November 2025

All Home Types
Detached
Attached

Local Market **Insight**

Rose Tree Media (Delaware, PA)

MarketStats by ShowingTime

Presented by
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November 2025

Rose Tree Media (Delaware, PA)

New Listings 26

-25.7% from Oct 2025: **35**

136.4% from Nov 2024: **11**

YTD	2025	2024	+/-
	432	**470**	-8.1%

5-year Nov average: **34**

New Pendings 21

-38.2% from Oct 2025: **34**

0.0% from Nov 2024: **21**

YTD	2025	2024	+/-
	329	**388**	-15.2%

5-year Nov average: **28**

Closed Sales 31

6.9% from Oct 2025: **29**

-11.4% from Nov 2024: **35**

YTD	2025	2024	+/-
	320	**407**	-21.4%

5-year Nov average: **36**

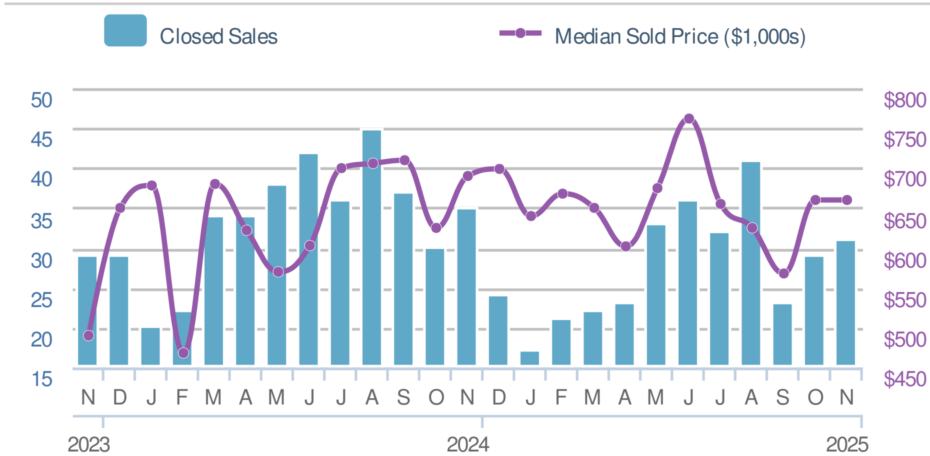
Median Sold Price $660,000

0.0% from Oct 2025: **$660,000**

-4.3% from Nov 2024: **$690,000**

YTD	2025	2024	+/-
	$660,000	**$639,990**	3.1%

5-year Nov average: **$583,000**



Active Listings 56

56

Min 37 | 56 | Max 86

5-year Nov average

Oct 2025	Nov 2024
53	**37**

Avg DOM 30

30

Min 13 | 23 | Max 30

5-year Nov average

Oct 2025	Nov 2024	YTD
38	**28**	**24**

Avg Sold to OLP Ratio 96.3%

96.3%

Min 96.3% | 100.1% | Max 103.0%

5-year Nov average

Oct 2025	Nov 2024	YTD
96.1%	**99.0%**	**100.5%**

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New Listings 19

-20.8% from Oct 2025: **24**
216.7% from Nov 2024: **6**

YTD	2025	2024	+/-
	307	**301**	2.0%

5-year Nov average: **17**

New Pendings 13

-31.6% from Oct 2025: **19**
-23.5% from Nov 2024: **17**

YTD	2025	2024	+/-
	223	**230**	-3.0%

5-year Nov average: **19**

Closed Sales 21

5.0% from Oct 2025: **20**
10.5% from Nov 2024: **19**

YTD	2025	2024	+/-
	217	**216**	0.5%

5-year Nov average: **21**

Median Sold Price $720,000

-10.3% from Oct 2025: **$802,500**
4.4% from Nov 2024: **$689,700**

YTD	2025	2024	+/-
	$710,000	**$680,000**	4.4%

5-year Nov average: **$667,440**

Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for November was $720,000, representing a decrease of 10.3% compared to last month and an increase of 4.4% from Nov 2024. The average days on market for units sold in November was 29 days, 34% above the 5-year November average of 22 days. There was a 31.6% month over month decrease in new contract activity with 13 New Pendings; a 32.4% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 23; and a 12.2% increase in supply to 46 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.83 in October and a decrease from 1.09 in November 2024. The Contract Ratio is 52% lower than the 5-year November average of 1.04. 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 46

46
Min 24 | 37 5-year Nov average | Max 51

Oct 2025	Nov 2024
41	**32**

Avg DOM 29

29
Min 10 | 22 5-year Nov average | Max 31

Oct 2025	Nov 2024	YTD
42	**31**	**26**

Avg Sold to OLP Ratio 97.2%

97.2%
Min 97.2% | 101.6% 5-year Nov average | Max 107.1%

Oct 2025	Nov 2024	YTD
94.3%	**102.1%**	**101.3%**

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New Listings — 7

-36.4%	40.0%
from Oct 2025: **11**	from Nov 2024: **5**

YTD	2025	2024	+/-
	125	**169**	-26.0%

5-year Nov average: **16**

New Pendings — 8

-46.7%	100.0%
from Oct 2025: **15**	from Nov 2024: **4**

YTD	2025	2024	+/-
	106	**158**	-32.9%

5-year Nov average: **10**

Closed Sales — 10

11.1%	-37.5%
from Oct 2025: **9**	from Nov 2024: **16**

YTD	2025	2024	+/-
	103	**191**	-46.1%

5-year Nov average: **15**

Median Sold Price — $462,500

5.1%	-35.8%
from Oct 2025: **$439,900**	from Nov 2024: **$720,000**

YTD	2025	2024	+/-
	$550,000	**$618,050**	-11.0%

5-year Nov average: **$482,925**

Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for November was $462,500, representing an increase of 5.1% compared to last month and a decrease of 35.8% from Nov 2024. The average days on market for units sold in November was 33 days, 35% above the 5-year November average of 24 days. There was a 46.7% month over month decrease in new contract activity with 8 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 15; and a 16.7% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, no change from October and a decrease from 4.20 in November 2024. The Contract Ratio is 37% lower than the 5-year November 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 — 10

10
Min 5 — 19 — Max 35
5-year Nov average

Oct 2025	Nov 2024
12	**5**

Avg DOM — 33

33
Min 16 — 24 — Max 33
5-year Nov average

Oct 2025	Nov 2024	YTD
28	**24**	**22**

Avg Sold to OLP Ratio — 94.3%

94.3%
Min 94.3% — 98.0% — Max 102.0%
5-year Nov average

Oct 2025	Nov 2024	YTD
99.9%	**95.3%**	**98.8%**

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