September 2025

All Home Types
Detached
Attached

Local Market Insight

William Penn (Delaware, PA)

MarketStats by ShowingTime

Presented by
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September 2025
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New Listings — 44

12.8% from Aug 2025: **39**
18.9% from Sep 2024: **37**

YTD	2025	2024	+/-
	372	382	-2.6%

5-year Sep average: **44**

New Pendings — 40

8.1% from Aug 2025: **37**
42.9% from Sep 2024: **28**

YTD	2025	2024	+/-
	291	299	-2.7%

5-year Sep average: **43**

Closed Sales — 27

-3.6% from Aug 2025: **28**
8.0% from Sep 2024: **25**

YTD	2025	2024	+/-
	270	286	-5.6%

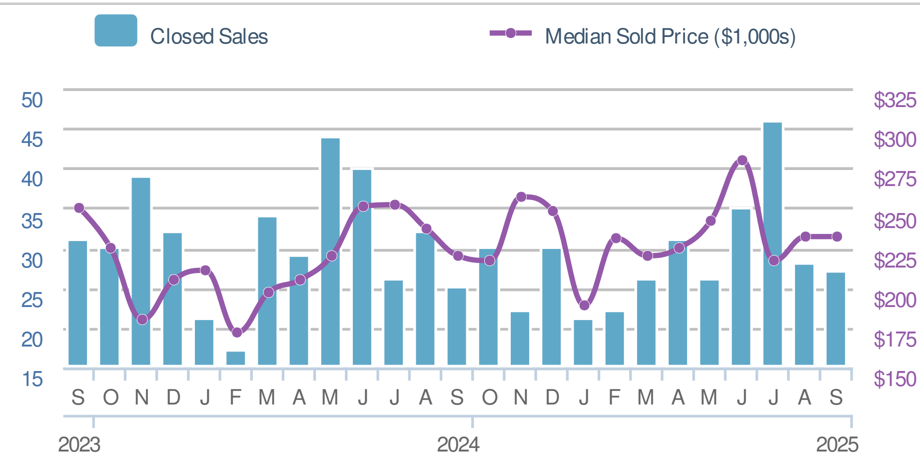
5-year Sep average: **35**

Median Sold Price — $232,500

0.2% from Aug 2025: **$232,000**
5.4% from Sep 2024: **$220,500**

YTD	2025	2024	+/-
	$235,000	$225,500	4.2%

5-year Sep average: **$219,600**



Active Listings — 74

Min 47 | 5-year Sep average 61 | Max 74 | Current 74

Aug 2025	Sep 2024
70	59

Avg DOM — 43

Min 15 | 5-year Sep average 30 | Max 43 | Current 43

Aug 2025	Sep 2024	YTD
31	32	30

Avg Sold to OLP Ratio — 95.8%

Min 95.8% | 5-year Sep average 98.5% | Max 100.9% | Current 95.8%

Aug 2025	Sep 2024	YTD
95.8%	99.0%	98.0%

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

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New Listings 11

120.0% from Aug 2025: **5**

120.0% from Sep 2024: **5**

YTD	2025	2024	+/-
	102	**115**	-11.3%

5-year Sep average: **13**

New Pendings 13

8.3% from Aug 2025: **12**

62.5% from Sep 2024: **8**

YTD	2025	2024	+/-
	95	**97**	-2.1%

5-year Sep average: **13**

Closed Sales 7

16.7% from Aug 2025: **6**

-12.5% from Sep 2024: **8**

YTD	2025	2024	+/-
	85	**91**	-6.6%

5-year Sep average: **12**

Median Sold Price $314,950

0.5% from Aug 2025: **$313,250**

-4.6% from Sep 2024: **$330,000**

YTD	2025	2024	+/-
	$318,000	**$310,000**	2.6%

5-year Sep average: **$300,010**

Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for September was $314,950, representing an increase of 0.5% compared to last month and a decrease of 4.6% from Sep 2024. The average days on market for units sold in September was 15 days, 23% below the 5-year September average of 19 days. There was an 8.3% 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 9.1% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 1.27 in August and an increase from 1.63 in September 2024. The Contract Ratio is 15% higher than the 5-year September average of 1.56. 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 10

10

Min 8 | 12 | Max 14

5-year Sep average

Aug 2025	Sep 2024
11	**8**

Avg DOM 15

15

Min 13 | 19 | Max 34

5-year Sep average

Aug 2025	Sep 2024	YTD
13	**20**	**23**

Avg Sold to OLP Ratio 99.9%

99.9%

Min 99.9% | 102.4% | Max 106.1%

5-year Sep average

Aug 2025	Sep 2024	YTD
92.4%	**102.4%**	**100.3%**

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New Listings — 33

-2.9%	3.1%
from Aug 2025: **34**	from Sep 2024: **32**

YTD	2025	2024	+/-
	270	**267**	1.1%

5-year Sep average: **31**

New Pendings — 27

8.0%	35.0%
from Aug 2025: **25**	from Sep 2024: **20**

YTD	2025	2024	+/-
	196	**202**	-3.0%

5-year Sep average: **29**

Closed Sales — 20

-9.1%	17.6%
from Aug 2025: **22**	from Sep 2024: **17**

YTD	2025	2024	+/-
	185	**195**	-5.1%

5-year Sep average: **23**

Median Sold Price — $217,500

5.2%	8.8%
from Aug 2025: **$206,699**	from Sep 2024: **$200,000**

YTD	2025	2024	+/-
	$205,000	**$190,000**	7.9%

5-year Sep average: **$193,900**

Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for September was $217,500, representing an increase of 5.2% compared to last month and an increase of 8.8% from Sep 2024. The average days on market for units sold in September was 52 days, 49% above the 5-year September average of 35 days. There was an 8% month over month increase in new contract activity with 27 New Pendings; a 3.4% MoM increase in All Pendings (new contracts + contracts carried over from August) to 30; and an 8.5% increase in supply to 64 active units.

This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.49 in August and a decrease from 0.55 in September 2024. The Contract Ratio is 51% lower than the 5-year September average of 0.96. 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 — 64

64

Min	5-year Sep average	Max
33	49	64

Aug 2025	Sep 2024
59	**51**

Avg DOM — 52

52

Min	5-year Sep average	Max
15	35	52

Aug 2025	Sep 2024	YTD
36	**38**	**32**

Avg Sold to OLP Ratio — 94.5%

94.5%

Min	5-year Sep average	Max
93.7%	96.6%	100.0%

Aug 2025	Sep 2024	YTD
96.7%	**97.5%**	**96.9%**

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