

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

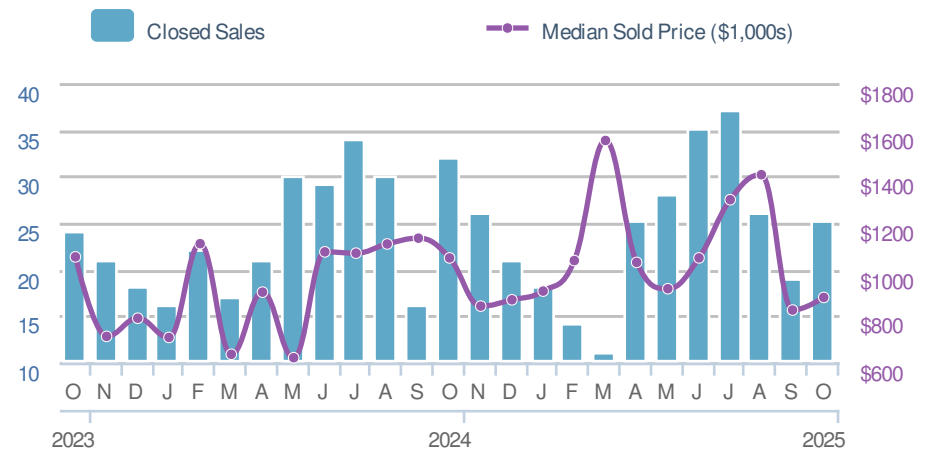
YTD	2025	2024	+/-
	244	266	-8.3%

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

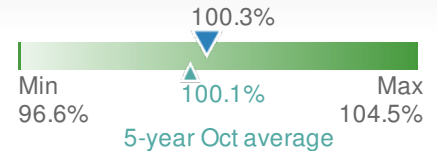
YTD	2025	2024	+/-
	\$1,126,000	\$905,500	24.4%

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%

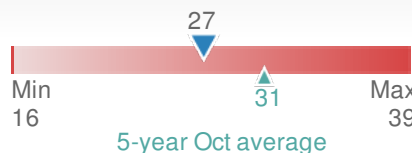
5-year Oct average: **\$1,116,405****Summary**

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.

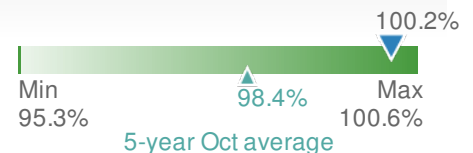
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.13 in September and an increase from 1.10 in October 2024. The Contract Ratio is 4% lower than the 5-year October average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared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

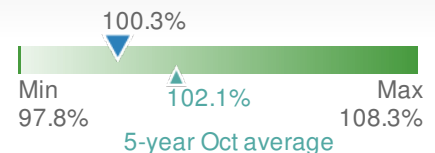
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 1.29 in September and an increase from 0.63 in October 2024. The Contract Ratio is 18% higher than the 5-year October average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared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