September 2025

All Home Types
Detached
Attached

Local Market Insight

Southeast Delco (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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September 2025
Southeast Delco (Delaware, PA)

New Listings — 23

-23.3% from Aug 2025: **30**
-4.2% from Sep 2024: **24**

YTD	2025	2024	+/-
	296	**314**	-5.7%

5-year Sep average: **37**

New Pendings — 21

-30.0% from Aug 2025: **30**
-30.0% from Sep 2024: **30**

YTD	2025	2024	+/-
	241	**275**	-12.4%

5-year Sep average: **36**

Closed Sales — 31

24.0% from Aug 2025: **25**
47.6% from Sep 2024: **21**

YTD	2025	2024	+/-
	229	**266**	-13.9%

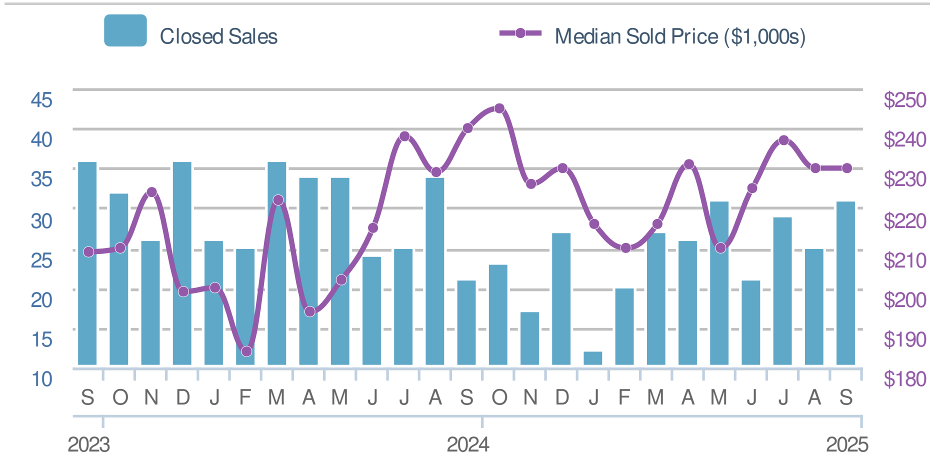
5-year Sep average: **35**

Median Sold Price — $230,000

0.0% from Aug 2025: **$230,000**
-4.2% from Sep 2024: **$240,000**

YTD	2025	2024	+/-
	$225,000	**$210,000**	7.1%

5-year Sep average: **$208,290**



Active Listings — 52

52
Min 30
41
Max 54
5-year Sep average

Aug 2025	Sep 2024
47	**30**

Avg DOM — 25

25
Min 10
24
Max 32
5-year Sep average

Aug 2025	Sep 2024	YTD
17	**31**	**27**

Avg Sold to OLP Ratio — 95.3%

95.3%
Min 95.3%
98.6%
Max 100.5%
5-year Sep average

Aug 2025	Sep 2024	YTD
100.9%	**99.5%**	**98.0%**

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New Listings — 0

-100.0% from Aug 2025: **4**
-100.0% from Sep 2024: **2**

YTD	2025	2024	+/-
	38	**52**	-26.9%

5-year Sep average: **3**

New Pendings — 2

-71.4% from Aug 2025: **7**
-60.0% from Sep 2024: **5**

YTD	2025	2024	+/-
	31	**35**	-11.4%

5-year Sep average: **3**

Closed Sales — 4

0.0% from Aug 2025: **4**
100.0% from Sep 2024: **2**

YTD	2025	2024	+/-
	28	**27**	3.7%

5-year Sep average: **5**

Median Sold Price — $253,550

-1.9% from Aug 2025: **$258,500**
26.8% from Sep 2024: **$200,000**

YTD	2025	2024	+/-
	$272,000	**$270,000**	0.7%

5-year Sep average: **$200,210**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for September was $253,550, representing a decrease of 1.9% compared to last month and an increase of 26.8% from Sep 2024. The average days on market for units sold in September was 36 days, 10% above the 5-year September average of 33 days. There was a 71.4% month over month decrease in new contract activity with 2 New Pendings; a 37.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 5; and no change in supply with 5 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.60 in August and an increase from 0.89 in September 2024. The Contract Ratio is 22% lower than the 5-year September average of 1.28. 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 — 5

5
Min 2 — 6 — Max 9
5-year Sep average

Aug 2025	Sep 2024
5	**9**

Avg DOM — 36

36
Min 9 — 33 — Max 53
5-year Sep average

Aug 2025	Sep 2024	YTD
9	**27**	**41**

Avg Sold to OLP Ratio — 89.9%

89.9%
Min 85.6% — 91.5% — Max 96.2%
5-year Sep average

Aug 2025	Sep 2024	YTD
109.7%	**85.6%**	**97.3%**

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

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New Listings — 23

-11.5% from Aug 2025: **26**
4.5% from Sep 2024: **22**

YTD	2025	2024	+/-
	258	**262**	-1.5%

5-year Sep average: **34**

New Pendings — 19

-17.4% from Aug 2025: **23**
-24.0% from Sep 2024: **25**

YTD	2025	2024	+/-
	210	**240**	-12.5%

5-year Sep average: **33**

Closed Sales — 27

28.6% from Aug 2025: **21**
42.1% from Sep 2024: **19**

YTD	2025	2024	+/-
	201	**239**	-15.9%

5-year Sep average: **30**

Median Sold Price — $225,000

-2.2% from Aug 2025: **$230,000**
-6.3% from Sep 2024: **$240,000**

YTD	2025	2024	+/-
	$225,000	**$208,500**	7.9%

5-year Sep average: **$207,580**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for September was $225,000, representing a decrease of 2.2% compared to last month and a decrease of 6.3% from Sep 2024. The average days on market for units sold in September was 23 days, 4% above the 5-year September average of 22 days. There was a 17.4% month over month decrease in new contract activity with 19 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 25; and an 11.9% increase in supply to 47 active units.

This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.83 in August and a decrease from 1.48 in September 2024. The Contract Ratio is 66% lower than the 5-year September average of 1.57. 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 — 47

47
Min 21 — 35 — Max 47
5-year Sep average

Aug 2025	Sep 2024
42	**21**

Avg DOM — 23

23
Min 10 — 22 — Max 32
5-year Sep average

Aug 2025	Sep 2024	YTD
19	**32**	**25**

Avg Sold to OLP Ratio — 96.1%

96.1%
Min 96.1% — 99.7% — Max 101.5%
5-year Sep average

Aug 2025	Sep 2024	YTD
99.3%	**101.0%**	**98.1%**

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

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