November 2025

All Home Types
Detached
Attached

Local Market Insight

Springfield (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings 12

-50.0% from Oct 2025: **24**
-42.9% from Nov 2024: **21**

YTD	2025	2024	+/-
	256	**244**	4.9%

5-year Nov average: **14**

New Pendings 19

-36.7% from Oct 2025: **30**
-13.6% from Nov 2024: **22**

YTD	2025	2024	+/-
	233	**222**	5.0%

5-year Nov average: **21**

Closed Sales 16

-30.4% from Oct 2025: **23**
23.1% from Nov 2024: **13**

YTD	2025	2024	+/-
	215	**207**	3.9%

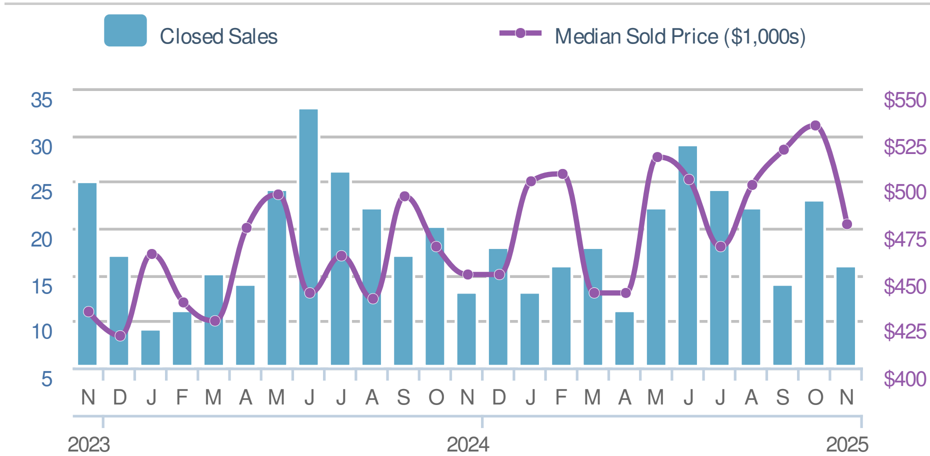
5-year Nov average: **20**

Median Sold Price $477,500

-9.9% from Oct 2025: **$530,000**
6.1% from Nov 2024: **$450,000**

YTD	2025	2024	+/-
	$490,000	**$453,500**	8.0%

5-year Nov average: **$447,500**



Active Listings 16

16
Min 11
14
Max 17
5-year Nov average

Oct 2025	Nov 2024
22	**17**

Avg DOM 17

17
Min 9
15
Max 23
5-year Nov average

Oct 2025	Nov 2024	YTD
14	**13**	**16**

Avg Sold to OLP Ratio 99.2%

99.2%
Min 98.2%
99.4%
Max 101.2%
5-year Nov average

Oct 2025	Nov 2024	YTD
100.0%	**98.9%**	**101.0%**

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

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New Listings — 11

-50.0% from Oct 2025: **22**
-35.3% from Nov 2024: **17**

YTD	2025	2024	+/-
	214	**209**	2.4%

5-year Nov average: **12**

New Pendings — 15

-37.5% from Oct 2025: **24**
-25.0% from Nov 2024: **20**

YTD	2025	2024	+/-
	193	**190**	1.6%

5-year Nov average: **18**

Closed Sales — 15

-21.1% from Oct 2025: **19**
36.4% from Nov 2024: **11**

YTD	2025	2024	+/-
	183	**177**	3.4%

5-year Nov average: **17**

Median Sold Price — $480,000

-10.3% from Oct 2025: **$535,000**
4.3% from Nov 2024: **$460,000**

YTD	2025	2024	+/-
	$510,000	**$475,000**	7.4%

5-year Nov average: **$462,500**

Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for November was $480,000, representing a decrease of 10.3% compared to last month and an increase of 4.3% from Nov 2024. The average days on market for units sold in November was 18 days, 13% above the 5-year November average of 16 days. There was a 37.5% month over month decrease in new contract activity with 15 New Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 25; and a 23.5% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.92 pendings per active listing, up from 1.59 in October and an increase from 1.85 in November 2024. The Contract Ratio is 18% lower than the 5-year November average of 2.34. 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 — 13

13
Min 8 — 12 (5-year Nov average) — Max 14

Oct 2025	Nov 2024
17	**13**

Avg DOM — 18

18
Min 9 — 16 (5-year Nov average) — Max 27

Oct 2025	Nov 2024	YTD
13	**13**	**16**

Avg Sold to OLP Ratio — 99.2%

99.2%
Min 98.0% — 99.3% (5-year Nov average) — Max 100.7%

Oct 2025	Nov 2024	YTD
100.6%	**99.4%**	**101.1%**

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

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Springfield (Delaware, PA) - Attached

New Listings — 1

-50.0% from Oct 2025: **2**
-75.0% from Nov 2024: **4**

YTD	2025	2024	+/-
	42	**35**	20.0%

5-year Nov average: **2**

New Pendings — 4

-33.3% from Oct 2025: **6**
100.0% from Nov 2024: **2**

YTD	2025	2024	+/-
	40	**32**	25.0%

5-year Nov average: **3**

Closed Sales — 1

-75.0% from Oct 2025: **4**
-50.0% from Nov 2024: **2**

YTD	2025	2024	+/-
	32	**30**	6.7%

5-year Nov average: **3**

Median Sold Price — $315,000

-14.9% from Oct 2025: **$370,000**
14.8% from Nov 2024: **$274,500**

YTD	2025	2024	+/-
	$395,000	**$362,793**	8.9%

5-year Nov average: **$319,000**

Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for November was $315,000, representing a decrease of 14.9% compared to last month and an increase of 14.8% from Nov 2024. The average days on market for units sold in November was 4 days, 70% below the 5-year November average of 13 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from October) to 9; and a 40% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.20 in October and an increase from 0.75 in November 2024. The Contract Ratio is 28% higher than the 5-year November average of 2.35. 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 — 3

Current: 3
Min 1 — 5-year Nov average: 3 — Max 4

Oct 2025	Nov 2024
5	**4**

Avg DOM — 4

Current: 4
Min 4 — 5-year Nov average: 13 — Max 25

Oct 2025	Nov 2024	YTD
19	**16**	**13**

Avg Sold to OLP Ratio — 100.0%

Current: 100.0%
Min 96.1% — 5-year Nov average: 99.7% — Max 104.0%

Oct 2025	Nov 2024	YTD
97.4%	**96.1%**	**100.3%**