November 2025

All Home Types
Detached
Attached

Local Market **Insight**

Garnet Valley (Delaware, PA)

MarketStats by ShowingTime

Presented by
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November 2025

Garnet Valley (Delaware, PA)

New Listings 20

-25.9% from Oct 2025: **27**	-25.9% from Nov 2024: **27**

YTD	2025	2024	+/-
	411	**369**	11.4%

5-year Nov average: **22**

New Pendings 21

-8.7% from Oct 2025: **23**	-27.6% from Nov 2024: **29**

YTD	2025	2024	+/-
	323	**304**	6.3%

5-year Nov average: **23**

Closed Sales 24

9.1% from Oct 2025: **22**	0.0% from Nov 2024: **24**

YTD	2025	2024	+/-
	320	**283**	13.1%

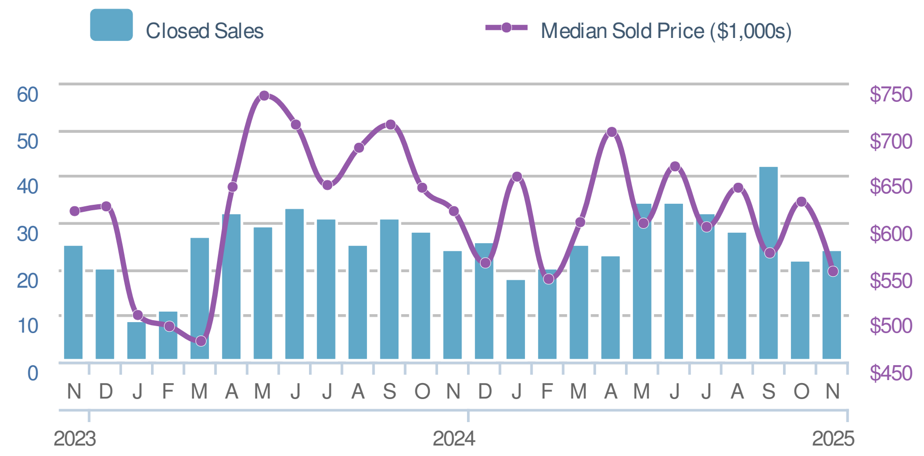
5-year Nov average: **27**

Median Sold Price $547,500

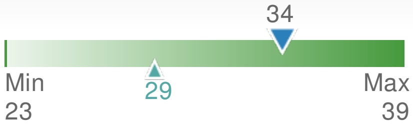
-12.0% from Oct 2025: **$622,500**	-10.5% from Nov 2024: **$612,000**

YTD	2025	2024	+/-
	$627,500	**$649,900**	-3.4%

5-year Nov average: **$567,950**



Active Listings 34

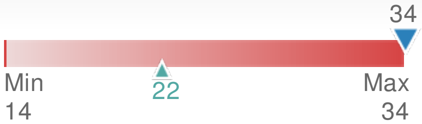


Min 23 | Max 39

5-year Nov average

Oct 2025	Nov 2024
32	**39**

Avg DOM 34

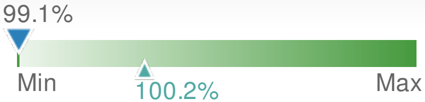


Min 14 | Max 34

5-year Nov average

Oct 2025	Nov 2024	YTD
21	**14**	**22**

Avg Sold to OLP Ratio 99.1%



Min 99.1% | Max 102.6%

5-year Nov average

Oct 2025	Nov 2024	YTD
100.4%	**102.6%**	**100.2%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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Garnet Valley (Delaware, PA) - Detached

New Listings 9

▼ -43.8% from Oct 2025: **16**

▼ -47.1% from Nov 2024: **17**

YTD	2025	2024	+/-
	264	**215**	22.8%

5-year Nov average: **14**

New Pendings 14

▲ 16.7% from Oct 2025: **12**

▼ -12.5% from Nov 2024: **16**

YTD	2025	2024	+/-
	193	**176**	9.7%

5-year Nov average: **15**

Closed Sales 11

▼ -21.4% from Oct 2025: **14**

▼ -8.3% from Nov 2024: **12**

YTD	2025	2024	+/-
	183	**173**	5.8%

5-year Nov average: **14**

Median Sold Price $670,000

▼ -16.4% from Oct 2025: **$801,000**

▼ -7.6% from Nov 2024: **$725,000**

YTD	2025	2024	+/-
	$730,000	**$750,000**	-2.7%

5-year Nov average: **$647,789**

Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for November was $670,000, representing a decrease of 16.4% compared to last month and a decrease of 7.6% from Nov 2024. The average days on market for units sold in November was 10 days, 46% below the 5-year November average of 19 days. There was a 16.7% month over month increase in new contract activity with 14 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 32; and a 12.5% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.52 pendings per active listing, up from 1.17 in October and an increase from 1.07 in November 2024. The Contract Ratio is 7% higher than the 5-year November average of 1.42. 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.

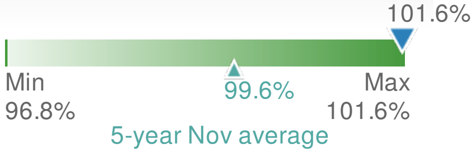
Active Listings 21

Oct 2025	Nov 2024
24	**27**

Avg DOM 10

Oct 2025	Nov 2024	YTD
21	**8**	**19**

Avg Sold to OLP Ratio 101.6%



Oct 2025	Nov 2024	YTD
102.3%	**100.2%**	**100.6%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.

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November 2025

Garnet Valley (Delaware, PA) - Attached

New Listings 11

0.0% from Oct 2025: **11**

10.0% from Nov 2024: **10**

YTD	2025	2024	+/-
	147	**154**	-4.5%

5-year Nov average: **8**

New Pendings 7

-36.4% from Oct 2025: **11**

-46.2% from Nov 2024: **13**

YTD	2025	2024	+/-
	130	**128**	1.6%

5-year Nov average: **8**

Closed Sales 13

62.5% from Oct 2025: **8**

8.3% from Nov 2024: **12**

YTD	2025	2024	+/-
	137	**110**	24.5%

5-year Nov average: **12**

Median Sold Price $390,000

-7.9% from Oct 2025: **$423,500**

-20.8% from Nov 2024: **$492,500**

YTD	2025	2024	+/-
	$435,500	**$425,000**	2.5%

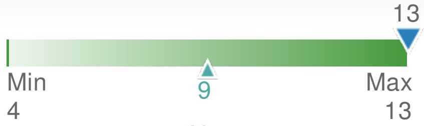
5-year Nov average: **$419,590**

Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for November was $390,000, representing a decrease of 7.9% compared to last month and a decrease of 20.8% from Nov 2024. The average days on market for units sold in November was 56 days, 128% above the 5-year November average of 25 days. There was a 36.4% month over month decrease in new contract activity with 7 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 15; and a 62.5% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 2.63 in October and a decrease from 2.25 in November 2024. The Contract Ratio is 45% lower than the 5-year November average of 2.10. 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.

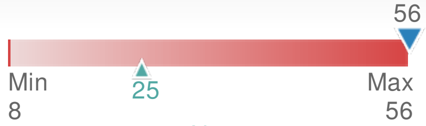
Active Listings 13



5-year Nov average

Oct 2025	Nov 2024
8	**12**

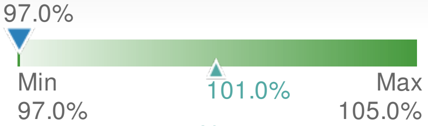
Avg DOM 56



5-year Nov average

Oct 2025	Nov 2024	YTD
20	**21**	**26**

Avg Sold to OLP Ratio 97.0%



5-year Nov average

Oct 2025	Nov 2024	YTD
97.0%	**105.0%**	**99.7%**

Data Source: Bright MLS. Statistics calculated December 04, 2025.