November 2025

All Home Types
Detached
Attached

Local Market Insight

Haverford Township (Delaware, PA)

MarketStats by ShowingTime

Presented by
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November 2025
Haverford Township (Delaware, PA)

New Listings — 24

-40.0% from Oct 2025: **40**
-7.7% from Nov 2024: **26**

YTD	2025	2024	+/-
	500	**495**	1.0%

5-year Nov average: **28**

New Pendings — 27

-43.8% from Oct 2025: **48**
-15.6% from Nov 2024: **32**

YTD	2025	2024	+/-
	440	**447**	-1.6%

5-year Nov average: **33**

Closed Sales — 32

-5.9% from Oct 2025: **34**
-5.9% from Nov 2024: **34**

YTD	2025	2024	+/-
	415	**420**	-1.2%

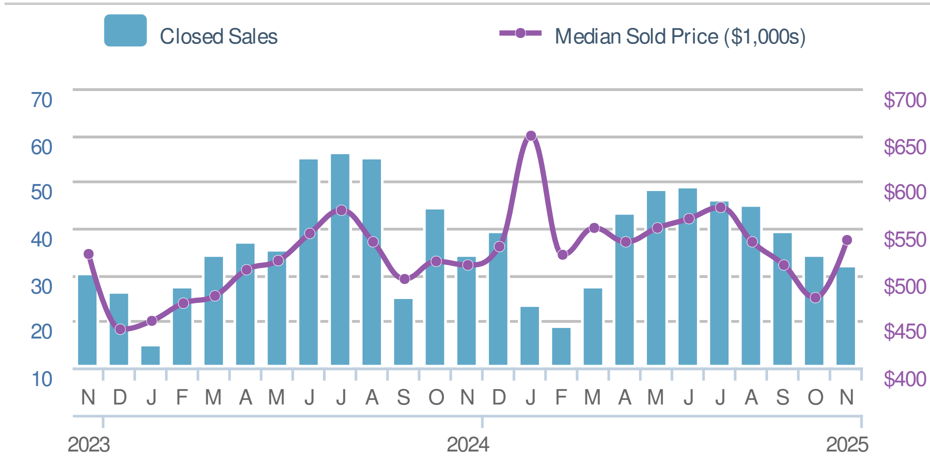
5-year Nov average: **41**

Median Sold Price — $537,500

13.0% from Oct 2025: **$475,692**
5.4% from Nov 2024: **$510,000**

YTD	2025	2024	+/-
	$537,500	**$520,000**	3.4%

5-year Nov average: **$483,000**



Active Listings — 28

28
Min 25
30
Max 41
5-year Nov average

Oct 2025	Nov 2024
37	**31**

Avg DOM — 20

20
Min 10
17
Max 23
5-year Nov average

Oct 2025	Nov 2024	YTD
18	**14**	**14**

Avg Sold to OLP Ratio — 97.7%

97.7%
Min 97.6%
99.0%
Max 102.2%
5-year Nov average

Oct 2025	Nov 2024	YTD
99.2%	**99.8%**	**101.4%**

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Haverford Township (Delaware, PA) - Detached

New Listings 12

-63.6% from Oct 2025: **33**

-36.8% from Nov 2024: **19**

YTD	2025	2024	+/-
	359	**377**	-4.8%

5-year Nov average: **18**

New Pendings 19

-45.7% from Oct 2025: **35**

-13.6% from Nov 2024: **22**

YTD	2025	2024	+/-
	317	**328**	-3.4%

5-year Nov average: **23**

Closed Sales 22

4.8% from Oct 2025: **21**

-12.0% from Nov 2024: **25**

YTD	2025	2024	+/-
	302	**308**	-1.9%

5-year Nov average: **31**

Median Sold Price $557,500

-0.4% from Oct 2025: **$560,000**

-2.2% from Nov 2024: **$570,000**

YTD	2025	2024	+/-
	$592,500	**$575,000**	3.0%

5-year Nov average: **$526,500**

Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for November was $557,500, representing a decrease of 0.4% compared to last month and a decrease of 2.2% from Nov 2024. The average days on market for units sold in November was 17 days, 2% below the 5-year November average of 17 days. There was a 45.7% month over month decrease in new contract activity with 19 New Pendings; a 17% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 39; and a 36.7% decrease in supply to 19 active units.

This activity resulted in a Contract Ratio of 2.05 pendings per active listing, up from 1.57 in October and an increase from 1.41 in November 2024. The Contract Ratio is 18% higher than the 5-year November average of 1.74. 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 19

19

Min 18 — 23 (5-year Nov average) — Max 30

Oct 2025	Nov 2024
30	**27**

Avg DOM 17

17

Min 9 — 17 (5-year Nov average) — Max 25

Oct 2025	Nov 2024	YTD
14	**17**	**15**

Avg Sold to OLP Ratio 98.4%

98.4%

Min 97.3% — 99.3% (5-year Nov average) — Max 103.4%

Oct 2025	Nov 2024	YTD
99.6%	**98.5%**	**101.5%**

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

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Haverford Township (Delaware, PA) - Attached

New Listings: 12

- 71.4% from Oct 2025: **7**
- 71.4% from Nov 2024: **7**

YTD	2025	2024	+/-
	141	**118**	19.5%

5-year Nov average: **10**

New Pendings: 8

- -38.5% from Oct 2025: **13**
- -20.0% from Nov 2024: **10**

YTD	2025	2024	+/-
	123	**119**	3.4%

5-year Nov average: **10**

Closed Sales: 10

- -23.1% from Oct 2025: **13**
- 11.1% from Nov 2024: **9**

YTD	2025	2024	+/-
	113	**112**	0.9%

5-year Nov average: **10**

Median Sold Price: $357,250

- -9.8% from Oct 2025: **$396,000**
- -17.9% from Nov 2024: **$435,000**

YTD	2025	2024	+/-
	$423,000	**$405,000**	4.4%

5-year Nov average: **$363,140**

Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for November was $357,250, representing a decrease of 9.8% compared to last month and a decrease of 17.9% from Nov 2024. The average days on market for units sold in November was 26 days, 67% above the 5-year November average of 16 days. There was a 38.5% month over month decrease in new contract activity with 8 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 12; and a 28.6% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 2.00 in October and a decrease from 2.75 in November 2024. The Contract Ratio is 31% lower than the 5-year November average of 1.92. 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: 9

Min	5-year Nov average	Max
3	7	11

Oct 2025	Nov 2024
7	**4**

Avg DOM: 26

Min	5-year Nov average	Max
6	16	26

Oct 2025	Nov 2024	YTD
23	**6**	**11**

Avg Sold to OLP Ratio: 96.2%

Min	5-year Nov average	Max
94.2%	98.2%	103.2%

Oct 2025	Nov 2024	YTD
98.7%	**103.2%**	**101.3%**

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