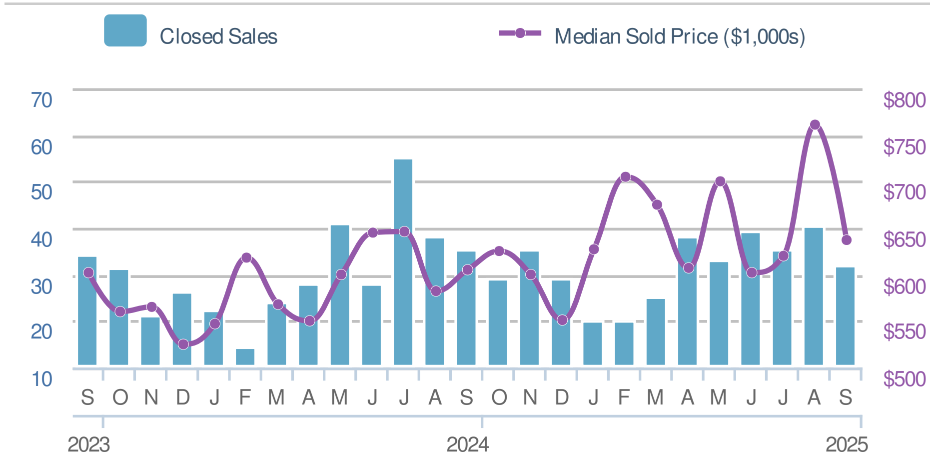
5-year Sep average: **33**

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

60
Min 48
58
Max 75
5-year Sep average

Aug 2025	Sep 2024
48	**75**

Avg DOM 22

22
Min 12
19
Max 26
5-year Sep average

Aug 2025	Sep 2024	YTD
21	**16**	**24**

Avg Sold to OLP Ratio 99.2%

99.2%
Min 97.5%
98.8%
Max 100.7%
5-year Sep average

Aug 2025	Sep 2024	YTD
102.2%	**98.8%**	**101.5%**

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Marple Newtown (Delaware, PA) - Detached

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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 Pendings — 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 Pendings; a 4.7% MoM decrease in All Pendings (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

39
Min 31 — 42 — Max 60
5-year Sep average

Aug 2025	Sep 2024
28	**60**

Avg DOM — 16

16
Min 10 — 19 — Max 35
5-year Sep average

Aug 2025	Sep 2024	YTD
17	**15**	**20**

Avg Sold to OLP Ratio — 99.8%

99.8%
Min 94.7% — 98.6% — Max 101.8%
5-year Sep average

Aug 2025	Sep 2024	YTD
101.8%	**99.1%**	**101.7%**

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

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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 Pendings 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 Pendings; a 26.7% MoM increase in All Pendings (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 pendings 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

21
Min 11 — 17 — Max 21
5-year Sep average

Aug 2025	Sep 2024
20	**15**

Avg DOM 37

37
Min 10 — 21 — Max 37
5-year Sep average

Aug 2025	Sep 2024	YTD
35	**21**	**32**

Avg Sold to OLP Ratio 97.7%

97.7%
Min 97.7% — 99.1% — Max 103.1%
5-year Sep average

Aug 2025	Sep 2024	YTD
103.4%	**97.8%**	**101.2%**

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

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