November 2025

All Home Types
Detached
Attached

Local Market **Insight**

Marple Newtown (Delaware, PA)

MarketStats by ShowingTime

Presented by
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November 2025

Marple Newtown (Delaware, PA)

New Listings 19

-58.7% from Oct 2025: **46**

-34.5% from Nov 2024: **29**

YTD	2025	2024	+/-
	442	**523**	-15.5%

5-year Nov average: **30**

New Pendings 29

-37.0% from Oct 2025: **46**

-9.4% from Nov 2024: **32**

YTD	2025	2024	+/-
	374	**390**	-4.1%

5-year Nov average: **32**

Closed Sales 40

25.0% from Oct 2025: **32**

14.3% from Nov 2024: **35**

YTD	2025	2024	+/-
	367	**359**	2.2%

5-year Nov average: **35**

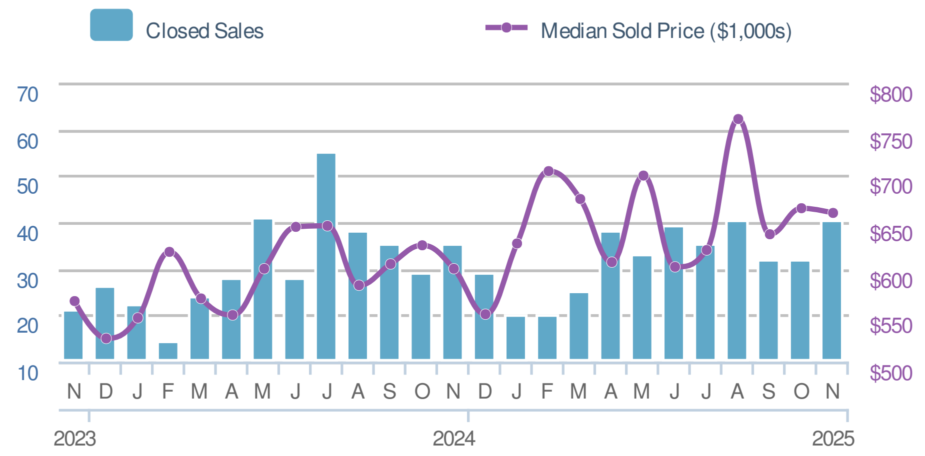
Median Sold Price $660,500

-0.7% from Oct 2025: **$665,000**

10.1% from Nov 2024: **$600,000**

YTD	2025	2024	+/-
	$651,000	**$600,000**	8.5%

5-year Nov average: **$579,500**



Active Listings 43

43

Min	5-year Nov average	Max
37	48	58

Oct 2025	Nov 2024
52	**58**

Avg DOM 19

19

Min	5-year Nov average	Max
19	24	32

Oct 2025	Nov 2024	YTD
31	**26**	**24**

Avg Sold to OLP Ratio 99.3%

99.3%

Min	5-year Nov average	Max
96.8%	98.5%	99.6%

Oct 2025	Nov 2024	YTD
102.8%	**97.6%**	**101.4%**

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

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November 2025

Marple Newtown (Delaware, PA) - Detached

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New Listings 16

▼ -54.3%	▼ -36.0%
from Oct 2025: **35**	from Nov 2024: **25**

YTD	2025	2024	+/-
	327	**385**	-15.1%

5-year Nov average: **24**

New Pendings 22

▼ -31.3%	▼ -18.5%
from Oct 2025: **32**	from Nov 2024: **27**

YTD	2025	2024	+/-
	267	**275**	-2.9%

5-year Nov average: **26**

Closed Sales 29

▲ 52.6%	▲ 16.0%
from Oct 2025: **19**	from Nov 2024: **25**

YTD	2025	2024	+/-
	257	**257**	0.0%

5-year Nov average: **25**

Median Sold Price $651,000

▼ -6.3%	▲ 7.2%
from Oct 2025: **$695,000**	from Nov 2024: **$607,000**

YTD	2025	2024	+/-
	$658,500	**$586,000**	12.4%

5-year Nov average: **$571,655**

Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for November was $651,000, representing a decrease of 6.3% compared to last month and an increase of 7.2% from Nov 2024. The average days on market for units sold in November was 17 days, 30% below the 5-year November average of 24 days. There was a 31.3% month over month decrease in new contract activity with 22 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 44; and a 10.8% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.49 in October and an increase from 1.14 in November 2024. The Contract Ratio is the same as the 5-year November average of 1.34. 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.

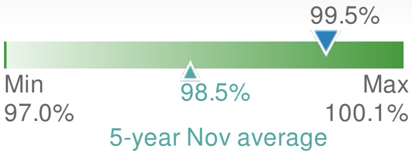
Active Listings 33

Oct 2025	Nov 2024
37	**42**

Avg DOM 17

Oct 2025	Nov 2024	YTD
30	**28**	**21**

Avg Sold to OLP Ratio 99.5%



Oct 2025	Nov 2024	YTD
104.0%	**98.1%**	**101.6%**

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

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Marple Newtown (Delaware, PA) - Attached

New Listings 3

-72.7%	-25.0%
from Oct 2025: **11**	from Nov 2024: **4**

YTD	2025	2024	+/-
	115	**138**	-16.7%

5-year Nov average: **6**

New Pendings 7

-50.0%	40.0%
from Oct 2025: **14**	from Nov 2024: **5**

YTD	2025	2024	+/-
	107	**115**	-7.0%

5-year Nov average: **6**

Closed Sales 11

-15.4%	10.0%
from Oct 2025: **13**	from Nov 2024: **10**

YTD	2025	2024	+/-
	110	**102**	7.8%

5-year Nov average: **10**

Median Sold Price $670,000

4.3%	17.0%
from Oct 2025: **$642,500**	from Nov 2024: **$572,500**

YTD	2025	2024	+/-
	$642,500	**$631,950**	1.7%

5-year Nov average: **$592,250**

Summary

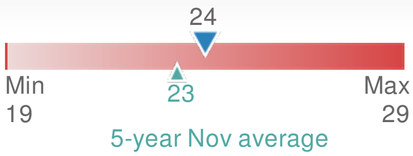
In Marple Newtown (Delaware, PA), the median sold price for Attached properties for November was $670,000, representing an increase of 4.3% compared to last month and an increase of 17% from Nov 2024. The average days on market for units sold in November was 24 days, 3% above the 5-year November average of 23 days. There was a 50% month over month decrease in new contract activity with 7 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 15; and a 33.3% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.33 in October and an increase from 1.31 in November 2024. The Contract Ratio is 19% lower than the 5-year November average of 1.86. 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

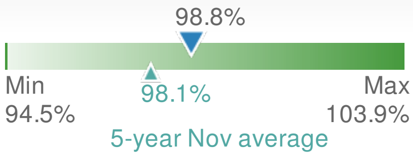
Oct 2025	Nov 2024
15	**16**

Avg DOM 24



Oct 2025	Nov 2024	YTD
32	**19**	**32**

Avg Sold to OLP Ratio 98.8%



Oct 2025	Nov 2024	YTD
101.0%	**96.5%**	**100.9%**

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