

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

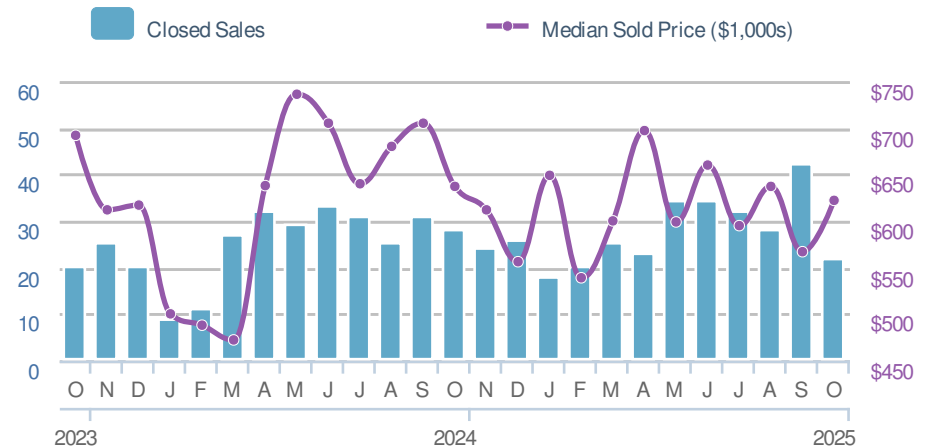
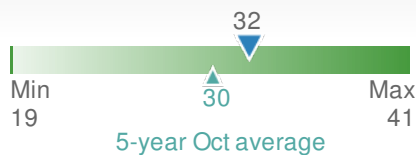
YTD	2025	2024	+/-
	296	258	14.7%

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

↑ **9.7%**
from Sep 2025:
\$567,500

↓ **-2.4%**
from Oct 2024:
\$637,500

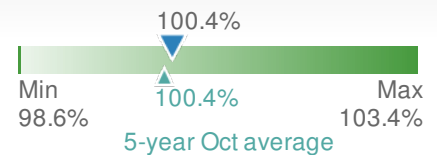
YTD	2025	2024	+/-
	\$633,100	\$649,950	-2.6%

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%

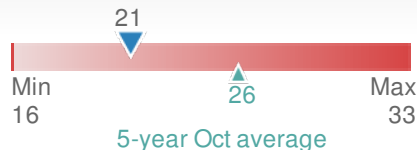
5-year Oct average: **\$689,700****Summary**

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%

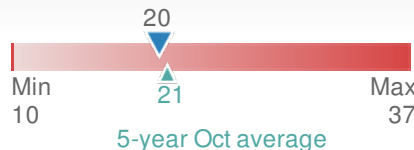
5-year Oct average: **\$378,950****Summary**

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.

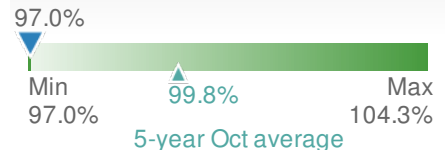
This activity resulted in a Contract Ratio of 2.63 pendings per active listing, up from 2.25 in September and an increase from 1.63 in October 2024. The Contract Ratio is 24% lower than the 5-year October average of 3.47. A higher Contract Ratio signifies a relative increase in contract activity compared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