

October 2025

All Home Types
Detached
Attached

Local Market Insight

Delaware County, PA

October 2025

Delaware County, PA

Email: ldavis@tcsr.realtor

New Listings**583** **-2.8%**from Sep 2025:
600 **4.1%**from Oct 2024:
560

YTD	2025	2024	+/-
	6,044	6,144	-1.6%

5-year Oct average: **614****New Pendings****533** **6.2%**from Sep 2025:
502 **6.4%**from Oct 2024:
501

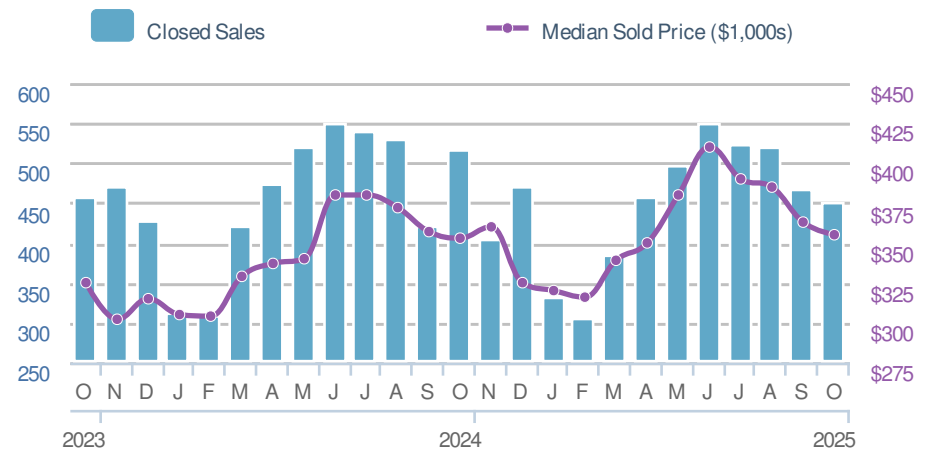
YTD	2025	2024	+/-
	4,895	4,991	-1.9%

5-year Oct average: **575****Closed Sales****449** **-3.4%**from Sep 2025:
465 **-12.6%**from Oct 2024:
514

YTD	2025	2024	+/-
	4,629	4,758	-2.7%

5-year Oct average: **520****Median Sold Price****\$355,000** **-2.3%**from Sep 2025:
\$363,500 **0.6%**from Oct 2024:
\$353,000

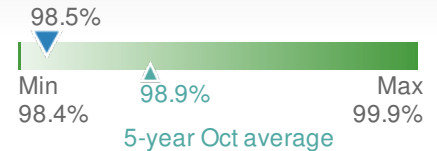
YTD	2025	2024	+/-
	\$365,000	\$350,000	4.3%

5-year Oct average: **\$318,600****Active Listings****775**

Sep 2025	Oct 2024
798	740

Avg DOM**26**

Sep 2025	Oct 2024	YTD
23	25	23

Avg Sold to OLP Ratio**98.5%**

Sep 2025	Oct 2024	YTD
98.9%	98.4%	99.4%

October 2025

Delaware County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**304** **-3.5%**from Sep 2025:
315 **6.3%**from Oct 2024:
286

YTD	2025	2024	+/-
	3,145	3,128	0.5%

5-year Oct average: **310****New Pending****280** **7.3%**from Sep 2025:
261 **9.8%**from Oct 2024:
255

YTD	2025	2024	+/-
	2,559	2,544	0.6%

5-year Oct average: **287****Closed Sales****233** **4.0%**from Sep 2025:
224 **-17.4%**from Oct 2024:
282

YTD	2025	2024	+/-
	2,416	2,410	0.2%

5-year Oct average: **263****Median
Sold Price****\$500,000** **-2.0%**from Sep 2025:
\$510,000 **3.7%**from Oct 2024:
\$482,000

YTD	2025	2024	+/-
	\$511,750	\$482,000	6.2%

5-year Oct average: **\$441,400****Summary**

In Delaware County, PA, the median sold price for Detached properties for October was \$500,000, representing a decrease of 2% compared to last month and an increase of 3.7% from Oct 2024. The average days on market for units sold in October was 25 days, 7% above the 5-year October average of 23 days. There was a 7.3% month over month increase in new contract activity with 280 New Pending; an 11.4% MoM increase in All Pending (new contracts + contracts carried over from September) to 400; and a 0.5% decrease in supply to 365 active units.

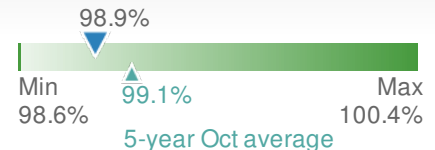
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 0.98 in September and an increase from 0.94 in October 2024. The Contract Ratio is 7% lower than the 5-year October average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**365**

Sep 2025	Oct 2024
367	383

Avg DOM**25**

Sep 2025	Oct 2024	YTD
24	26	21

**Avg Sold to
OLP Ratio****98.9%**

Sep 2025	Oct 2024	YTD
99.5%	98.8%	100.6%

October 2025

Delaware County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**278** **-2.5%**from Sep 2025:
285 **1.5%**from Oct 2024:
274

YTD	2025	2024	+/-
	2,895	3,011	-3.9%

5-year Oct average: **304****New Pendings****253** **5.0%**from Sep 2025:
241 **2.8%**from Oct 2024:
246

YTD	2025	2024	+/-
	2,331	2,443	-4.6%

5-year Oct average: **288****Closed Sales****216** **-10.4%**from Sep 2025:
241 **-6.9%**from Oct 2024:
232

YTD	2025	2024	+/-
	2,208	2,344	-5.8%

5-year Oct average: **257****Median
Sold Price****\$265,000** **6.0%**from Sep 2025:
\$250,000 **12.8%**from Oct 2024:
\$235,000

YTD	2025	2024	+/-
	\$250,000	\$237,000	5.5%

5-year Oct average: **\$226,080****Summary**

In Delaware County, PA, the median sold price for Attached properties for October was \$265,000, representing an increase of 6% compared to last month and an increase of 12.8% from Oct 2024. The average days on market for units sold in October was 28 days, 21% above the 5-year October average of 23 days. There was a 5% month over month increase in new contract activity with 253 New Pendings; an 8% MoM increase in All Pendings (new contracts + contracts carried over from September) to 351; and a 4.9% decrease in supply to 410 active units.

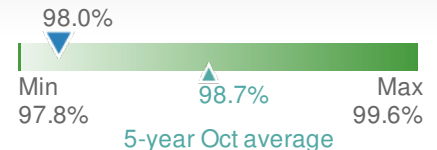
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.75 in September and a decrease from 1.00 in October 2024. The Contract Ratio is 36% lower than the 5-year October average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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**410**

Sep 2025	Oct 2024
431	357

Avg DOM**28**

Sep 2025	Oct 2024	YTD
23	25	25

**Avg Sold to
OLP Ratio****98.0%**

Sep 2025	Oct 2024	YTD
98.3%	97.8%	98.2%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Chester-Upland (Delaware, PA)

October 2025

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**24**

-20.0%
 from Sep 2025: **30**
-17.2%
 from Oct 2024: **29**

YTD	2025	2024	+/-
	336	374	-10.2%

5-year Oct average: **31****New Pendings****18**

0.0%
 from Sep 2025: **18**
-35.7%
 from Oct 2024: **28**

YTD	2025	2024	+/-
	236	267	-11.6%

5-year Oct average: **28****Closed Sales****15**

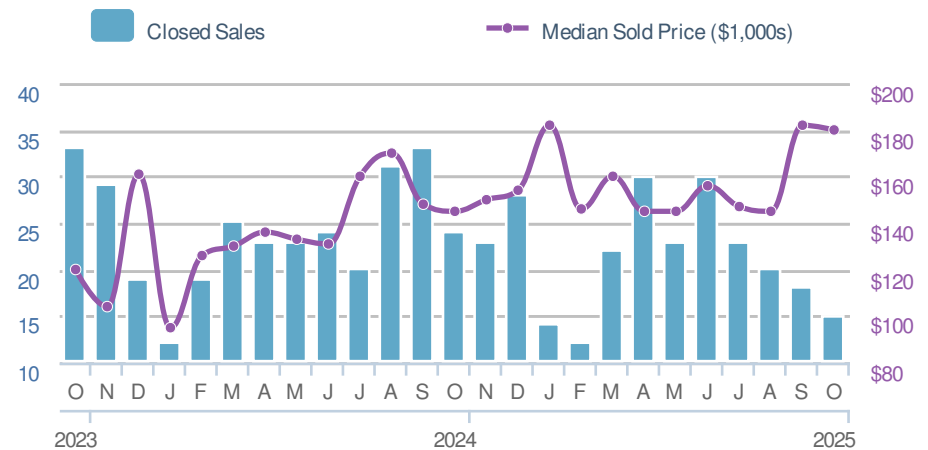
-16.7%
 from Sep 2025: **18**
-37.5%
 from Oct 2024: **24**

YTD	2025	2024	+/-
	222	248	-10.5%

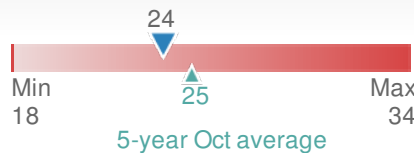
5-year Oct average: **25****Median Sold Price****\$180,000**

-1.1%
 from Sep 2025: **\$182,000**
24.1%
 from Oct 2024: **\$145,000**

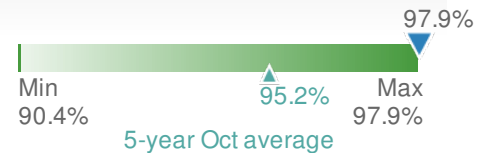
YTD	2025	2024	+/-
	\$155,000	\$140,000	10.7%

5-year Oct average: **\$129,800****Active Listings****62**

Sep 2025	Oct 2024
63	45

Avg DOM**24**

Sep 2025	Oct 2024	YTD
22	29	33

Avg Sold to OLP Ratio**97.9%**

Sep 2025	Oct 2024	YTD
98.6%	93.5%	95.1%

October 2025

Chester-Upland (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

↔ 0.0%

from Sep 2025:
5

↑ 66.7%

from Oct 2024:
3

YTD	2025	2024	+/-
	42	43	-2.3%

5-year Oct average: 3

New Pendings**3**

↓ -25.0%

from Sep 2025:
4

↔ 0.0%

from Oct 2024:
3

YTD	2025	2024	+/-
	28	36	-22.2%

5-year Oct average: 4

Closed Sales**3**

↔ 0.0%

from Sep 2025:
3

↑ 200.0%

from Oct 2024:
1

YTD	2025	2024	+/-
	28	35	-20.0%

5-year Oct average: 4

Median Sold Price**\$250,000**

↑ 2.0%

from Sep 2025:
\$245,000

↓ -13.8%

from Oct 2024:
\$289,900

YTD	2025	2024	+/-
	\$237,500	\$170,000	39.7%

5-year Oct average: \$174,980

Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for October was \$250,000, representing an increase of 2% compared to last month and a decrease of 13.8% from Oct 2024. The average days on market for units sold in October was 27 days, 38% above the 5-year October average of 20 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 5; and a 14.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.71 in September and a decrease from 0.83 in October 2024. The Contract Ratio is 38% lower than the 5-year October 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**8**

Sep 2025	Oct 2024
7	6

Avg DOM**27**

Sep 2025	Oct 2024	YTD
51	14	44

Avg Sold to OLP Ratio**102.3%**

Sep 2025	Oct 2024	YTD
91.7%	100.0%	94.7%

October 2025

Chester-Upland (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****19**

 **-24.0%**  **-26.9%**
 from Sep 2025: **25** from Oct 2024: **26**

YTD	2025	2024	+/-
	294	330	-10.9%

5-year Oct average: **28****New Pendings****15**

 **7.1%**  **-40.0%**
 from Sep 2025: **14** from Oct 2024: **25**

YTD	2025	2024	+/-
	207	231	-10.4%

5-year Oct average: **24****Closed Sales****12**

 **-20.0%**  **-47.8%**
 from Sep 2025: **15** from Oct 2024: **23**

YTD	2025	2024	+/-
	193	213	-9.4%

5-year Oct average: **22****Median Sold Price****\$180,000**

 **3.4%**  **33.3%**
 from Sep 2025: **\$174,000** from Oct 2024: **\$135,000**

YTD	2025	2024	+/-
	\$150,000	\$137,250	9.3%

5-year Oct average: **\$125,300****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for October was \$180,000, representing an increase of 3.4% compared to last month and an increase of 33.3% from Oct 2024. The average days on market for units sold in October was 23 days, 10% below the 5-year October average of 26 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from September) to 27; and a 3.6% decrease in supply to 54 active units.

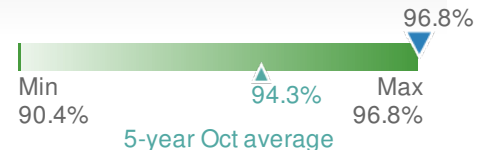
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.43 in September and a decrease from 0.85 in October 2024. The Contract Ratio is 45% lower than the 5-year October average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared 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**54**

Sep 2025	Oct 2024
56	39

Avg DOM**23**

Sep 2025	Oct 2024	YTD
17	29	31

Avg Sold to OLP Ratio**96.8%**

Sep 2025	Oct 2024	YTD
99.9%	93.2%	95.4%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Chichester (Delaware, PA)

October 2025

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**36** **20.0%**
from Sep 2025:
30 **12.5%**
from Oct 2024:
32

YTD	2025	2024	+/-
	282	292	-3.4%

5-year Oct average: **32****New Pendings****28** **21.7%**
from Sep 2025:
23 **-17.6%**
from Oct 2024:
34

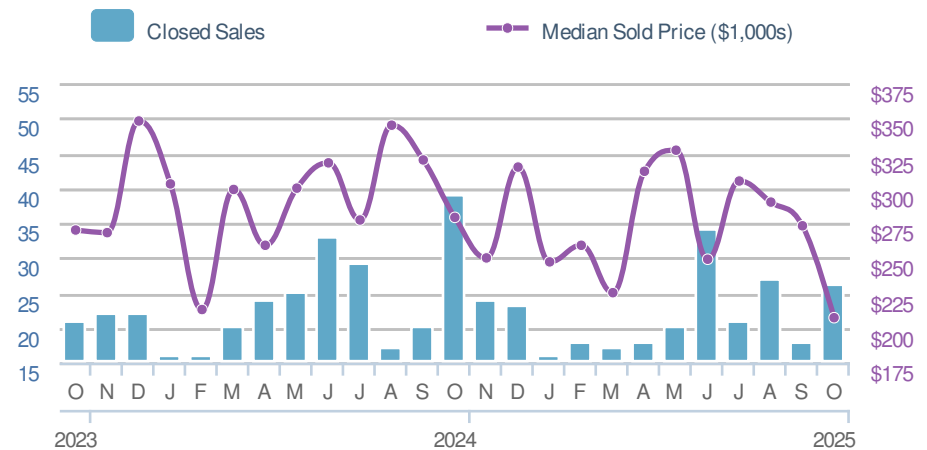
YTD	2025	2024	+/-
	234	261	-10.3%

5-year Oct average: **28****Closed Sales****26** **44.4%**
from Sep 2025:
18 **-33.3%**
from Oct 2024:
39

YTD	2025	2024	+/-
	223	247	-9.7%

5-year Oct average: **30****Median Sold Price****\$207,500** **-24.2%**
from Sep 2025:
\$273,750 **-25.9%**
from Oct 2024:
\$279,900

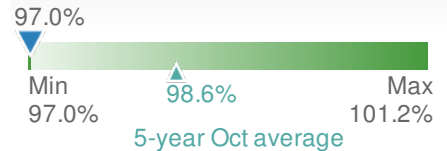
YTD	2025	2024	+/-
	\$280,000	\$285,000	-1.8%

5-year Oct average: **\$252,080****Active Listings****38**

Sep 2025	Oct 2024
34	24

Avg DOM**15**

Sep 2025	Oct 2024	YTD
19	17	19

Avg Sold to OLP Ratio**97.0%**

Sep 2025	Oct 2024	YTD
95.6%	98.1%	97.8%

October 2025

Chichester (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****23** **43.8%**from Sep 2025:
16 **-8.0%**from Oct 2024:
25

YTD	2025	2024	+/-
	145	178	-18.5%

5-year Oct average: **20****New Pendings****18** **63.6%**from Sep 2025:
11 **-14.3%**from Oct 2024:
21

YTD	2025	2024	+/-
	122	161	-24.2%

5-year Oct average: **17****Closed Sales****14** **75.0%**from Sep 2025:
8 **-48.1%**from Oct 2024:
27

YTD	2025	2024	+/-
	112	153	-26.8%

5-year Oct average: **19****Median
Sold Price****\$308,000** **-13.2%**from Sep 2025:
\$355,000 **-5.2%**from Oct 2024:
\$325,000

YTD	2025	2024	+/-
	\$347,450	\$342,000	1.6%

5-year Oct average: **\$302,650****Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for October was \$308,000, representing a decrease of 13.2% compared to last month and a decrease of 5.2% from Oct 2024. The average days on market for units sold in October was 14 days, 26% below the 5-year October average of 19 days. There was a 63.6% month over month increase in new contract activity with 18 New Pendings; a 26.7% MoM increase in All Pendings (new contracts + contracts carried over from September) to 19; and a 25% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.94 in September and a decrease from 1.24 in October 2024. The Contract Ratio is 30% lower than the 5-year October average of 1.35. 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**20**

Sep 2025	Oct 2024
16	17

Avg DOM**14**

Sep 2025	Oct 2024	YTD
30	16	17

**Avg Sold to
OLP Ratio****96.1%**

Sep 2025	Oct 2024	YTD
99.5%	99.2%	99.0%

October 2025

Chichester (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****13** **-7.1%**from Sep 2025:
14 **85.7%**from Oct 2024:
7

YTD	2025	2024	+/-
	137	114	20.2%

5-year Oct average: **12****New Pendings****10** **-16.7%**from Sep 2025:
12 **-23.1%**from Oct 2024:
13

YTD	2025	2024	+/-
	112	100	12.0%

5-year Oct average: **11****Closed Sales****12** **20.0%**from Sep 2025:
10 **0.0%**from Oct 2024:
12

YTD	2025	2024	+/-
	111	94	18.1%

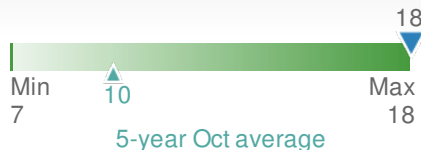
5-year Oct average: **11****Median
Sold Price****\$184,500** **10.2%**from Sep 2025:
\$167,450 **-3.7%**from Oct 2024:
\$191,500

YTD	2025	2024	+/-
	\$189,999	\$199,950	-5.0%

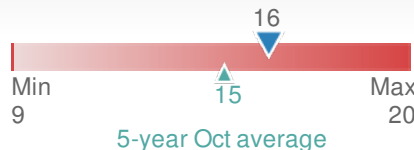
5-year Oct average: **\$188,500****Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for October was \$184,500, representing an increase of 10.2% compared to last month and a decrease of 3.7% from Oct 2024. The average days on market for units sold in October was 16 days, 7% above the 5-year October average of 15 days. There was a 16.7% month over month decrease in new contract activity with 10 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 11; and no change in supply with 18 active units.

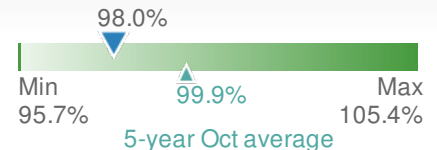
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 0.72 in September and a decrease from 2.43 in October 2024. The Contract Ratio is 70% lower than the 5-year October average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Sep 2025	Oct 2024
18	7

Avg DOM**16**

Sep 2025	Oct 2024	YTD
11	19	22

**Avg Sold to
OLP Ratio****98.0%**

Sep 2025	Oct 2024	YTD
92.6%	95.7%	96.7%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Garnet Valley (Delaware, PA)

October 2025

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**27**

↓ **-22.9%**
from Sep 2025:
35

↓ **-18.2%**
from Oct 2024:
33

YTD	2025	2024	+/-
	385	340	13.2%

5-year Oct average: **27****New Pendings****23**

↓ **-34.3%**
from Sep 2025:
35

↓ **-30.3%**
from Oct 2024:
33

YTD	2025	2024	+/-
	301	273	10.3%

5-year Oct average: **29****Closed Sales****22**

↓ **-47.6%**
from Sep 2025:
42

↓ **-21.4%**
from Oct 2024:
28

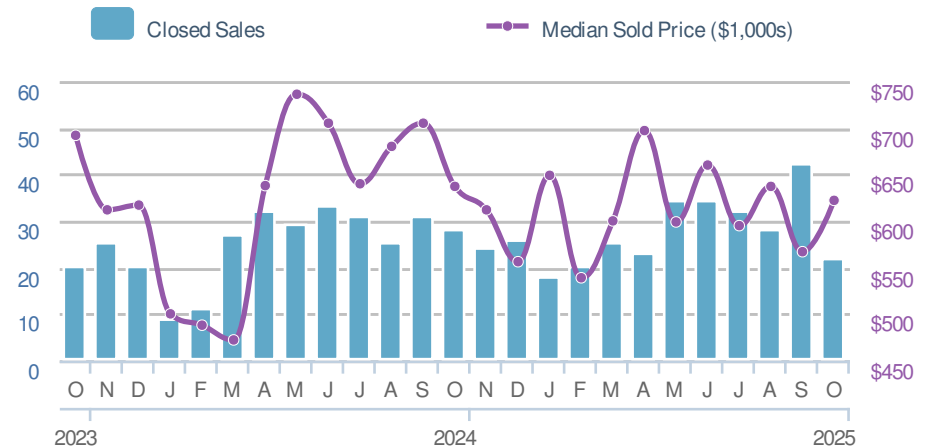
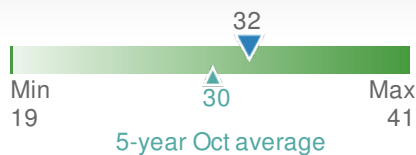
YTD	2025	2024	+/-
	296	258	14.7%

5-year Oct average: **26****Median Sold Price****\$622,500**

↑ **9.7%**
from Sep 2025:
\$567,500

↓ **-2.4%**
from Oct 2024:
\$637,500

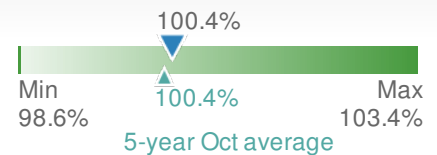
YTD	2025	2024	+/-
	\$633,100	\$649,950	-2.6%

5-year Oct average: **\$589,400****Active Listings****32**

Sep 2025	Oct 2024
33	41

Avg DOM**21**

Sep 2025	Oct 2024	YTD
26	29	21

Avg Sold to OLP Ratio**100.4%**

Sep 2025	Oct 2024	YTD
97.5%	99.5%	100.3%

October 2025

Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****16** **-36.0%**from Sep 2025:
25 **0.0%**from Oct 2024:
16

YTD	2025	2024	+/-
	252	198	27.3%

5-year Oct average: **15****New Pendings****12** **-40.0%**from Sep 2025:
20 **-14.3%**from Oct 2024:
14

YTD	2025	2024	+/-
	178	160	11.3%

5-year Oct average: **15****Closed Sales****14** **-41.7%**from Sep 2025:
24 **-30.0%**from Oct 2024:
20

YTD	2025	2024	+/-
	172	162	6.2%

5-year Oct average: **17****Median
Sold Price****\$801,000** **19.3%**from Sep 2025:
\$671,250 **4.4%**from Oct 2024:
\$767,500

YTD	2025	2024	+/-
	\$730,000	\$753,000	-3.1%

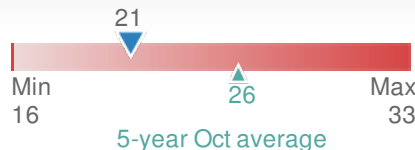
5-year Oct average: **\$689,700****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for October was \$801,000, representing an increase of 19.3% compared to last month and an increase of 4.4% from Oct 2024. The average days on market for units sold in October was 21 days, 19% below the 5-year October average of 26 days. There was a 40% month over month decrease in new contract activity with 12 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 28; and a 4% decrease in supply to 24 active units.

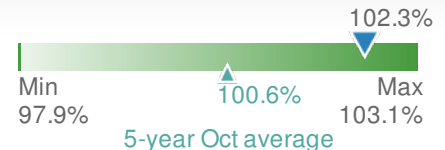
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.28 in September and an increase from 0.96 in October 2024. The Contract Ratio is 12% lower than the 5-year October average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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**24**

Sep 2025	Oct 2024
25	25

Avg DOM**21**

Sep 2025	Oct 2024	YTD
35	33	20

**Avg Sold to
OLP Ratio****102.3%**

Sep 2025	Oct 2024	YTD
95.0%	100.4%	100.5%

October 2025

Garnet Valley (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11**

↑ **10.0%**
from Sep 2025:
10

↓ **-35.3%**
from Oct 2024:
17

YTD	2025	2024	+/-
	133	142	-6.3%

5-year Oct average: **12****New Pendings****11**

↓ **-26.7%**
from Sep 2025:
15

↓ **-42.1%**
from Oct 2024:
19

YTD	2025	2024	+/-
	123	113	8.8%

5-year Oct average: **14****Closed Sales****8**

↓ **-55.6%**
from Sep 2025:
18

↔ **0.0%**
from Oct 2024:
8

YTD	2025	2024	+/-
	124	96	29.2%

5-year Oct average: **9****Median
Sold Price****\$423,500**

↓ **-6.1%**
from Sep 2025:
\$451,250

↑ **14.8%**
from Oct 2024:
\$368,750

YTD	2025	2024	+/-
	\$439,000	\$423,750	3.6%

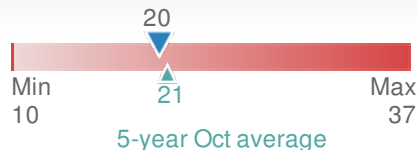
5-year Oct average: **\$378,950****Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for October was \$423,500, representing a decrease of 6.1% compared to last month and an increase of 14.8% from Oct 2024. The average days on market for units sold in October was 20 days, 4% below the 5-year October average of 21 days. There was a 26.7% month over month decrease in new contract activity with 11 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from September) to 21; and no change in supply with 8 active units.

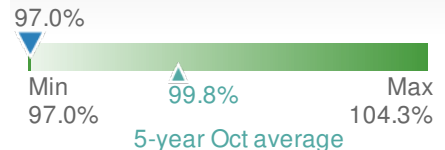
This activity resulted in a Contract Ratio of 2.63 pendings per active listing, up from 2.25 in September and an increase from 1.63 in October 2024. The Contract Ratio is 24% lower than the 5-year October average of 3.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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**8**

Sep 2025	Oct 2024
8	16

Avg DOM**20**

Sep 2025	Oct 2024	YTD
14	20	23

**Avg Sold to
OLP Ratio****97.0%**

Sep 2025	Oct 2024	YTD
100.8%	97.3%	100.0%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Haverford Township (Delaware, PA)

October 2025

Haverford Township (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**40**

↓ **-21.6%**
from Sep 2025:
51

↓ **-14.9%**
from Oct 2024:
47

YTD	2025	2024	+/-
	475	468	1.5%

5-year Oct average: **45****New Pendings****48**

↑ **20.0%**
from Sep 2025:
40

↑ **23.1%**
from Oct 2024:
39

YTD	2025	2024	+/-
	416	414	0.5%

5-year Oct average: **46****Closed Sales****34**

↓ **-12.8%**
from Sep 2025:
39

↓ **-22.7%**
from Oct 2024:
44

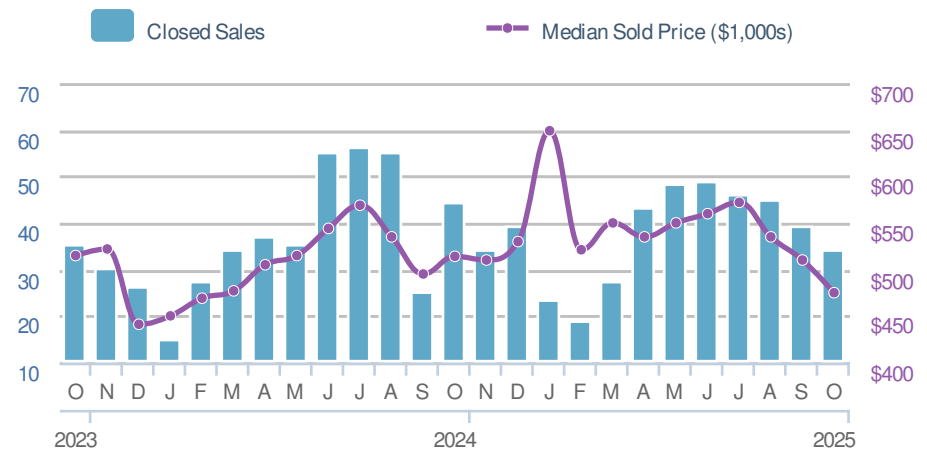
YTD	2025	2024	+/-
	381	385	-1.0%

5-year Oct average: **40****Median Sold Price****\$475,692**

↓ **-6.7%**
from Sep 2025:
\$510,000

↓ **-7.5%**
from Oct 2024:
\$514,250

YTD	2025	2024	+/-
	\$538,000	\$520,000	3.5%

5-year Oct average: **\$478,988****Active Listings****37**

37

Min 34

39

Max 44

5-year Oct average

Sep 2025	Oct 2024
45	41

Avg DOM**18**

18

Min 18

23

Max 29

5-year Oct average

Sep 2025	Oct 2024	YTD
13	19	13

Avg Sold to OLP Ratio**99.2%**

99.2%

Min 97.4%

99.3%

Max 101.9%

5-year Oct average

Sep 2025	Oct 2024	YTD
100.9%	99.2%	101.8%

October 2025

Haverford Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****33**

↔ 0.0%

from Sep 2025:
33

↑ 3.1%

from Oct 2024:
32

YTD	2025	2024	+/-
	347	357	-2.8%

5-year Oct average: **34****New Pendings****35**

↑ 34.6%

from Sep 2025:
26

↑ 25.0%

from Oct 2024:
28

YTD	2025	2024	+/-
	301	305	-1.3%

5-year Oct average: **35****Closed Sales****21**

↓ -16.0%

from Sep 2025:
25

↓ -38.2%

from Oct 2024:
34

YTD	2025	2024	+/-
	278	282	-1.4%

5-year Oct average: **30****Median
Sold Price****\$560,000**

↓ -8.2%

from Sep 2025:
\$610,000

↑ 1.8%

from Oct 2024:
\$550,000

YTD	2025	2024	+/-
	\$600,000	\$575,000	4.3%

5-year Oct average: **\$538,200****Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for October was \$560,000, representing a decrease of 8.2% compared to last month and an increase of 1.8% from Oct 2024. The average days on market for units sold in October was 14 days, 40% below the 5-year October average of 23 days. There was a 34.6% month over month increase in new contract activity with 35 New Pendings; a 42.4% MoM increase in All Pendings (new contracts + contracts carried over from September) to 47; and a 3.2% decrease in supply to 30 active units.

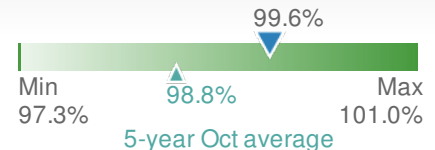
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 1.06 in September and an increase from 1.21 in October 2024. The Contract Ratio is 4% higher than the 5-year October average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared 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**30**

Sep 2025	Oct 2024
31	34

Avg DOM**14**

Sep 2025	Oct 2024	YTD
17	22	15

**Avg Sold to
OLP Ratio****99.6%**

Sep 2025	Oct 2024	YTD
100.2%	98.7%	101.8%

October 2025

Haverford Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**

↓ **-61.1%**
from Sep 2025:
18

↓ **-53.3%**
from Oct 2024:
15

YTD	2025	2024	+/-
	128	111	15.3%

5-year Oct average: **11****New Pendings****13**

↓ **-7.1%**
from Sep 2025:
14

↑ **18.2%**
from Oct 2024:
11

YTD	2025	2024	+/-
	115	109	5.5%

5-year Oct average: **11****Closed Sales****13**

↓ **-7.1%**
from Sep 2025:
14

↑ **30.0%**
from Oct 2024:
10

YTD	2025	2024	+/-
	103	103	0.0%

5-year Oct average: **9****Median
Sold Price****\$396,000**

↓ **-7.4%**
from Sep 2025:
\$427,500

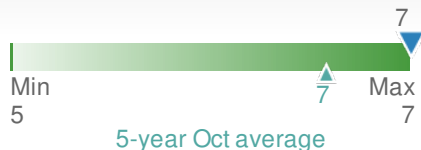
↓ **-4.0%**
from Oct 2024:
\$412,500

YTD	2025	2024	+/-
	\$425,000	\$400,000	6.3%

5-year Oct average: **\$370,600****Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for October was \$396,000, representing a decrease of 7.4% compared to last month and a decrease of 4% from Oct 2024. The average days on market for units sold in October was 23 days, 26% above the 5-year October average of 18 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 14; and a 50% decrease in supply to 7 active units.

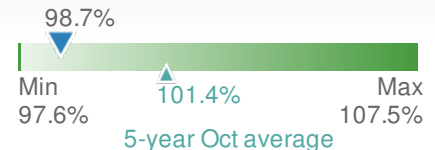
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in September and an increase from 1.43 in October 2024. The Contract Ratio is 4% higher than the 5-year October average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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**7**

Sep 2025	Oct 2024
14	7

Avg DOM**23**

Sep 2025	Oct 2024	YTD
6	11	9

**Avg Sold to
OLP Ratio****98.7%**

Sep 2025	Oct 2024	YTD
102.2%	100.9%	102.0%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Interboro (Delaware, PA)

October 2025

Interboro (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**30**

↑ **42.9%**
from Sep 2025:
21

↑ **36.4%**
from Oct 2024:
22

YTD	2025	2024	+/-
	230	251	-8.4%

5-year Oct average: **27****New Pendings****26**

↑ **44.4%**
from Sep 2025:
18

↑ **36.8%**
from Oct 2024:
19

YTD	2025	2024	+/-
	182	209	-12.9%

5-year Oct average: **23****Closed Sales****21**

↑ **31.3%**
from Sep 2025:
16

↓ **-8.7%**
from Oct 2024:
23

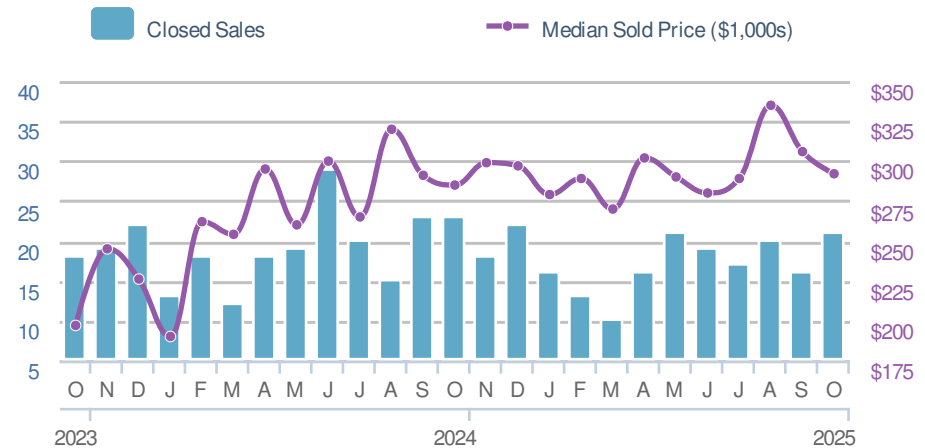
YTD	2025	2024	+/-
	176	198	-11.1%

5-year Oct average: **21****Median Sold Price****\$292,000**

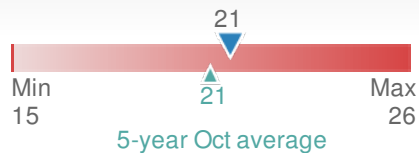
↓ **-4.6%**
from Sep 2025:
\$306,000

↑ **2.5%**
from Oct 2024:
\$285,000

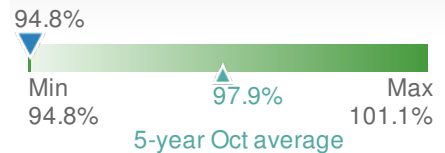
YTD	2025	2024	+/-
	\$289,000	\$275,000	5.1%

5-year Oct average: **\$255,400****Active Listings****35**

Sep 2025	Oct 2024
34	35

Avg DOM**21**

Sep 2025	Oct 2024	YTD
10	26	24

Avg Sold to OLP Ratio**94.8%**

Sep 2025	Oct 2024	YTD
100.5%	98.0%	98.4%

October 2025

Interboro (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10**

 **-16.7%**
 from Sep 2025: **12**
 **-9.1%**
 from Oct 2024: **11**

YTD	2025	2024	+/-
	102	132	-22.7%

5-year Oct average: **13****New Pendings****15**

 **50.0%**
 from Sep 2025: **10**
 **25.0%**
 from Oct 2024: **12**

YTD	2025	2024	+/-
	88	112	-21.4%

5-year Oct average: **13****Closed Sales****13**

 **44.4%**
 from Sep 2025: **9**
 **62.5%**
 from Oct 2024: **8**

YTD	2025	2024	+/-
	88	99	-11.1%

5-year Oct average: **11****Median Sold Price****\$310,000**

 **-8.3%**
 from Sep 2025: **\$338,000**
 **-10.8%**
 from Oct 2024: **\$347,500**

YTD	2025	2024	+/-
	\$321,000	\$320,500	0.2%

5-year Oct average: **\$292,690****Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for October was \$310,000, representing a decrease of 8.3% compared to last month and a decrease of 10.8% from Oct 2024. The average days on market for units sold in October was 24 days, 30% above the 5-year October average of 18 days. There was a 50% month over month increase in new contract activity with 15 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 13; and a 33.3% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 0.87 in September and a decrease from 1.33 in October 2024. The Contract Ratio is 5% lower than the 5-year October average of 1.37. 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**

Sep 2025	Oct 2024
15	15

Avg DOM**24**

Sep 2025	Oct 2024	YTD
5	25	24

Avg Sold to OLP Ratio**94.9%**

Sep 2025	Oct 2024	YTD
101.7%	98.8%	98.5%

October 2025

Interboro (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**20**

↑ **122.2%**
from Sep 2025:
9

↑ **81.8%**
from Oct 2024:
11

YTD	2025	2024	+/-
	128	119	7.6%

5-year Oct average: **14****New Pendings****11**

↑ **37.5%**
from Sep 2025:
8

↑ **57.1%**
from Oct 2024:
7

YTD	2025	2024	+/-
	94	97	-3.1%

5-year Oct average: **10****Closed Sales****8**

↑ **14.3%**
from Sep 2025:
7

↓ **-46.7%**
from Oct 2024:
15

YTD	2025	2024	+/-
	88	99	-11.1%

5-year Oct average: **10****Median
Sold Price****\$250,000**

↓ **-10.7%**
from Sep 2025:
\$280,000

↓ **-3.8%**
from Oct 2024:
\$259,900

YTD	2025	2024	+/-
	\$256,250	\$245,000	4.6%

5-year Oct average: **\$219,570****Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for October was \$250,000, representing a decrease of 10.7% compared to last month and a decrease of 3.8% from Oct 2024. The average days on market for units sold in October was 16 days, 24% below the 5-year October average of 21 days. There was a 37.5% month over month increase in new contract activity with 11 New Pendings; a 30% MoM increase in All Pendings (new contracts + contracts carried over from September) to 13; and a 31.6% increase in supply to 25 active units.

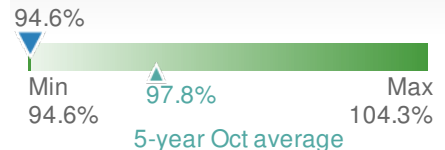
This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.53 in September and an increase from 0.40 in October 2024. The Contract Ratio is 33% lower than the 5-year October average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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**25**

Sep 2025	Oct 2024
19	20

Avg DOM**16**

Sep 2025	Oct 2024	YTD
16	27	23

**Avg Sold to
OLP Ratio****94.6%**

Sep 2025	Oct 2024	YTD
99.0%	97.6%	98.2%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Marple Newtown (Delaware, PA)

October 2025

Marple Newtown (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**46****↓ -6.1%**from Sep 2025:
49**↑ 24.3%**from Oct 2024:
37

YTD	2025	2024	+/-
	420	487	-13.8%

5-year Oct average: **43****New Pendings****46****↑ 31.4%**from Sep 2025:
35**↑ 31.4%**from Oct 2024:
35

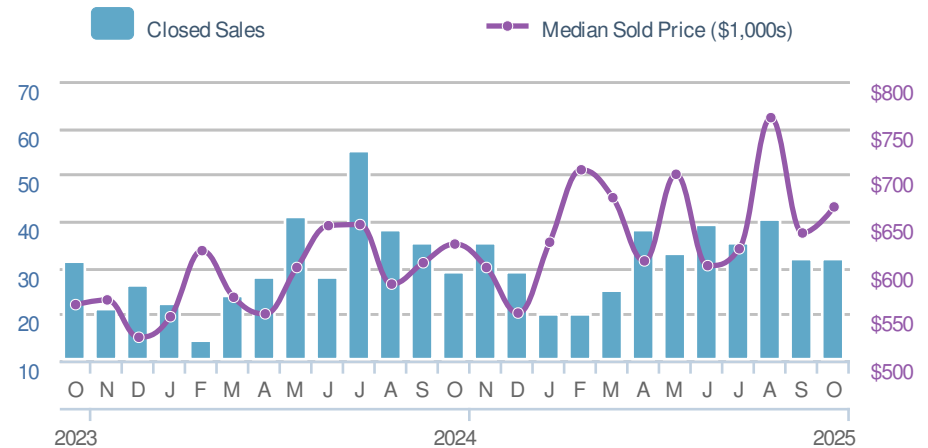
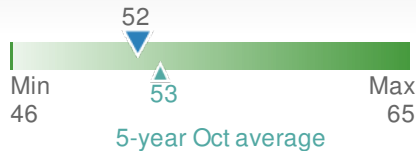
YTD	2025	2024	+/-
	348	359	-3.1%

5-year Oct average: **39****Closed Sales****32****↔ 0.0%**from Sep 2025:
32**↑ 10.3%**from Oct 2024:
29

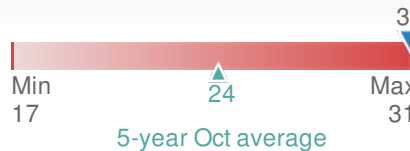
YTD	2025	2024	+/-
	325	324	0.3%

5-year Oct average: **32****Median Sold Price****\$665,000****↑ 4.3%**from Sep 2025:
\$637,500**↑ 6.4%**from Oct 2024:
\$625,000

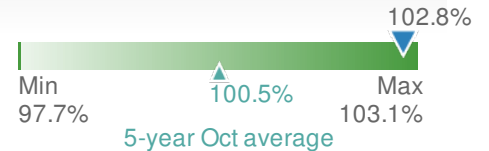
YTD	2025	2024	+/-
	\$652,500	\$597,500	9.2%

5-year Oct average: **\$588,000****Active Listings****52**

Sep 2025	Oct 2024
60	65

Avg DOM**31**

Sep 2025	Oct 2024	YTD
22	19	24

Avg Sold to OLP Ratio**102.8%**

Sep 2025	Oct 2024	YTD
99.2%	103.1%	101.7%

October 2025

Marple Newtown (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****35** **2.9%**from Sep 2025:
34 **45.8%**from Oct 2024:
24

YTD	2025	2024	+/-
	308	356	-13.5%

5-year Oct average: **32****New Pendings****32** **52.4%**from Sep 2025:
21 **23.1%**from Oct 2024:
26

YTD	2025	2024	+/-
	247	248	-0.4%

5-year Oct average: **28****Closed Sales****19** **-17.4%**from Sep 2025:
23 **-9.5%**from Oct 2024:
21

YTD	2025	2024	+/-
	226	232	-2.6%

5-year Oct average: **22****Median
Sold Price****\$695,000** **13.7%**from Sep 2025:
\$611,000 **22.8%**from Oct 2024:
\$566,000

YTD	2025	2024	+/-
	\$659,250	\$580,000	13.7%

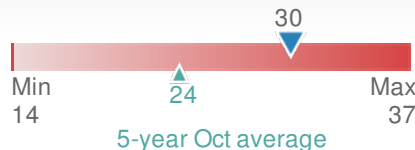
5-year Oct average: **\$590,200****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for October was \$695,000, representing an increase of 13.7% compared to last month and an increase of 22.8% from Oct 2024. The average days on market for units sold in October was 30 days, 25% above the 5-year October average of 24 days. There was a 52.4% month over month increase in new contract activity with 32 New Pendings; a 34.1% MoM increase in All Pendings (new contracts + contracts carried over from September) to 55; and a 5.1% decrease in supply to 37 active units.

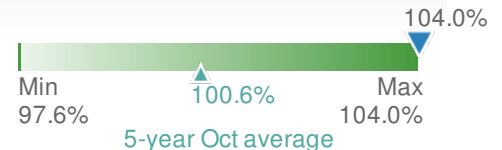
This activity resulted in a Contract Ratio of 1.49 pendings per active listing, up from 1.05 in September and an increase from 0.90 in October 2024. The Contract Ratio is 27% higher than the 5-year October average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Sep 2025	Oct 2024
39	51

Avg DOM**30**

Sep 2025	Oct 2024	YTD
16	16	21

**Avg Sold to
OLP Ratio****104.0%**

Sep 2025	Oct 2024	YTD
99.8%	103.0%	101.9%

October 2025

Marple Newtown (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11**

↓ -26.7% ↓ -15.4%
from Sep 2025: from Oct 2024:
15 13

YTD	2025	2024	+/-
	112	131	-14.5%

5-year Oct average: **10****New Pending****14**

↔ 0.0% ↑ 55.6%
from Sep 2025: from Oct 2024:
14 9

YTD	2025	2024	+/-
	101	111	-9.0%

5-year Oct average: **11****Closed Sales****13**

↑ 44.4% ↑ 62.5%
from Sep 2025: from Oct 2024:
9 8

YTD	2025	2024	+/-
	99	92	7.6%

5-year Oct average: **10****Median
Sold Price****\$642,500**

↓ -10.1% ↓ -31.4%
from Sep 2025: from Oct 2024:
\$715,000 **\$936,448**

YTD	2025	2024	+/-
	\$642,500	\$634,500	1.3%

5-year Oct average: **\$572,530****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for October was \$642,500, representing a decrease of 10.1% compared to last month and a decrease of 31.4% from Oct 2024. The average days on market for units sold in October was 32 days, 22% above the 5-year October average of 26 days. There was no month over month change in new contract activity with 14 New Pending; a 5.3% MoM increase in All Pending (new contracts + contracts carried over from September) to 20; and a 28.6% decrease in supply to 15 active units.

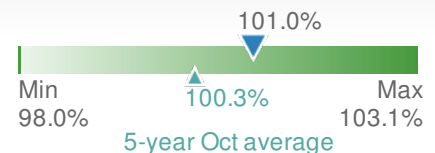
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.90 in September and a decrease from 1.93 in October 2024. The Contract Ratio is 44% lower than the 5-year October average of 2.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Sep 2025	Oct 2024
21	14

Avg DOM**32**

Sep 2025	Oct 2024	YTD
37	29	32

**Avg Sold to
OLP Ratio****101.0%**

Sep 2025	Oct 2024	YTD
97.7%	103.1%	101.2%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Penn-Delco (Delaware, PA)

October 2025

Penn-Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**38****↑35.7%**from Sep 2025:
28**↓-7.3%**from Oct 2024:
41

YTD	2025	2024	+/-
	306	384	-20.3%

5-year Oct average: **37****New Pendings****35****↑16.7%**from Sep 2025:
30**↓-10.3%**from Oct 2024:
39

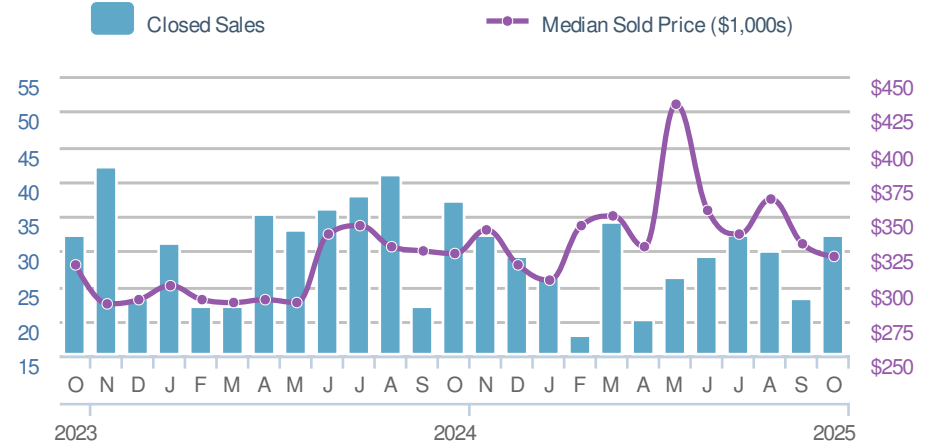
YTD	2025	2024	+/-
	288	345	-16.5%

5-year Oct average: **36****Closed Sales****32****↑39.1%**from Sep 2025:
23**↓-13.5%**from Oct 2024:
37

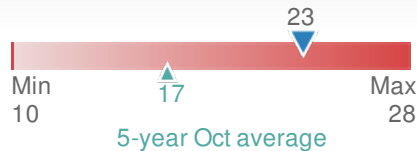
YTD	2025	2024	+/-
	276	335	-17.6%

5-year Oct average: **37****Median Sold Price****\$321,500****↓-2.6%**from Sep 2025:
\$330,000**↓-0.7%**from Oct 2024:
\$323,750

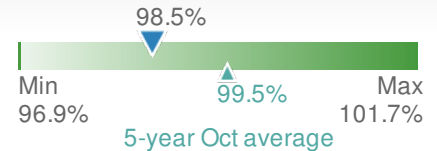
YTD	2025	2024	+/-
	\$335,000	\$312,000	7.4%

5-year Oct average: **\$306,220****Active Listings****30**

Sep 2025	Oct 2024
29	34

Avg DOM**23**

Sep 2025	Oct 2024	YTD
20	28	21

Avg Sold to OLP Ratio**98.5%**

Sep 2025	Oct 2024	YTD
98.7%	96.9%	98.7%

October 2025**Penn-Delco (Delaware, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****25**
 **56.3%**
from Sep 2025:
16
 **13.6%**
from Oct 2024:
22

YTD	2025	2024	+/-
	192	221	-13.1%

5-year Oct average: **23****New Pendings****21**
 **23.5%**
from Sep 2025:
17
 **-12.5%**
from Oct 2024:
24

YTD	2025	2024	+/-
	184	195	-5.6%

5-year Oct average: **23****Closed Sales****17**
 **21.4%**
from Sep 2025:
14
 **-26.1%**
from Oct 2024:
23

YTD	2025	2024	+/-
	174	184	-5.4%

5-year Oct average: **22****Median
Sold Price****\$335,000**
 **-2.9%**
from Sep 2025:
\$345,000
 **-4.3%**
from Oct 2024:
\$350,000

YTD	2025	2024	+/-
	\$378,500	\$357,500	5.9%

5-year Oct average: **\$333,600****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for October was \$335,000, representing a decrease of 2.9% compared to last month and a decrease of 4.3% from Oct 2024. The average days on market for units sold in October was 32 days, 55% above the 5-year October average of 21 days. There was a 23.5% month over month increase in new contract activity with 21 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from September) to 24; and a 21.4% increase in supply to 17 active units.

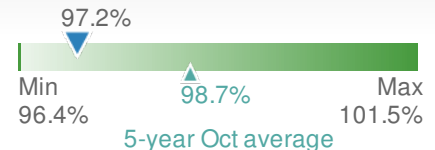
This activity resulted in a Contract Ratio of 1.41 pendings per active listing, down from 1.43 in September and an increase from 1.14 in October 2024. The Contract Ratio is 7% lower than the 5-year October average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Sep 2025	Oct 2024
14	22

Avg DOM**32**

Sep 2025	Oct 2024	YTD
20	32	21

**Avg Sold to
OLP Ratio****97.2%**

Sep 2025	Oct 2024	YTD
98.4%	96.4%	99.0%

October 2025

Penn-Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****13** **8.3%**from Sep 2025:
12 **-31.6%**from Oct 2024:
19

YTD	2025	2024	+/-
	114	163	-30.1%

5-year Oct average: **14****New Pendings****14** **7.7%**from Sep 2025:
13 **-6.7%**from Oct 2024:
15

YTD	2025	2024	+/-
	104	150	-30.7%

5-year Oct average: **13****Closed Sales****15** **66.7%**from Sep 2025:
9 **7.1%**from Oct 2024:
14

YTD	2025	2024	+/-
	102	151	-32.5%

5-year Oct average: **15****Median
Sold Price****\$289,000** **18.0%**from Sep 2025:
\$245,000 **7.5%**from Oct 2024:
\$268,750

YTD	2025	2024	+/-
	\$254,950	\$260,000	-1.9%

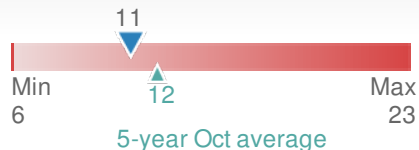
5-year Oct average: **\$256,250****Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for October was \$289,000, representing an increase of 18% compared to last month and an increase of 7.5% from Oct 2024. The average days on market for units sold in October was 11 days, 11% below the 5-year October average of 12 days. There was a 7.7% month over month increase in new contract activity with 14 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 17; and a 13.3% decrease in supply to 13 active units.

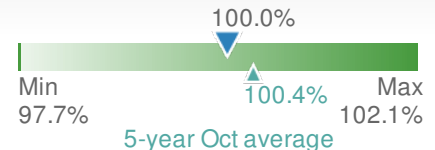
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 1.20 in September and a decrease from 1.50 in October 2024. The Contract Ratio is 26% lower than the 5-year October average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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**13**

Sep 2025	Oct 2024
15	12

Avg DOM**11**

Sep 2025	Oct 2024	YTD
20	23	22

**Avg Sold to
OLP Ratio****100.0%**

Sep 2025	Oct 2024	YTD
99.1%	97.7%	98.3%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Radnor Township (Delaware, PA)

October 2025

Radnor Township (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**24** **-4.0%**from Sep 2025:
25 **-22.6%**from Oct 2024:
31

YTD	2025	2024	+/-
	292	333	-12.3%

5-year Oct average: **33****New Pendings****23** **0.0%**from Sep 2025:
23 **-20.7%**from Oct 2024:
29

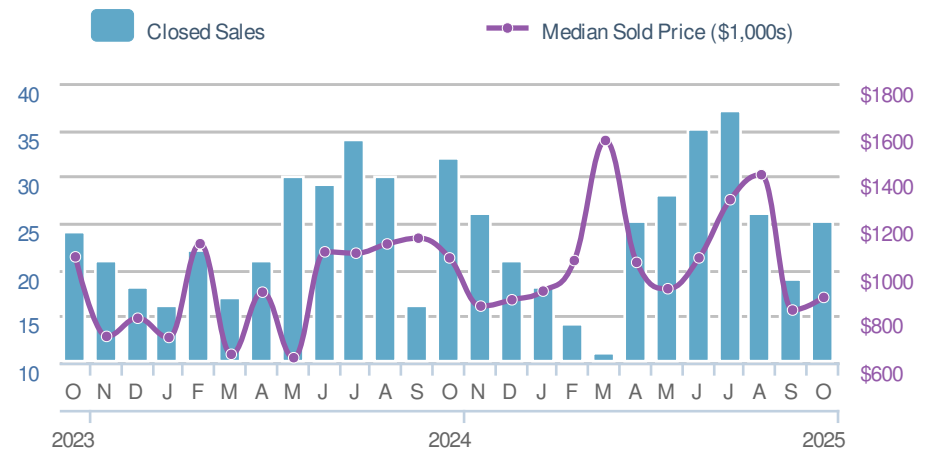
YTD	2025	2024	+/-
	244	266	-8.3%

5-year Oct average: **29****Closed Sales****25** **31.6%**from Sep 2025:
19 **-21.9%**from Oct 2024:
32

YTD	2025	2024	+/-
	237	250	-5.2%

5-year Oct average: **26****Median Sold Price****\$880,000** **6.7%**from Sep 2025:
\$825,000 **-16.2%**from Oct 2024:
\$1,050,000

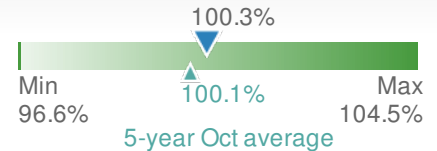
YTD	2025	2024	+/-
	\$1,126,000	\$905,500	24.4%

5-year Oct average: **\$929,393****Active Listings****27**

Sep 2025	Oct 2024
30	47

Avg DOM**25**

Sep 2025	Oct 2024	YTD
18	34	25

Avg Sold to OLP Ratio**100.3%**

Sep 2025	Oct 2024	YTD
102.4%	97.2%	101.5%

October 2025

Radnor Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17**

 **-5.6%**
 from Sep 2025: **18**

 **-22.7%**
 from Oct 2024: **22**

YTD	2025	2024	+/-
	206	228	-9.6%

5-year Oct average: **22****New Pendings****15**

 **-11.8%**
 from Sep 2025: **17**

 **-31.8%**
 from Oct 2024: **22**

YTD	2025	2024	+/-
	169	183	-7.7%

5-year Oct average: **18****Closed Sales****17**

 **21.4%**
 from Sep 2025: **14**

 **-32.0%**
 from Oct 2024: **25**

YTD	2025	2024	+/-
	165	170	-2.9%

5-year Oct average: **17****Median Sold Price****\$1,150,000**

 **-9.8%**
 from Sep 2025: **\$1,275,000**

 **-7.8%**
 from Oct 2024: **\$1,247,000**

YTD	2025	2024	+/-
	\$1,395,000	\$1,250,000	11.6%

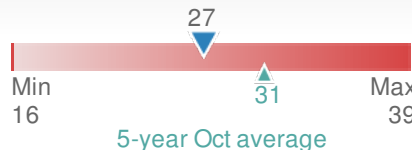
5-year Oct average: **\$1,116,405****Summary**

In Radnor Township (Delaware, PA), the median sold price for Detached properties for October was \$1,150,000, representing a decrease of 9.8% compared to last month and a decrease of 7.8% from Oct 2024. The average days on market for units sold in October was 27 days, 12% below the 5-year October average of 31 days. There was an 11.8% month over month decrease in new contract activity with 15 New Pendings; a 3.8% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 25; and a 4.3% decrease in supply to 22 active units.

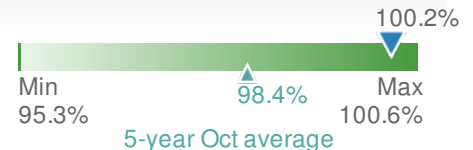
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.13 in September and an increase from 1.10 in October 2024. The Contract Ratio is 4% lower than the 5-year October average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**22**

Sep 2025	Oct 2024
23	31

Avg DOM**27**

Sep 2025	Oct 2024	YTD
19	39	23

Avg Sold to OLP Ratio**100.2%**

Sep 2025	Oct 2024	YTD
104.1%	97.0%	103.1%

October 2025

Radnor Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**

↔ 0.0% ↓ -22.2%

from Sep 2025: from Oct 2024:

7 9

YTD	2025	2024	+/-
	86	105	-18.1%

5-year Oct average: **11****New Pendings****8**

↑ 33.3% ↑ 14.3%

from Sep 2025: from Oct 2024:

6 7

YTD	2025	2024	+/-
	75	83	-9.6%

5-year Oct average: **11****Closed Sales****8**

↑ 60.0% ↑ 14.3%

from Sep 2025: from Oct 2024:

5 7

YTD	2025	2024	+/-
	72	80	-10.0%

5-year Oct average: **9****Median Sold Price****\$392,450**

↑ 96.2% ↑ 48.1%

from Sep 2025: from Oct 2024:

\$200,000 **\$265,000**

YTD	2025	2024	+/-
	\$437,500	\$340,000	28.7%

5-year Oct average: **\$469,388****Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached properties for October was \$392,450, representing an increase of 96.2% compared to last month and an increase of 48.1% from Oct 2024. The average days on market for units sold in October was 19 days, 59% below the 5-year October average of 46 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 9; and a 28.6% decrease in supply to 5 active units.

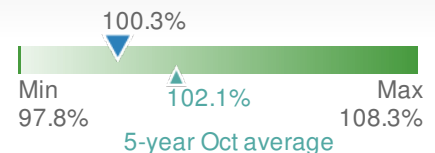
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 1.29 in September and an increase from 0.63 in October 2024. The Contract Ratio is 18% higher than the 5-year October average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Sep 2025	Oct 2024
7	16

Avg DOM**19**

Sep 2025	Oct 2024	YTD
14	17	29

Avg Sold to OLP Ratio**100.3%**

Sep 2025	Oct 2024	YTD
97.7%	97.8%	97.7%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Ridley (Delaware, PA)

October 2025

Ridley (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**37****↓ -19.6%**from Sep 2025:
46**↑ 48.0%**from Oct 2024:
25

YTD	2025	2024	+/-
	456	355	28.5%

5-year Oct average: **37****New Pendings****41****↓ -6.8%**from Sep 2025:
44**↑ 28.1%**from Oct 2024:
32

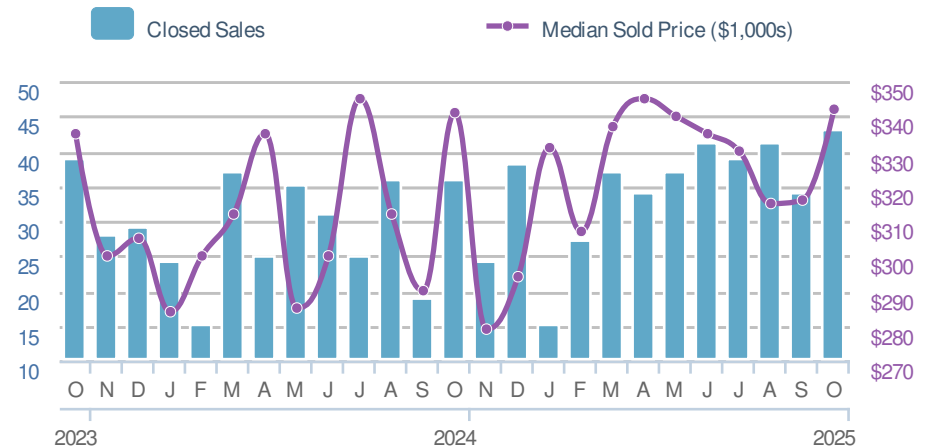
YTD	2025	2024	+/-
	385	305	26.2%

5-year Oct average: **39****Closed Sales****43****↑ 26.5%**from Sep 2025:
34**↑ 19.4%**from Oct 2024:
36

YTD	2025	2024	+/-
	352	289	21.8%

5-year Oct average: **42****Median Sold Price****\$342,500****↑ 8.4%**from Sep 2025:
\$316,000**↑ 0.4%**from Oct 2024:
\$341,250

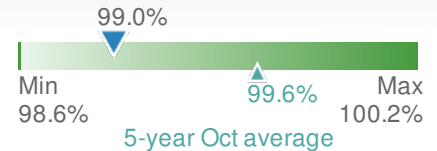
YTD	2025	2024	+/-
	\$325,000	\$315,000	3.2%

5-year Oct average: **\$304,750****Active Listings****49**

Sep 2025	Oct 2024
57	31

Avg DOM**31**

Sep 2025	Oct 2024	YTD
24	17	23

Avg Sold to OLP Ratio**99.0%**

Sep 2025	Oct 2024	YTD
99.2%	98.6%	99.8%

October 2025

Ridley (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****22**

 **-24.1%**  **46.7%**
 from Sep 2025: from Oct 2024:
 29 15

YTD	2025	2024	+/-
	284	210	35.2%

5-year Oct average: **21****New Pendings****25**

 **-7.4%**  **66.7%**
 from Sep 2025: from Oct 2024:
 27 15

YTD	2025	2024	+/-
	232	185	25.4%

5-year Oct average: **22****Closed Sales****27**

 **68.8%**  **28.6%**
 from Sep 2025: from Oct 2024:
 16 21

YTD	2025	2024	+/-
	217	183	18.6%

5-year Oct average: **24****Median Sold Price****\$385,000**

 **-10.2%**  **4.1%**
 from Sep 2025: from Oct 2024:
 \$428,750 \$370,000

YTD	2025	2024	+/-
	\$375,210	\$355,000	5.7%

5-year Oct average: **\$348,200****Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for October was \$385,000, representing a decrease of 10.2% compared to last month and an increase of 4.1% from Oct 2024. The average days on market for units sold in October was 26 days, 30% above the 5-year October average of 20 days. There was a 7.4% month over month decrease in new contract activity with 25 New Pendings; a 6.1% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 31; and an 11.8% decrease in supply to 30 active units.

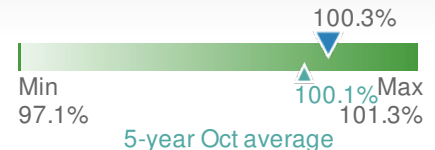
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.97 in September and a decrease from 1.11 in October 2024. The Contract Ratio is 25% lower than the 5-year October average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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**30**

Sep 2025	Oct 2024
34	18

Avg DOM**26**

Sep 2025	Oct 2024	YTD
27	21	20

Avg Sold to OLP Ratio**100.3%**

Sep 2025	Oct 2024	YTD
99.1%	97.1%	100.8%

October 2025

Ridley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**15**

 **-11.8%**
 from Sep 2025: **17**

 **50.0%**
 from Oct 2024: **10**

YTD	2025	2024	+/-
	171	145	17.9%

5-year Oct average: **15****New Pendings****16**

 **-5.9%**
 from Sep 2025: **17**

 **-5.9%**
 from Oct 2024: **17**

YTD	2025	2024	+/-
	152	120	26.7%

5-year Oct average: **16****Closed Sales****16**

 **-11.1%**
 from Sep 2025: **18**

 **6.7%**
 from Oct 2024: **15**

YTD	2025	2024	+/-
	134	106	26.4%

5-year Oct average: **19****Median Sold Price****\$281,500**

 **8.8%**
 from Sep 2025: **\$258,750**

 **-6.2%**
 from Oct 2024: **\$299,999**

YTD	2025	2024	+/-
	\$280,000	\$270,000	3.7%

5-year Oct average: **\$255,500****Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for October was \$281,500, representing an increase of 8.8% compared to last month and a decrease of 6.2% from Oct 2024. The average days on market for units sold in October was 40 days, 120% above the 5-year October average of 18 days. There was a 5.9% month over month decrease in new contract activity with 16 New Pendings; a 5% MoM increase in All Pendings (new contracts + contracts carried over from September) to 21; and a 17.4% decrease in supply to 19 active units.

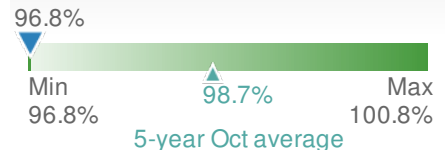
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 0.87 in September and a decrease from 1.77 in October 2024. The Contract Ratio is 32% lower than the 5-year October average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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**19**

Sep 2025	Oct 2024
23	13

Avg DOM**40**

Sep 2025	Oct 2024	YTD
21	13	28

Avg Sold to OLP Ratio**96.8%**

Sep 2025	Oct 2024	YTD
99.2%	100.8%	98.0%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Rose Tree Media (Delaware, PA)

October 2025

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**35** **-5.4%**from Sep 2025:
37 **25.0%**from Oct 2024:
28

YTD	2025	2024	+/-
	404	455	-11.2%

5-year Oct average: **40****New Pendings****34** **0.0%**from Sep 2025:
34 **17.2%**from Oct 2024:
29

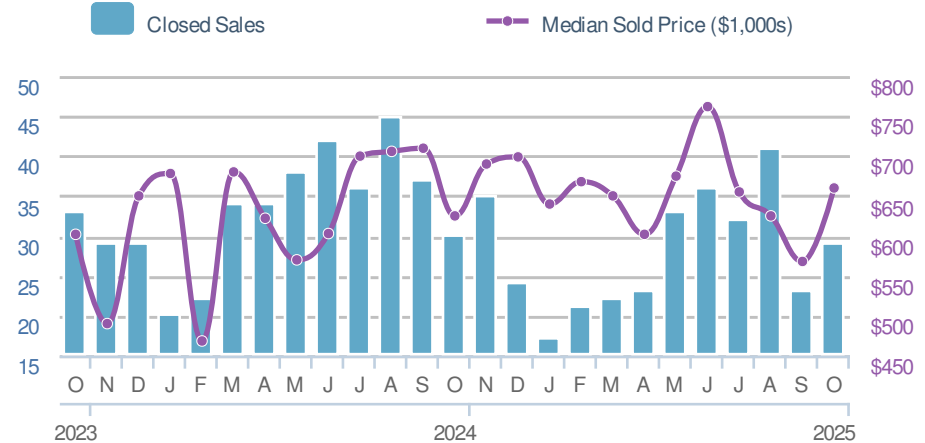
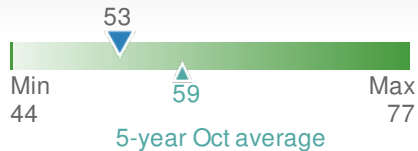
YTD	2025	2024	+/-
	309	364	-15.1%

5-year Oct average: **36****Closed Sales****29** **26.1%**from Sep 2025:
23 **-3.3%**from Oct 2024:
30

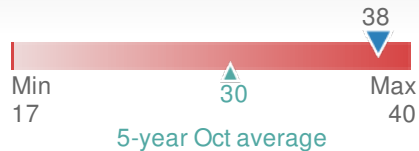
YTD	2025	2024	+/-
	287	370	-22.4%

5-year Oct average: **34****Median Sold Price****\$660,000** **16.1%**from Sep 2025:
\$568,500 **5.5%**from Oct 2024:
\$625,517

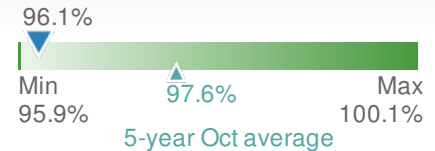
YTD	2025	2024	+/-
	\$659,900	\$635,190	3.9%

5-year Oct average: **\$581,503****Active Listings****53**

Sep 2025	Oct 2024
55	49

Avg DOM**38**

Sep 2025	Oct 2024	YTD
39	40	23

Avg Sold to OLP Ratio**96.1%**

Sep 2025	Oct 2024	YTD
100.6%	96.4%	101.0%

October 2025

Rose Tree Media (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****24** **20.0%**from Sep 2025:
20 **4.3%**from Oct 2024:
23

YTD	2025	2024	+/-
	286	291	-1.7%

5-year Oct average: **27****New Pendings****19** **-9.5%**from Sep 2025:
21 **5.6%**from Oct 2024:
18

YTD	2025	2024	+/-
	211	211	0.0%

5-year Oct average: **21****Closed Sales****20** **42.9%**from Sep 2025:
14 **42.9%**from Oct 2024:
14

YTD	2025	2024	+/-
	195	196	-0.5%

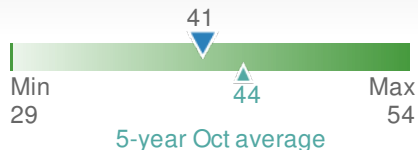
5-year Oct average: **20****Median
Sold Price****\$802,500** **43.4%**from Sep 2025:
\$559,750 **29.8%**from Oct 2024:
\$618,450

YTD	2025	2024	+/-
	\$710,000	\$680,000	4.4%

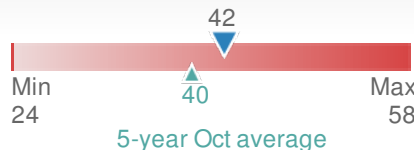
5-year Oct average: **\$634,610****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for October was \$802,500, representing an increase of 43.4% compared to last month and an increase of 29.8% from Oct 2024. The average days on market for units sold in October was 42 days, 6% above the 5-year October average of 40 days. There was a 9.5% month over month decrease in new contract activity with 19 New Pendings; an 8.1% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 34; and a 10.8% increase in supply to 41 active units.

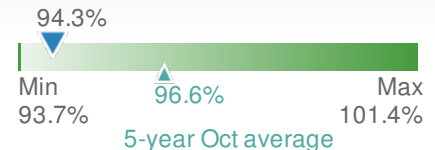
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 1.00 in September and an increase from 0.82 in October 2024. The Contract Ratio is 6% lower than the 5-year October average of 0.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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**41**

Sep 2025	Oct 2024
37	44

Avg DOM**42**

Sep 2025	Oct 2024	YTD
61	58	25

**Avg Sold to
OLP Ratio****94.3%**

Sep 2025	Oct 2024	YTD
100.1%	94.1%	101.7%

October 2025

Rose Tree Media (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****11**

↓ **-35.3%** ↑ **120.0%**
from Sep 2025: from Oct 2024:
17 5

YTD	2025	2024	+/-
	118	164	-28.0%

5-year Oct average: **13****New Pendings****15**

↑ **15.4%** ↑ **36.4%**
from Sep 2025: from Oct 2024:
13 11

YTD	2025	2024	+/-
	98	153	-35.9%

5-year Oct average: **15****Closed Sales****9**

↔ **0.0%** ↓ **-43.8%**
from Sep 2025: from Oct 2024:
9 16

YTD	2025	2024	+/-
	92	174	-47.1%

5-year Oct average: **15****Median
Sold Price****\$439,900**

↓ **-28.7%** ↓ **-29.7%**
from Sep 2025: from Oct 2024:
\$617,000 **\$625,517**

YTD	2025	2024	+/-
	\$557,500	\$616,002	-9.5%

5-year Oct average: **\$515,779****Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for October was \$439,900, representing a decrease of 28.7% compared to last month and a decrease of 29.7% from Oct 2024. The average days on market for units sold in October was 28 days, 57% above the 5-year October average of 18 days. There was a 15.4% month over month increase in new contract activity with 15 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from September) to 18; and a 33.3% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.78 in September and a decrease from 6.80 in October 2024. The Contract Ratio is 58% lower than the 5-year October average of 3.60. 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**12**

Sep 2025	Oct 2024
18	5

Avg DOM**28**

Sep 2025	Oct 2024	YTD
5	25	20

**Avg Sold to
OLP Ratio****99.9%**

Sep 2025	Oct 2024	YTD
101.4%	98.4%	99.4%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Southeast Delco (Delaware, PA)

October 2025

Southeast Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**40****↑73.9%**from Sep 2025:
23**↑17.6%**from Oct 2024:
34

YTD	2025	2024	+/-
	338	352	-4.0%

5-year Oct average: **46****New Pendings****27****↑28.6%**from Sep 2025:
21**↑22.7%**from Oct 2024:
22

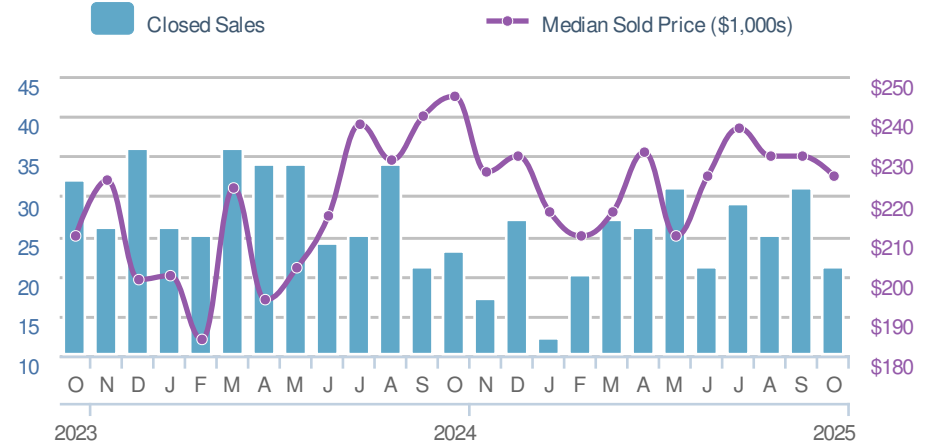
YTD	2025	2024	+/-
	269	295	-8.8%

5-year Oct average: **36****Closed Sales****21****↓-32.3%**from Sep 2025:
31**↓-8.7%**from Oct 2024:
23

YTD	2025	2024	+/-
	251	291	-13.7%

5-year Oct average: **32****Median Sold Price****\$225,000****↓-2.2%**from Sep 2025:
\$230,000**↓-8.2%**from Oct 2024:
\$245,000

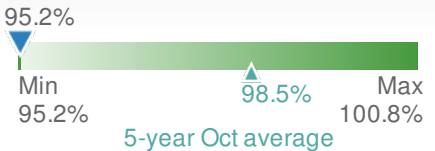
YTD	2025	2024	+/-
	\$225,000	\$213,750	5.3%

5-year Oct average: **\$212,700****Active Listings****59**

Sep 2025	Oct 2024
52	42

Avg DOM**41**

Sep 2025	Oct 2024	YTD
25	23	28

Avg Sold to OLP Ratio**95.2%**

Sep 2025	Oct 2024	YTD
95.3%	99.0%	97.8%

October 2025

Southeast Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**

↔ 0.0%

from Sep 2025:
0

↑ 40.0%

from Oct 2024:
5

YTD	2025	2024	+/-
	45	58	-22.4%

5-year Oct average: 7

New Pendings**3**

↑ 50.0%

from Sep 2025:
2

↓ -57.1%

from Oct 2024:
7

YTD	2025	2024	+/-
	34	41	-17.1%

5-year Oct average: 5

Closed Sales**1**

↓ -75.0%

from Sep 2025:
4

↓ -75.0%

from Oct 2024:
4

YTD	2025	2024	+/-
	29	32	-9.4%

5-year Oct average: 3

Median Sold Price**\$164,000**

↓ -35.3%

from Sep 2025:
\$253,550

↓ -47.8%

from Oct 2024:
\$314,000

YTD	2025	2024	+/-
	\$270,000	\$269,000	0.4%

5-year Oct average: \$250,600

Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for October was \$164,000, representing a decrease of 35.3% compared to last month and a decrease of 47.8% from Oct 2024. The average days on market for units sold in October was 4 days, 74% below the 5-year October average of 15 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from September) to 7; and an 80% increase in supply to 9 active units.

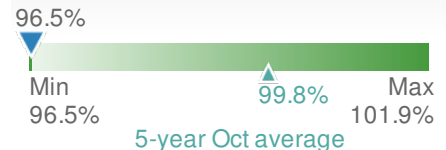
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.00 in September and a decrease from 1.00 in October 2024. The Contract Ratio is 22% lower than the 5-year October average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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**9**

Sep 2025	Oct 2024
5	9

Avg DOM**4**

Sep 2025	Oct 2024	YTD
36	26	40

Avg Sold to OLP Ratio**96.5%**

Sep 2025	Oct 2024	YTD
89.9%	99.8%	97.3%

October 2025

Southeast Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****33**
 **43.5%**
from Sep 2025:
23
 **13.8%**
from Oct 2024:
29

YTD	2025	2024	+/-
	293	294	-0.3%

5-year Oct average: **38****New Pendings****24**
 **26.3%**
from Sep 2025:
19
 **60.0%**
from Oct 2024:
15

YTD	2025	2024	+/-
	235	254	-7.5%

5-year Oct average: **30****Closed Sales****20**
 **-25.9%**
from Sep 2025:
27
 **5.3%**
from Oct 2024:
19

YTD	2025	2024	+/-
	222	259	-14.3%

5-year Oct average: **30****Median Sold Price****\$227,500**
 **1.1%**
from Sep 2025:
\$225,000
 **1.1%**
from Oct 2024:
\$225,000

YTD	2025	2024	+/-
	\$225,000	\$209,950	7.2%

5-year Oct average: **\$205,890****Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for October was \$227,500, representing an increase of 1.1% compared to last month and an increase of 1.1% from Oct 2024. The average days on market for units sold in October was 43 days, 76% above the 5-year October average of 24 days. There was a 26.3% month over month increase in new contract activity with 24 New Pendings; a 16% MoM increase in All Pendings (new contracts + contracts carried over from September) to 29; and a 6.4% increase in supply to 50 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, up from 0.53 in September and a decrease from 0.76 in October 2024. The Contract Ratio is 50% lower than the 5-year October average of 1.15. 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**50**

Sep 2025	Oct 2024
47	33

Avg DOM**43**

Sep 2025	Oct 2024	YTD
23	23	26

Avg Sold to OLP Ratio**95.1%**

Sep 2025	Oct 2024	YTD
96.1%	98.8%	97.9%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Springfield (Delaware, PA)

October 2025

Springfield (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**24** **-11.1%**from Sep 2025:
27 **9.1%**from Oct 2024:
22

YTD	2025	2024	+/-
	242	221	9.5%

5-year Oct average: **25****New Pendings****30** **57.9%**from Sep 2025:
19 **50.0%**from Oct 2024:
20

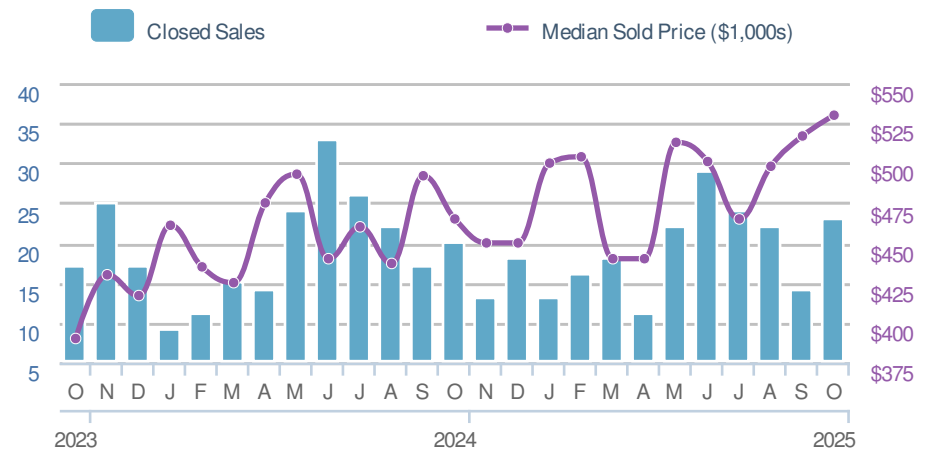
YTD	2025	2024	+/-
	215	200	7.5%

5-year Oct average: **25****Closed Sales****23** **64.3%**from Sep 2025:
14 **15.0%**from Oct 2024:
20

YTD	2025	2024	+/-
	198	194	2.1%

5-year Oct average: **22****Median Sold Price****\$530,000** **2.4%**from Sep 2025:
\$517,500 **14.0%**from Oct 2024:
\$465,000

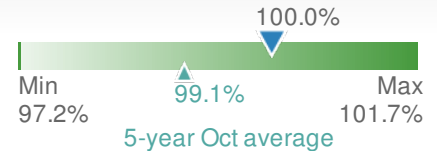
YTD	2025	2024	+/-
	\$493,000	\$454,250	8.5%

5-year Oct average: **\$429,600****Active Listings****22**

Sep 2025	Oct 2024
28	17

Avg DOM**14**

Sep 2025	Oct 2024	YTD
11	15	15

Avg Sold to OLP Ratio**100.0%**

Sep 2025	Oct 2024	YTD
101.9%	101.7%	101.1%

October 2025

Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**22** **-8.3%**from Sep 2025:
24 **4.8%**from Oct 2024:
21

YTD	2025	2024	+/-
	203	191	6.3%

5-year Oct average: **22****New Pendings****24** **50.0%**from Sep 2025:
16 **33.3%**from Oct 2024:
18

YTD	2025	2024	+/-
	179	170	5.3%

5-year Oct average: **20****Closed Sales****19** **35.7%**from Sep 2025:
14 **5.6%**from Oct 2024:
18

YTD	2025	2024	+/-
	167	166	0.6%

5-year Oct average: **18****Median
Sold Price****\$535,000** **3.4%**from Sep 2025:
\$517,500 **9.6%**from Oct 2024:
\$488,000

YTD	2025	2024	+/-
	\$510,000	\$475,000	7.4%

5-year Oct average: **\$448,800****Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for October was \$535,000, representing an increase of 3.4% compared to last month and an increase of 9.6% from Oct 2024. The average days on market for units sold in October was 13 days, 39% below the 5-year October average of 21 days. There was a 50% month over month increase in new contract activity with 24 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from September) to 27; and a 19% decrease in supply to 17 active units.

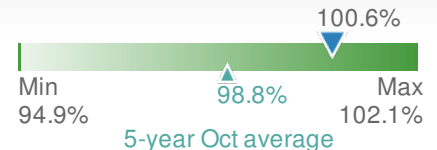
This activity resulted in a Contract Ratio of 1.59 pendings per active listing, up from 1.00 in September and an increase from 0.94 in October 2024. The Contract Ratio is 7% higher than the 5-year October average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Sep 2025	Oct 2024
21	16

Avg DOM**13**

Sep 2025	Oct 2024	YTD
11	14	16

**Avg Sold to
OLP Ratio****100.6%**

Sep 2025	Oct 2024	YTD
101.9%	102.1%	101.3%

October 2025

Springfield (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**2**

↓ -33.3% ↑ 100.0%
from Sep 2025: from Oct 2024:
3 1

YTD	2025	2024	+/-
	39	30	30.0%

5-year Oct average: 3

New Pendings**6**

↑ 100.0% ↑ 200.0%
from Sep 2025: from Oct 2024:
3 2

YTD	2025	2024	+/-
	36	30	20.0%

5-year Oct average: 5

Closed Sales**4**

↔ 0.0% ↑ 100.0%
from Sep 2025: from Oct 2024:
0 2

YTD	2025	2024	+/-
	31	28	10.7%

5-year Oct average: 4

**Median
Sold Price****\$370,000**

↔ 0.0% ↑ 31.0%
from Sep 2025: from Oct 2024:
\$0 \$282,500

YTD	2025	2024	+/-
	\$400,000	\$372,500	7.4%

5-year Oct average: \$316,750

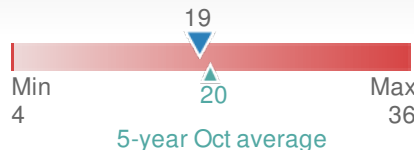
Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for October was \$370,000, representing an increase of 0% compared to last month and an increase of 31% from Oct 2024. The average days on market for units sold in October was 19 days, 6% below the 5-year October average of 20 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from September) to 6; and a 28.6% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 0.43 in September and a decrease from 3.00 in October 2024. The Contract Ratio is 57% lower than the 5-year October average of 2.79. 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**

Sep 2025	Oct 2024
7	1

Avg DOM**19**

Sep 2025	Oct 2024	YTD
0	32	14

**Avg Sold to
OLP Ratio****97.4%**

Sep 2025	Oct 2024	YTD
0.0%	97.9%	100.3%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Unionville-Chadds Ford (Delaware, PA)

October 2025

Unionville-Chadds Ford (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**10****↓ -37.5%**from Sep 2025:
16**↑ 66.7%**from Oct 2024:
6

YTD	2025	2024	+/-
	104	60	73.3%

5-year Oct average: **6****New Pendings****6****↑ 100.0%**from Sep 2025:
3**↑ 50.0%**from Oct 2024:
4

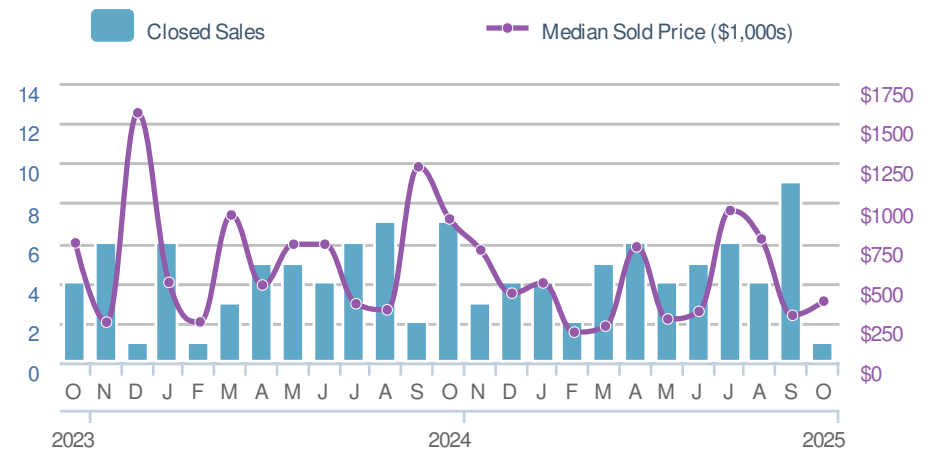
YTD	2025	2024	+/-
	53	45	17.8%

5-year Oct average: **5****Closed Sales****1****↓ -88.9%**from Sep 2025:
9**↓ -85.7%**from Oct 2024:
7

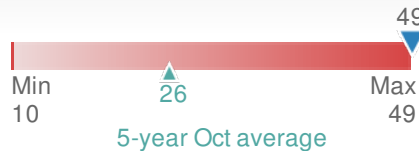
YTD	2025	2024	+/-
	48	47	2.1%

5-year Oct average: **5****Median Sold Price****\$385,000****↑ 30.5%**from Sep 2025:
\$295,000**↓ -57.2%**from Oct 2024:
\$900,000

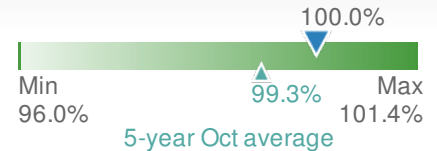
YTD	2025	2024	+/-
	\$337,000	\$655,000	-48.5%

5-year Oct average: **\$563,200****Active Listings****25**

Sep 2025	Oct 2024
20	13

Avg DOM**49**

Sep 2025	Oct 2024	YTD
23	24	22

Avg Sold to OLP Ratio**100.0%**

Sep 2025	Oct 2024	YTD
97.4%	101.4%	98.4%

October 2025

Unionville-Chadds Ford (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****6**

↓ -50.0% ↑ 100.0%
from Sep 2025: from Oct 2024:
12 3

YTD	2025	2024	+/-
	62	37	67.6%

5-year Oct average: **3****New Pendings****2**

↑ 100.0% ↔ 0.0%
from Sep 2025: from Oct 2024:
1 2

YTD	2025	2024	+/-
	22	28	-21.4%

5-year Oct average: **2****Closed Sales****0**

↓ -100.0% ↓ -100.0%
from Sep 2025: from Oct 2024:
3 7

YTD	2025	2024	+/-
	20	29	-31.0%

5-year Oct average: **3****Median
Sold Price****\$0**

↓ -100.0% ↓ -100.0%
from Sep 2025: from Oct 2024:
\$755,000 \$900,000

YTD	2025	2024	+/-
	\$850,000	\$880,001	-3.4%

5-year Oct average: **\$701,980****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for October was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Oct 2024. The average days on market for units sold in October was 0 days, 100% below the 5-year October average of 26 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from September) to 4; and a 41.7% increase in supply to 17 active units.

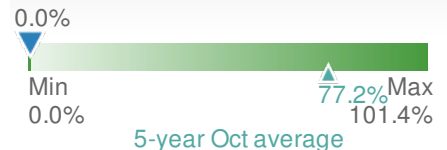
This activity resulted in a Contract Ratio of 0.24 pendings per active listing, up from 0.17 in September and a decrease from 0.29 in October 2024. The Contract Ratio is 46% lower than the 5-year October average of 0.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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**17**

Sep 2025	Oct 2024
12	7

Avg DOM**0**

Sep 2025	Oct 2024	YTD
35	24	30

**Avg Sold to
OLP Ratio****0.0%**

Sep 2025	Oct 2024	YTD
90.1%	101.4%	94.8%

October 2025

Unionville-Chadds Ford (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4**

0.0%

from Sep 2025:
4

33.3%

from Oct 2024:
3

YTD	2025	2024	+/-
	42	23	82.6%

5-year Oct average: **3****New Pendings****4**

100.0%

from Sep 2025:
2

100.0%

from Oct 2024:
2

YTD	2025	2024	+/-
	31	17	82.4%

5-year Oct average: **3****Closed Sales****1**

-83.3%

from Sep 2025:
6

0.0%

from Oct 2024:
0

YTD	2025	2024	+/-
	28	18	55.6%

5-year Oct average: **2****Median
Sold Price****\$385,000**

57.1%

from Sep 2025:
\$245,000

0.0%

from Oct 2024:
\$0

YTD	2025	2024	+/-
	\$236,250	\$324,500	-27.2%

5-year Oct average: **\$238,980****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for October was \$385,000, representing an increase of 57.1% compared to last month and an increase of 0% from Oct 2024. The average days on market for units sold in October was 49 days, 218% above the 5-year October average of 15 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from September) to 5; and no change in supply with 8 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.25 in September and an increase from 0.33 in October 2024. The Contract Ratio is 58% lower than the 5-year October average of 1.49. 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**8**

Sep 2025	Oct 2024
8	6

Avg DOM**49**

Sep 2025	Oct 2024	YTD
17	0	17

**Avg Sold to
OLP Ratio****100.0%**

Sep 2025	Oct 2024	YTD
101.0%	0.0%	101.0%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Upper Darby (Delaware, PA)

October 2025

Upper Darby (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**92** **1.1%**from Sep 2025:
91 **-13.2%**from Oct 2024:
106

YTD	2025	2024	+/-
	925	966	-4.2%

5-year Oct average: **108****New Pendings****78** **-8.2%**from Sep 2025:
85 **0.0%**from Oct 2024:
78

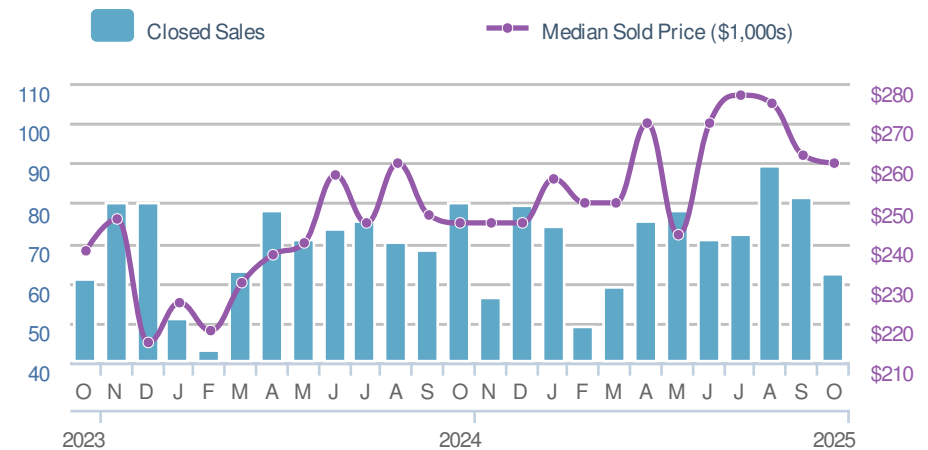
YTD	2025	2024	+/-
	759	743	2.2%

5-year Oct average: **98****Closed Sales****62** **-23.5%**from Sep 2025:
81 **-22.5%**from Oct 2024:
80

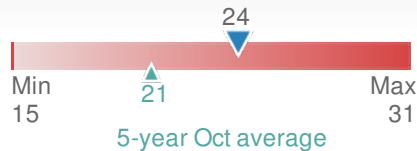
YTD	2025	2024	+/-
	736	708	4.0%

5-year Oct average: **81****Median Sold Price****\$260,388** **-0.8%**from Sep 2025:
\$262,550 **6.3%**from Oct 2024:
\$245,000

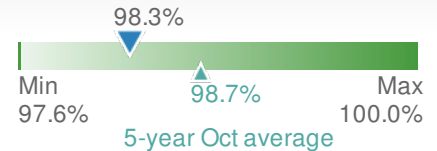
YTD	2025	2024	+/-
	\$260,000	\$240,500	8.1%

5-year Oct average: **\$230,468****Active Listings****112**

Sep 2025	Oct 2024
104	140

Avg DOM**24**

Sep 2025	Oct 2024	YTD
26	31	25

Avg Sold to OLP Ratio**98.3%**

Sep 2025	Oct 2024	YTD
99.6%	97.6%	98.4%

October 2025

Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****28**

 **-12.5%**
 from Sep 2025:
32

 **-6.7%**
 from Oct 2024:
30

YTD	2025	2024	+/-
	273	270	1.1%

5-year Oct average: **32****New Pendings****27**

 **-12.9%**
 from Sep 2025:
31

 **42.1%**
 from Oct 2024:
19

YTD	2025	2024	+/-
	238	213	11.7%

5-year Oct average: **28****Closed Sales****17**

 **-22.7%**
 from Sep 2025:
22

 **-29.2%**
 from Oct 2024:
24

YTD	2025	2024	+/-
	227	197	15.2%

5-year Oct average: **24****Median
Sold Price****\$467,500**

 **16.7%**
 from Sep 2025:
\$400,500

 **12.9%**
 from Oct 2024:
\$414,000

YTD	2025	2024	+/-
	\$381,000	\$384,500	-0.9%

5-year Oct average: **\$372,450****Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for October was \$467,500, representing an increase of 16.7% compared to last month and an increase of 12.9% from Oct 2024. The average days on market for units sold in October was 23 days, 10% above the 5-year October average of 21 days. There was a 12.9% month over month decrease in new contract activity with 27 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from September) to 40; and a 6.9% decrease in supply to 27 active units.

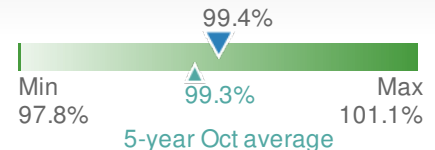
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, up from 1.10 in September and an increase from 0.80 in October 2024. The Contract Ratio is 16% higher than the 5-year October average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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**27**

Sep 2025	Oct 2024
29	41

Avg DOM**23**

Sep 2025	Oct 2024	YTD
24	35	25

**Avg Sold to
OLP Ratio****99.4%**

Sep 2025	Oct 2024	YTD
100.6%	97.8%	99.2%

October 2025

Upper Darby (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****64** **8.5%**from Sep 2025:
59 **-15.8%**from Oct 2024:
76

YTD	2025	2024	+/-
	652	695	-6.2%

5-year Oct average: **76****New Pendings****51** **-5.6%**from Sep 2025:
54 **-13.6%**from Oct 2024:
59

YTD	2025	2024	+/-
	521	529	-1.5%

5-year Oct average: **70****Closed Sales****45** **-23.7%**from Sep 2025:
59 **-19.6%**from Oct 2024:
56

YTD	2025	2024	+/-
	509	510	-0.2%

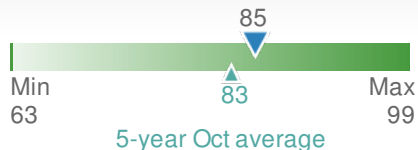
5-year Oct average: **57****Median Sold Price****\$232,500** **-5.9%**from Sep 2025:
\$247,000 **9.4%**from Oct 2024:
\$212,500

YTD	2025	2024	+/-
	\$235,000	\$215,000	9.3%

5-year Oct average: **\$202,720****Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for October was \$232,500, representing a decrease of 5.9% compared to last month and an increase of 9.4% from Oct 2024. The average days on market for units sold in October was 25 days, 20% above the 5-year October average of 21 days. There was a 5.6% month over month decrease in new contract activity with 51 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 71; and a 13.3% increase in supply to 85 active units.

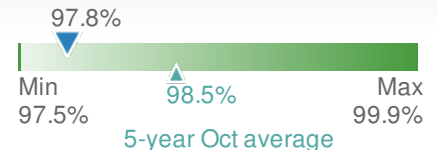
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 0.95 in September and an increase from 0.66 in October 2024. The Contract Ratio is 25% lower than the 5-year October average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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**85**

Sep 2025	Oct 2024
75	99

Avg DOM**25**

Sep 2025	Oct 2024	YTD
27	29	26

Avg Sold to OLP Ratio**97.8%**

Sep 2025	Oct 2024	YTD
99.2%	97.5%	98.1%

October 2025

All Home Types
Detached
Attached

Local Market Insight

Wallingford-Swarthmore (Delaware, PA)

October 2025

Wallingford-Swarthmore (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**30****↓ -18.9%**from Sep 2025:
37**↑ 66.7%**from Oct 2024:
18

YTD	2025	2024	+/-
	308	262	17.6%

5-year Oct average: **25****New Pendings****24****↑ 26.3%**from Sep 2025:
19**↑ 33.3%**from Oct 2024:
18

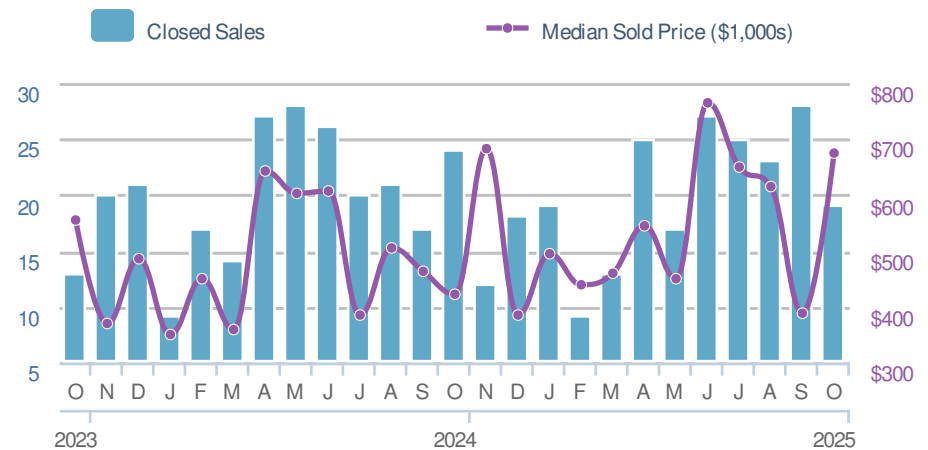
YTD	2025	2024	+/-
	226	227	-0.4%

5-year Oct average: **26****Closed Sales****19****↓ -32.1%**from Sep 2025:
28**↓ -20.8%**from Oct 2024:
24

YTD	2025	2024	+/-
	215	205	4.9%

5-year Oct average: **21****Median Sold Price****\$675,000****↑ 73.9%**from Sep 2025:
\$388,150**↑ 59.8%**from Oct 2024:
\$422,500

YTD	2025	2024	+/-
	\$605,000	\$500,000	21.0%

5-year Oct average: **\$484,000****Active Listings****51**

Sep 2025	Oct 2024
58	35

Avg DOM**55**

Sep 2025	Oct 2024	YTD
16	11	21

Avg Sold to OLP Ratio**96.8%**

Sep 2025	Oct 2024	YTD
98.8%	99.8%	99.7%

October 2025

Wallingford-Swarthmore (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17**

 **-26.1%**  **21.4%**
 from Sep 2025: **23** from Oct 2024: **14**

YTD	2025	2024	+/-
	199	155	28.4%

5-year Oct average: **15****New Pendings****13**

 **-7.1%**  **0.0%**
 from Sep 2025: **14** from Oct 2024: **13**

YTD	2025	2024	+/-
	150	142	5.6%

5-year Oct average: **14****Closed Sales****11**

 **-31.3%**  **-31.3%**
 from Sep 2025: **16** from Oct 2024: **16**

YTD	2025	2024	+/-
	148	134	10.4%

5-year Oct average: **12****Median Sold Price****\$690,000**

 **0.4%**  **16.0%**
 from Sep 2025: **\$687,500** from Oct 2024: **\$595,000**

YTD	2025	2024	+/-
	\$700,000	\$635,500	10.1%

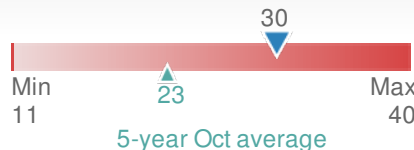
5-year Oct average: **\$622,768****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for October was \$690,000, representing an increase of 0.4% compared to last month and an increase of 16% from Oct 2024. The average days on market for units sold in October was 30 days, 33% above the 5-year October average of 23 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from September) to 18; and a 10% decrease in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.53 in September and a decrease from 0.82 in October 2024. The Contract Ratio is 35% lower than the 5-year October average of 1.03. 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**27**

Sep 2025	Oct 2024
30	17

Avg DOM**30**

Sep 2025	Oct 2024	YTD
12	11	16

Avg Sold to OLP Ratio**96.4%**

Sep 2025	Oct 2024	YTD
101.9%	99.3%	100.4%

October 2025

Wallingford-Swarthmore (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****13** **-7.1%**from Sep 2025:
14 **225.0%**from Oct 2024:
4

YTD	2025	2024	+/-
	109	107	1.9%

5-year Oct average: **10****New Pendings****11** **120.0%**from Sep 2025:
5 **120.0%**from Oct 2024:
5

YTD	2025	2024	+/-
	76	85	-10.6%

5-year Oct average: **11****Closed Sales****8** **-33.3%**from Sep 2025:
12 **0.0%**from Oct 2024:
8

YTD	2025	2024	+/-
	67	71	-5.6%

5-year Oct average: **9****Median Sold Price****\$441,500** **109.0%**from Sep 2025:
\$211,250 **77.0%**from Oct 2024:
\$249,500

YTD	2025	2024	+/-
	\$270,000	\$252,000	7.1%

5-year Oct average: **\$307,000****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for October was \$441,500, representing an increase of 109% compared to last month and an increase of 77% from Oct 2024. The average days on market for units sold in October was 89 days, 218% above the 5-year October average of 28 days. There was a 120% month over month increase in new contract activity with 11 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from September) to 30; and a 14.3% decrease in supply to 24 active units.

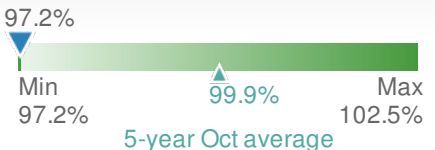
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 1.00 in September and an increase from 1.11 in October 2024. The Contract Ratio is 57% lower than the 5-year October average of 2.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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**24**

Sep 2025	Oct 2024
28	18

Avg DOM**89**

Sep 2025	Oct 2024	YTD
23	11	32

Avg Sold to OLP Ratio**97.2%**

Sep 2025	Oct 2024	YTD
94.6%	101.0%	98.0%

October 2025

All Home Types
Detached
Attached

Local Market Insight

West Chester Area (Delaware, PA)

October 2025

West Chester Area (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**5**

↔ 0.0%
from Sep 2025:
5

↓ -44.4%
from Oct 2024:
9

YTD	2025	2024	+/-
	79	66	19.7%

5-year Oct average: 5

New Pendings**6**

↓ -40.0%
from Sep 2025:
10

↓ -14.3%
from Oct 2024:
7

YTD	2025	2024	+/-
	66	46	43.5%

5-year Oct average: 5

Closed Sales**9**

↑ 50.0%
from Sep 2025:
6

↑ 200.0%
from Oct 2024:
3

YTD	2025	2024	+/-
	66	49	34.7%

5-year Oct average: 6

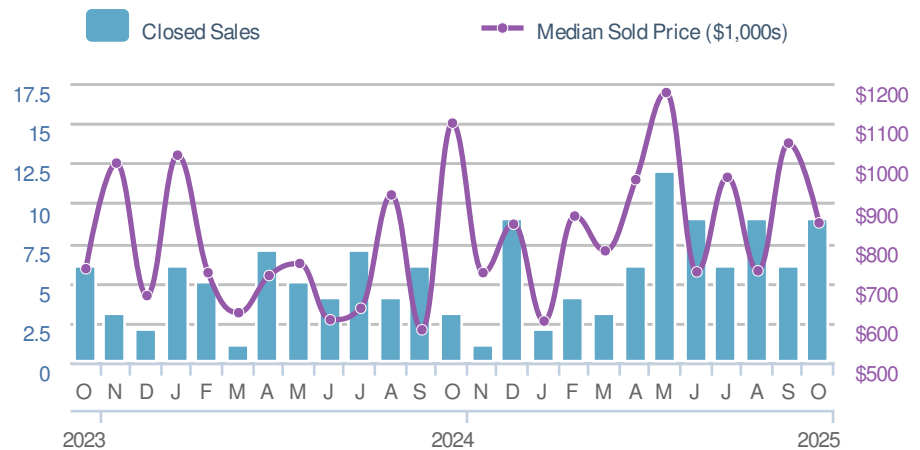
Median Sold Price**\$850,000**

↓ -19.0%
from Sep 2025:
\$1,050,000

↓ -22.7%
from Oct 2024:
\$1,100,000

YTD	2025	2024	+/-
	\$851,400	\$737,500	15.4%

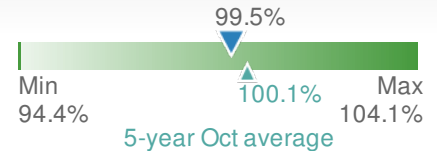
5-year Oct average: \$827,000

**Active Listings****14**

Sep 2025	Oct 2024
13	17

Avg DOM**8**

Sep 2025	Oct 2024	YTD
16	22	24

Avg Sold to OLP Ratio**99.5%**

Sep 2025	Oct 2024	YTD
102.4%	104.1%	100.0%

October 2025**West Chester Area (Delaware, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****4**

↔ 0.0%

from Sep 2025:
4

↓ -50.0%

from Oct 2024:
8

YTD	2025	2024	+/-
	64	45	42.2%

5-year Oct average: 4

New Pendings**6**

↓ -14.3%

from Sep 2025:
7

↔ 0.0%

from Oct 2024:
6

YTD	2025	2024	+/-
	53	32	65.6%

5-year Oct average: 5

Closed Sales**6**

↔ 0.0%

from Sep 2025:
6

↑ 100.0%

from Oct 2024:
3

YTD	2025	2024	+/-
	52	34	52.9%

5-year Oct average: 4

Median Sold Price**\$975,000**

↓ -7.1%

from Sep 2025:
\$1,050,000

↓ -11.4%

from Oct 2024:
\$1,100,000

YTD	2025	2024	+/-
	\$964,500	\$855,000	12.8%

5-year Oct average: **\$847,530****Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for October was \$975,000, representing a decrease of 7.1% compared to last month and a decrease of 11.4% from Oct 2024. The average days on market for units sold in October was 10 days, 56% below the 5-year October average of 23 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 7; and no change in supply with 13 active units.

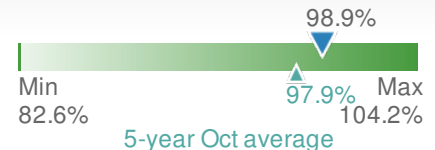
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, no change from September and a decrease from 0.55 in October 2024. The Contract Ratio is 48% lower than the 5-year October average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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**13**

Sep 2025	Oct 2024
13	11

Avg DOM**10**

Sep 2025	Oct 2024	YTD
16	22	25

Avg Sold to OLP Ratio**98.9%**

Sep 2025	Oct 2024	YTD
102.4%	104.1%	100.0%

October 2025**West Chester Area (Delaware, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**

↔ 0.0%

from Sep 2025:
1

↔ 0.0%

from Oct 2024:
1

YTD	2025	2024	+/-
	15	21	-28.6%

5-year Oct average: **1****New Pendings****0**

↓ -100.0%

from Sep 2025:
3

↓ -100.0%

from Oct 2024:
1

YTD	2025	2024	+/-
	13	14	-7.1%

5-year Oct average: **0****Closed Sales****3**

↔ 0.0%

from Sep 2025:
0

↔ 0.0%

from Oct 2024:
0

YTD	2025	2024	+/-
	14	15	-6.7%

5-year Oct average: **2****Median Sold Price****\$784,900**

↔ 0.0%

from Sep 2025:
\$0

↔ 0.0%

from Oct 2024:
\$0

YTD	2025	2024	+/-
	\$633,750	\$600,000	5.6%

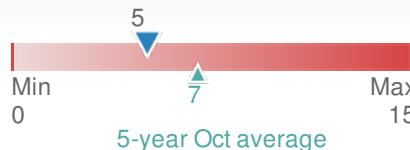
5-year Oct average: **\$469,980****Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for October was \$784,900, representing an increase of 0% compared to last month and an increase of 0% from Oct 2024. The average days on market for units sold in October was 5 days, 31% below the 5-year October average of 7 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 1; and a 0% increase in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in September and an increase from 0.17 in October 2024. The Contract Ratio is 58% higher than the 5-year October average of 0.63. 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**1**

Sep 2025	Oct 2024
0	6

Avg DOM**5**

Sep 2025	Oct 2024	YTD
0	0	18

Avg Sold to OLP Ratio**100.7%**

Sep 2025	Oct 2024	YTD
0.0%	0.0%	100.0%

October 2025

All Home Types
Detached
Attached

Local Market Insight

William Penn (Delaware, PA)

October 2025

William Penn (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**38****↓ -13.6%**from Sep 2025:
44**↑ 8.6%**from Oct 2024:
35

YTD	2025	2024	+/-
	414	420	-1.4%

5-year Oct average: **41****New Pendings****35****↓ -12.5%**from Sep 2025:
40**↑ 16.7%**from Oct 2024:
30

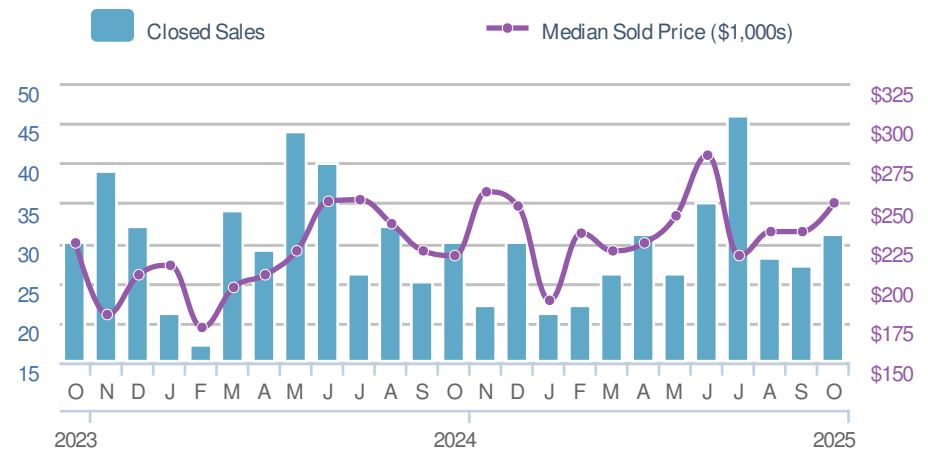
YTD	2025	2024	+/-
	326	328	-0.6%

5-year Oct average: **40****Closed Sales****31****↑ 14.8%**from Sep 2025:
27**↑ 3.3%**from Oct 2024:
30

YTD	2025	2024	+/-
	306	319	-4.1%

5-year Oct average: **34****Median Sold Price****\$250,000****↑ 7.5%**from Sep 2025:
\$232,500**↑ 14.9%**from Oct 2024:
\$217,500

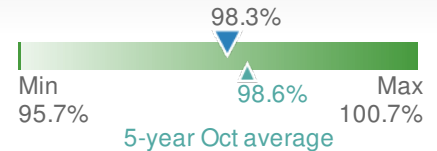
YTD	2025	2024	+/-
	\$237,500	\$220,500	7.7%

5-year Oct average: **\$218,100****Active Listings****67**

Sep 2025	Oct 2024
74	56

Avg DOM**28**

Sep 2025	Oct 2024	YTD
43	30	30

Avg Sold to OLP Ratio**98.3%**

Sep 2025	Oct 2024	YTD
95.8%	97.8%	97.8%

October 2025**William Penn (Delaware, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**

 **-27.3%**
 from Sep 2025: **11**

 **-20.0%**
 from Oct 2024: **10**

YTD	2025	2024	+/-
	111	126	-11.9%

5-year Oct average: **13****New Pendings****8**

 **-38.5%**
 from Sep 2025: **13**

 **14.3%**
 from Oct 2024: **7**

YTD	2025	2024	+/-
	103	103	0.0%

5-year Oct average: **12****Closed Sales****13**

 **85.7%**
 from Sep 2025: **7**

 **18.2%**
 from Oct 2024: **11**

YTD	2025	2024	+/-
	99	102	-2.9%

5-year Oct average: **11****Median Sold Price****\$285,000**

 **-9.5%**
 from Sep 2025: **\$314,950**

 **-12.9%**
 from Oct 2024: **\$327,150**

YTD	2025	2024	+/-
	\$315,000	\$313,750	0.4%

5-year Oct average: **\$292,430****Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for October was \$285,000, representing a decrease of 9.5% compared to last month and a decrease of 12.9% from Oct 2024. The average days on market for units sold in October was 37 days, 103% above the 5-year October average of 18 days. There was a 38.5% month over month decrease in new contract activity with 8 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 12; and no change in supply with 10 active units.

This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.80 in September and an increase from 0.67 in October 2024. The Contract Ratio is 7% lower than the 5-year October average of 1.29. 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**

Sep 2025	Oct 2024
10	12

Avg DOM**37**

Sep 2025	Oct 2024	YTD
15	9	26

Avg Sold to OLP Ratio**97.7%**

Sep 2025	Oct 2024	YTD
99.9%	99.9%	99.9%

October 2025

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**30** **-9.1%**from Sep 2025:
33 **20.0%**from Oct 2024:
25

YTD	2025	2024	+/-
	303	294	3.1%

5-year Oct average: **28****New Pendings****27** **0.0%**from Sep 2025:
27 **17.4%**from Oct 2024:
23

YTD	2025	2024	+/-
	223	225	-0.9%

5-year Oct average: **29****Closed Sales****18** **-10.0%**from Sep 2025:
20 **-5.3%**from Oct 2024:
19

YTD	2025	2024	+/-
	207	217	-4.6%

5-year Oct average: **23****Median
Sold Price****\$232,500** **6.9%**from Sep 2025:
\$217,500 **29.2%**from Oct 2024:
\$180,000

YTD	2025	2024	+/-
	\$207,000	\$189,900	9.0%

5-year Oct average: **\$188,750****Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for October was \$232,500, representing an increase of 6.9% compared to last month and an increase of 29.2% from Oct 2024. The average days on market for units sold in October was 22 days, 31% below the 5-year October average of 32 days. There was no month over month change in new contract activity with 27 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from September) to 35; and a 10.9% decrease in supply to 57 active units.

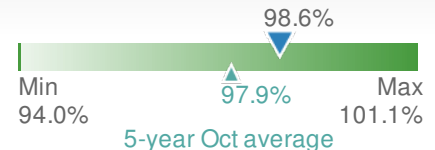
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.47 in September and a decrease from 0.66 in October 2024. The Contract Ratio is 41% lower than the 5-year October average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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**57**

Sep 2025	Oct 2024
64	44

Avg DOM**22**

Sep 2025	Oct 2024	YTD
52	42	32

**Avg Sold to
OLP Ratio****98.6%**

Sep 2025	Oct 2024	YTD
94.5%	96.5%	96.8%