September 2025

All Home Types
Detached
Attached

Local Market Insight

Rose Tree Media (Delaware, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 37

54.2% from Aug 2025: **24**	19.4% from Sep 2024: **31**

YTD	2025	2024	+/-
	366	**425**	-13.9%

5-year Sep average: **40**

New Pendings — 34

54.5% from Aug 2025: **22**	0.0% from Sep 2024: **34**

YTD	2025	2024	+/-
	276	**333**	-17.1%

5-year Sep average: **35**

Closed Sales — 23

-43.9% from Aug 2025: **41**	-37.8% from Sep 2024: **37**

YTD	2025	2024	+/-
	255	**338**	-24.6%

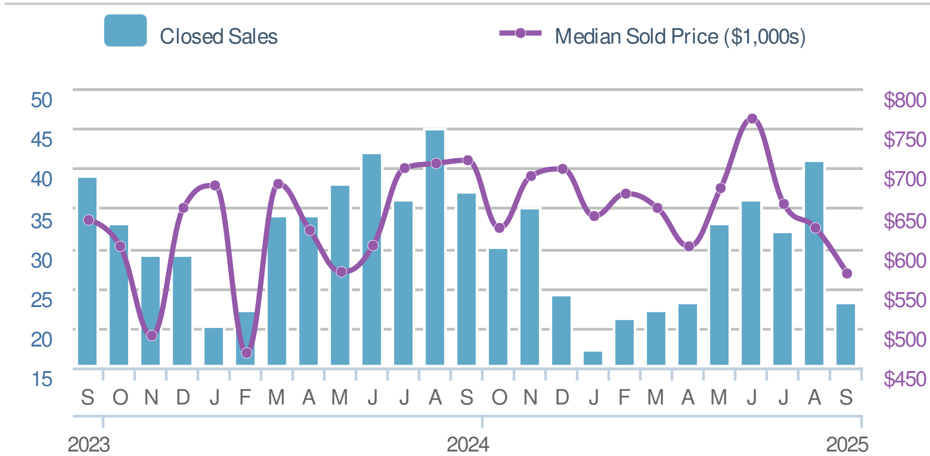
5-year Sep average: **35**

Median Sold Price — $568,500

-9.0% from Aug 2025: **$625,000**	-19.9% from Sep 2024: **$710,000**

YTD	2025	2024	+/-
	$651,651	**$638,245**	2.1%

5-year Sep average: **$609,716**



Active Listings — 55

55

Min 48 — 61 — Max 77

5-year Sep average

Aug 2025	Sep 2024
54	**57**

Avg DOM — 39

39

Min 14 — 27 — Max 39

5-year Sep average

Aug 2025	Sep 2024	YTD
16	**32**	**22**

Avg Sold to OLP Ratio — 100.6%

100.6%

Min 97.9% — 100.1% — Max 101.4%

5-year Sep average

Aug 2025	Sep 2024	YTD
100.2%	**101.4%**	**101.5%**

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

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Rose Tree Media (Delaware, PA) - Detached

New Listings — 20

17.6%	-20.0%
from Aug 2025: **17**	from Sep 2024: **25**

YTD	2025	2024	+/-
	259	**266**	-2.6%

5-year Sep average: **25**

New Pendings — 21

50.0%	-12.5%
from Aug 2025: **14**	from Sep 2024: **24**

YTD	2025	2024	+/-
	192	**191**	0.5%

5-year Sep average: **21**

Closed Sales — 14

-54.8%	-44.0%
from Aug 2025: **31**	from Sep 2024: **25**

YTD	2025	2024	+/-
	173	**180**	-3.9%

5-year Sep average: **23**

Median Sold Price — $559,750

-17.2%	-15.8%
from Aug 2025: **$676,000**	from Sep 2024: **$665,000**

YTD	2025	2024	+/-
	$700,000	**$680,000**	2.9%

5-year Sep average: **$647,308**

Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for September was $559,750, representing a decrease of 17.2% compared to last month and a decrease of 15.8% from Sep 2024. The average days on market for units sold in September was 61 days, 67% above the 5-year September average of 37 days. There was a 50% month over month increase in new contract activity with 21 New Pendings; a 23.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 37; and a 5.1% decrease in supply to 37 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.77 in August and an increase from 0.72 in September 2024. The Contract Ratio is 15% higher than the 5-year September average of 0.87. 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 — 37

37

Min 35 — 43 (5-year Sep average) — Max 55

Aug 2025	Sep 2024
39	**46**

Avg DOM — 61

61

Min 16 — 37 (5-year Sep average) — Max 61

Aug 2025	Sep 2024	YTD
17	**41**	**23**

Avg Sold to OLP Ratio — 100.1%

100.1%

Min 97.8% — 99.6% (5-year Sep average) — Max 102.1%

Aug 2025	Sep 2024	YTD
100.3%	**102.1%**	**102.5%**

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Rose Tree Media (Delaware, PA) - Attached

New Listings — 17

142.9% from Aug 2025: **7**
183.3% from Sep 2024: **6**

YTD	2025	2024	+/-
	107	**159**	-32.7%

5-year Sep average: **16**

New Pendings — 13

62.5% from Aug 2025: **8**
30.0% from Sep 2024: **10**

YTD	2025	2024	+/-
	84	**142**	-40.8%

5-year Sep average: **14**

Closed Sales — 9

-10.0% from Aug 2025: **10**
-25.0% from Sep 2024: **12**

YTD	2025	2024	+/-
	82	**158**	-48.1%

5-year Sep average: **12**

Median Sold Price — $617,000

18.7% from Aug 2025: **$520,000**
-14.2% from Sep 2024: **$719,247**

YTD	2025	2024	+/-
	$594,999	**$613,907**	-3.1%

5-year Sep average: **$549,209**

Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for September was $617,000, representing an increase of 18.7% compared to last month and a decrease of 14.2% from Sep 2024. The average days on market for units sold in September was 5 days, 57% below the 5-year September average of 12 days. There was a 62.5% month over month increase in new contract activity with 13 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from August) to 14; and a 20% increase in supply to 18 active units.

This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.67 in August and a decrease from 3.55 in September 2024. The Contract Ratio is 73% lower than the 5-year September average of 2.85. 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 — 18

18
Min 11 — 17 — Max 23
5-year Sep average

Aug 2025	Sep 2024
15	**11**

Avg DOM — 5

5
Min 5 — 12 — Max 25
5-year Sep average

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

Avg Sold to OLP Ratio — 101.4%

101.4%
Min 98.1% — 101.3% — Max 105.8%
5-year Sep average

Aug 2025	Sep 2024	YTD
100.1%	**100.1%**	**99.4%**