

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

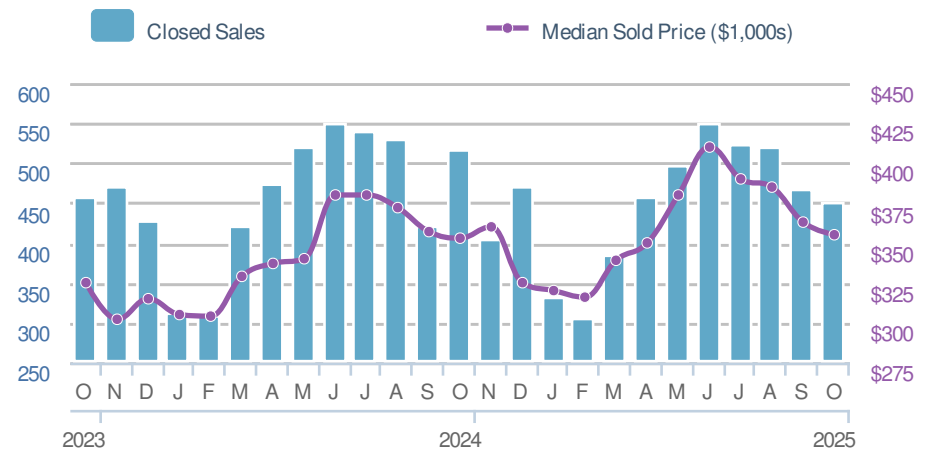
YTD	2025	2024	+/-
	4,895	4,991	-1.9%

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

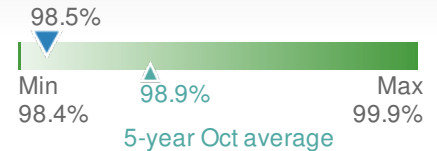
YTD	2025	2024	+/-
	\$365,000	\$350,000	4.3%

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

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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.

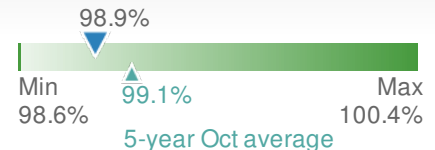
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 0.98 in September and an increase from 0.94 in October 2024. The Contract Ratio is 7% lower than the 5-year October average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared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

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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.

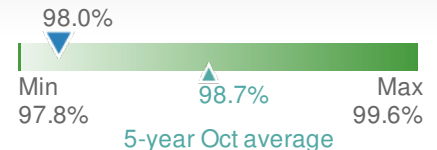
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.75 in September and a decrease from 1.00 in October 2024. The Contract Ratio is 36% lower than the 5-year October average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared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