October 2025

All Home Types
Detached
Attached

Local Market **Insight**

Marple Newtown (Delaware, PA)

MarketStats
by ShowingTime

Presented by
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October 2025

Marple Newtown (Delaware, PA)

New Listings 46

-6.1%	24.3%
from Sep 2025: **49**	from Oct 2024: **37**

YTD	2025	2024	+/-
	420	**487**	-13.8%

5-year Oct average: **43**

New Pendings 46

31.4%	31.4%
from Sep 2025: **35**	from Oct 2024: **35**

YTD	2025	2024	+/-
	348	**359**	-3.1%

5-year Oct average: **39**

Closed Sales 32

0.0%	10.3%
from Sep 2025: **32**	from Oct 2024: **29**

YTD	2025	2024	+/-
	325	**324**	0.3%

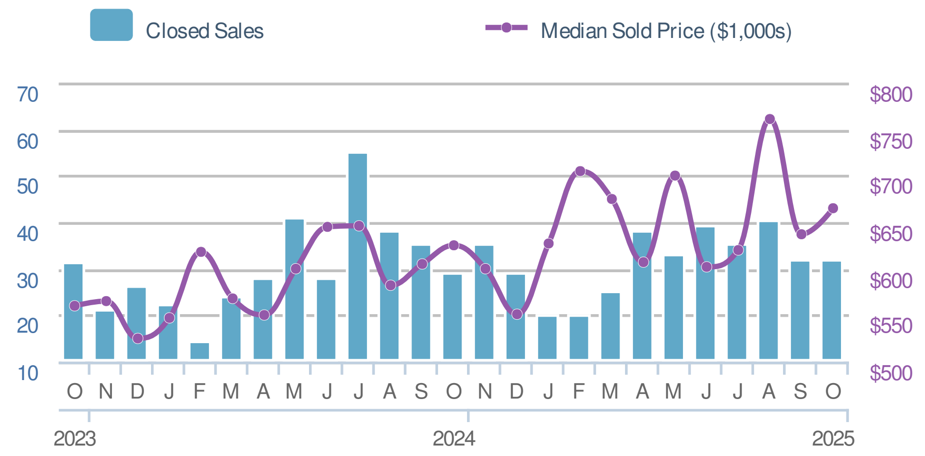
5-year Oct average: **32**

Median Sold Price $665,000

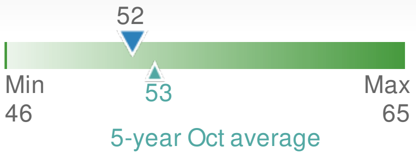
4.3%	6.4%
from Sep 2025: **$637,500**	from Oct 2024: **$625,000**

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

5-year Oct average: **$588,000**

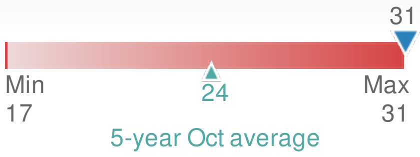


Active Listings 52



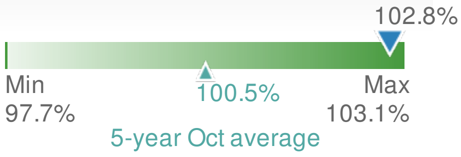
Sep 2025	Oct 2024
60	**65**

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%**

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

Local Market **Insight**

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October 2025

Marple Newtown (Delaware, PA) - Detached

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%

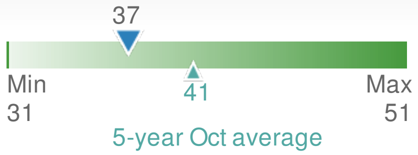
5-year Oct average: **$590,200**

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.

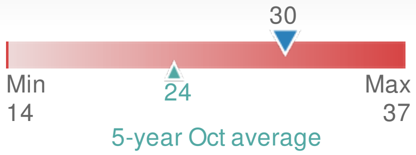
This activity resulted in a Contract Ratio of 1.49 pendings per active listing, up from 1.05 in September and an increase from 0.90 in October 2024. The Contract Ratio is 27% higher than the 5-year October average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared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



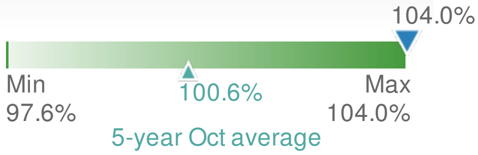
Sep 2025	Oct 2024
39	**51**

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%**

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

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October 2025

Marple Newtown (Delaware, PA) - Attached

New Listings 11

▼ -26.7% from Sep 2025: **15**

▼ -15.4% from Oct 2024: **13**

YTD	2025	2024	+/-
	112	**131**	-14.5%

5-year Oct average: **10**

New Pendings 14

↔ 0.0% from Sep 2025: **14**

▲ 55.6% from Oct 2024: **9**

YTD	2025	2024	+/-
	101	**111**	-9.0%

5-year Oct average: **11**

Closed Sales 13

▲ 44.4% from Sep 2025: **9**

▲ 62.5% from Oct 2024: **8**

YTD	2025	2024	+/-
	99	**92**	7.6%

5-year Oct average: **10**

Median Sold Price $642,500

▼ -10.1% from Sep 2025: **$715,000**

▼ -31.4% from Oct 2024: **$936,448**

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

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

Summary

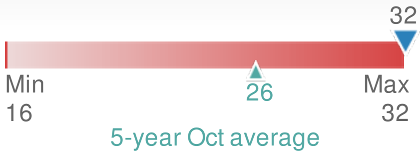
In Marple Newtown (Delaware, PA), the median sold price for Attached properties for October was $642,500, representing a decrease of 10.1% compared to last month and a decrease of 31.4% from Oct 2024. The average days on market for units sold in October was 32 days, 22% above the 5-year October average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

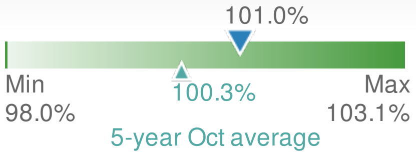
Sep 2025	Oct 2024
21	**14**

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%**

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