

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

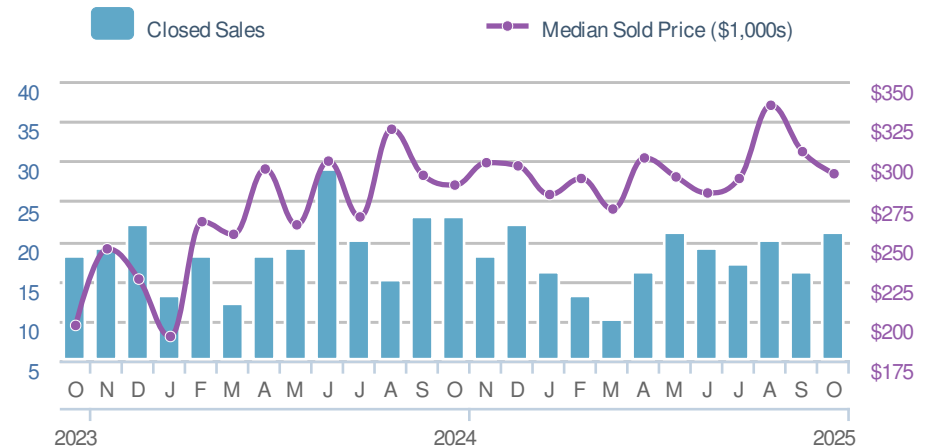
YTD	2025	2024	+/-
	182	209	-12.9%

5-year Oct average: **23****Closed Sales****21** **31.3%**
from Sep 2025:
16 **-8.7%**
from Oct 2024:
23

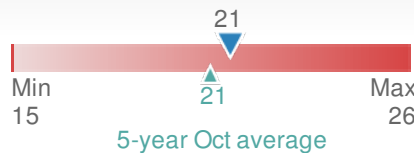
YTD	2025	2024	+/-
	176	198	-11.1%

5-year Oct average: **21****Median Sold Price****\$292,000** **-4.6%**
from Sep 2025:
\$306,000 **2.5%**
from Oct 2024:
\$285,000

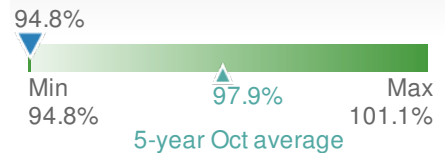
YTD	2025	2024	+/-
	\$289,000	\$275,000	5.1%

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

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New Listings**20**

 **122.2%**  **81.8%**
 from Sep 2025: from Oct 2024:
9 **11**

YTD	2025	2024	+/-
	128	119	7.6%

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

 **37.5%**  **57.1%**
 from Sep 2025: from Oct 2024:
8 **7**

YTD	2025	2024	+/-
	94	97	-3.1%

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

 **14.3%**  **-46.7%**
 from Sep 2025: from Oct 2024:
7 **15**

YTD	2025	2024	+/-
	88	99	-11.1%

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

 **-10.7%**  **-3.8%**
 from Sep 2025: from Oct 2024:
\$280,000 **\$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.

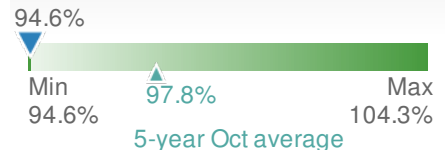
This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 0.53 in September and an increase from 0.40 in October 2024. The Contract Ratio is 33% lower than the 5-year October average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared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