# November 2025

All Home Types
Detached
Attached

# Local Market Insight

## Southeast Delco (Delaware, PA)

MarketStats by ShowingTime

Presented by
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# November 2025

## Southeast Delco (Delaware, PA)

### New Listings — 29

-27.5% from Oct 2025: **40**
16.0% from Nov 2024: **25**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **369** | **381** | -3.1% |

5-year Nov average: **31**

### New Pendings — 37

37.0% from Oct 2025: **27**
42.3% from Nov 2024: **26**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **302** | **320** | -5.6% |

5-year Nov average: **37**

### Closed Sales — 22

4.8% from Oct 2025: **21**
29.4% from Nov 2024: **17**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **274** | **310** | -11.6% |

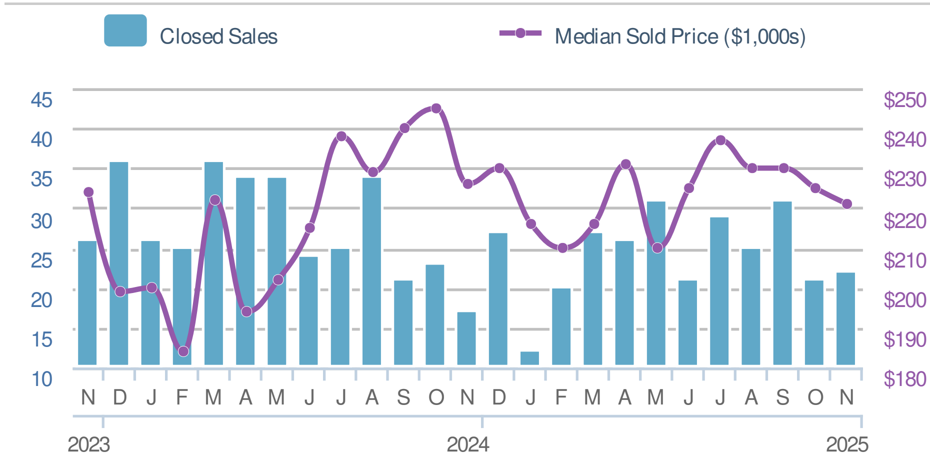
5-year Nov average: **30**

### Median Sold Price — $221,500

-1.6% from Oct 2025: **$225,000**
-2.3% from Nov 2024: **$226,800**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$225,000** | **$215,000** | 4.7% |

5-year Nov average: **$206,560**




### Active Listings — 46

46
Min 34 | 40 | Max 48
5-year Nov average

| Oct 2025 | Nov 2024 |
|---|---|
| **59** | **35** |

### Avg DOM — 30

30
Min 14 | 22 | Max 30
5-year Nov average

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **41** | **20** | **28** |

### Avg Sold to OLP Ratio — 94.1%

94.1%
Min 94.1% | 97.8% | Max 99.6%
5-year Nov average

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **95.2%** | **98.0%** | **97.5%** |


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

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# November 2025

## Southeast Delco (Delaware, PA) - Detached

### New Listings — 4

-42.9% from Oct 2025: **7**

100.0% from Nov 2024: **2**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **49** | **62** | -21.0% |

5-year Nov average: **3**

### New Pendings — 6

100.0% from Oct 2025: **3**

20.0% from Nov 2024: **5**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **39** | **47** | -17.0% |

5-year Nov average: **5**

### Closed Sales — 3

200.0% from Oct 2025: **1**

-40.0% from Nov 2024: **5**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **32** | **37** | -13.5% |

5-year Nov average: **4**

### Median Sold Price — $315,000

92.1% from Oct 2025: **$164,000**

5.0% from Nov 2024: **$300,000**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$272,000** | **$280,000** | -2.9% |

5-year Nov average: **$271,900**

### Summary

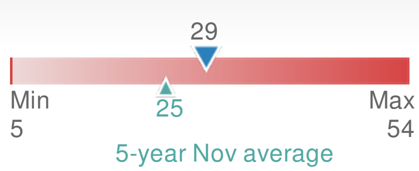
In Southeast Delco (Delaware, PA), the median sold price for Detached properties for November was $315,000, representing an increase of 92.1% compared to last month and an increase of 5% from Nov 2024. The average days on market for units sold in November was 29 days, 17% above the 5-year November average of 25 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from October) to 9; and a 22.2% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.78 in October and a decrease from 1.43 in November 2024. The Contract Ratio is the same as the 5-year November average of 1.30. 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 — 7


| Oct 2025 | Nov 2024 |
|---|---|
| **9** | **7** |

### Avg DOM — 29




| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **4** | **24** | **39** |

### Avg Sold to OLP Ratio — 99.5%


| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **96.5%** | **99.8%** | **97.5%** |


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

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# November 2025

## Southeast Delco (Delaware, PA) - Attached

### New Listings — 25

-24.2% from Oct 2025: **33**
8.7% from Nov 2024: **23**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **320** | **319** | 0.3% |

5-year Nov average: **29**

### New Pendings — 31

29.2% from Oct 2025: **24**
47.6% from Nov 2024: **21**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **263** | **273** | -3.7% |

5-year Nov average: **32**

### Closed Sales — 19

-5.0% from Oct 2025: **20**
58.3% from Nov 2024: **12**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **242** | **273** | -11.4% |

5-year Nov average: **26**

### Median Sold Price — $213,000

-6.4% from Oct 2025: **$227,500**
5.2% from Nov 2024: **$202,488**

| YTD | 2025 | 2024 | +/- |
|---|---|---|---|
| | **$225,000** | **$210,000** | 7.1% |

5-year Nov average: **$197,628**

## Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for November was $213,000, representing a decrease of 6.4% compared to last month and an increase of 5.2% from Nov 2024. The average days on market for units sold in November was 31 days, 42% above the 5-year November average of 22 days. There was a 29.2% month over month increase in new contract activity with 31 New Pendings; a 27.6% MoM increase in All Pendings (new contracts + contracts carried over from October) to 37; and a 22% decrease in supply to 39 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.58 in October and a decrease from 1.07 in November 2024. The Contract Ratio is 31% lower than the 5-year November average of 1.37. 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 — 39

39
Min 28 | 35 | Max 42
5-year Nov average

| Oct 2025 | Nov 2024 |
|---|---|
| **50** | **28** |

### Avg DOM — 31

31
Min 14 | 22 | Max 31
5-year Nov average

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **43** | **19** | **27** |

### Avg Sold to OLP Ratio — 93.2%

93.2%
Min 93.2% | 97.5% | Max 100.4%
5-year Nov average

| Oct 2025 | Nov 2024 | YTD |
|---|---|---|
| **95.1%** | **97.2%** | **97.5%** |


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