September 2025

All Home Types
Detached
Attached

Local Market Insight

Penn-Delco (Delaware, PA)

MarketStats by ShowingTime

Presented by
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September 2025

Penn-Delco (Delaware, PA)

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**

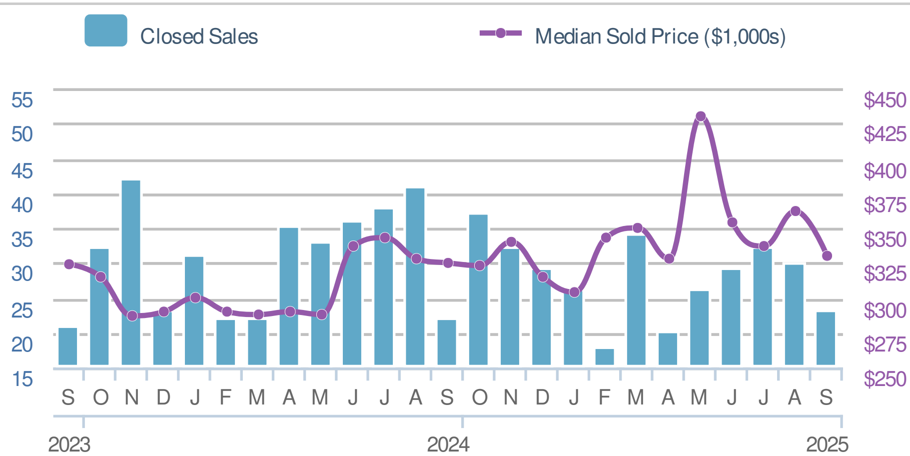
Median Sold Price $330,000

-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

29

Min 29 — 30 — Max 31

5-year Sep average

Aug 2025	Sep 2024
31	**30**

Avg DOM 20

20

Min 9 — 14 — Max 20

5-year Sep average

Aug 2025	Sep 2024	YTD
13	**13**	**21**

Avg Sold to OLP Ratio 98.7%

98.7%

Min 98.7% — 100.6% — Max 102.3%

5-year Sep average

Aug 2025	Sep 2024	YTD
100.9%	**101.0%**	**98.8%**

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

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September 2025

Penn-Delco (Delaware, PA) - Detached

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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%

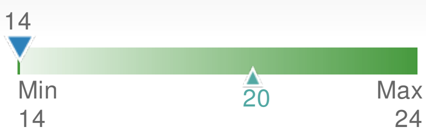
5-year Sep average: **$339,700**

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.

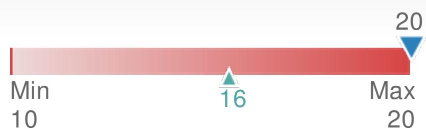
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.20 in August and an increase from 1.08 in September 2024. The Contract Ratio is 4% higher than the 5-year September average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared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



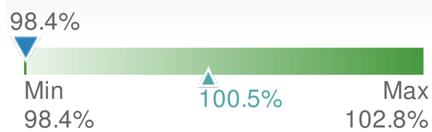
Aug 2025	Sep 2024
15	**24**

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%**

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

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September 2025

Penn-Delco (Delaware, PA) - Attached

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%

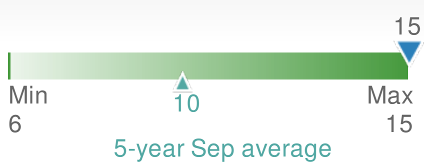
5-year Sep average: **$234,830**

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.

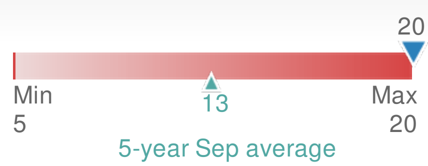
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 0.88 in August and a decrease from 3.17 in September 2024. The Contract Ratio is 48% lower than the 5-year September average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared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



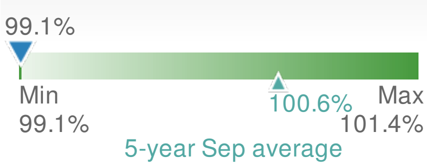
Aug 2025	Sep 2024
16	6

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%

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