November 2025

All Home Types
Detached
Attached

Local Market **Insight**

William Penn (Delaware, PA)

MarketStats by ShowingTime

Presented by
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November 2025

William Penn (Delaware, PA)

New Listings 22

▼-42.1% from Oct 2025: **38**

▼-37.1% from Nov 2024: **35**

YTD	2025	2024	+/-
	440	**461**	-4.6%

5-year Nov average: **40**

New Pendings 23

▼-34.3% from Oct 2025: **35**

▼-14.8% from Nov 2024: **27**

YTD	2025	2024	+/-
	345	**357**	-3.4%

5-year Nov average: **34**

Closed Sales 28

▼-9.7% from Oct 2025: **31**

▲27.3% from Nov 2024: **22**

YTD	2025	2024	+/-
	334	**342**	-2.3%

5-year Nov average: **34**

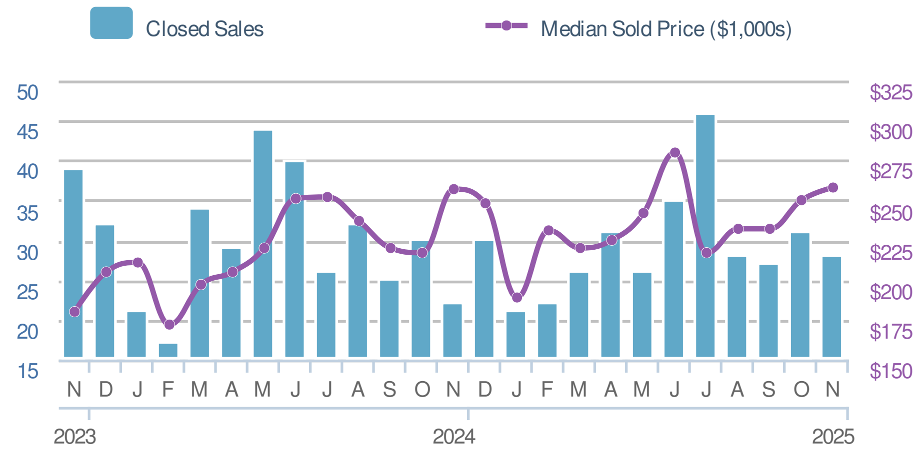
Median Sold Price $258,675

▲3.5% from Oct 2025: **$250,000**

▲0.5% from Nov 2024: **$257,500**

YTD	2025	2024	+/-
	$239,950	**$227,250**	5.6%

5-year Nov average: **$219,135**



Active Listings 71

71
Min 55 | 64 | Max 71
5-year Nov average

Oct 2025	Nov 2024
67	**61**

Avg DOM 34

34
Min 23 | 29 | Max 37
5-year Nov average

Oct 2025	Nov 2024	YTD
28	**37**	**30**

Avg Sold to OLP Ratio 97.4%

97.4%
Min 94.5% | 97.9% | Max 101.1%
5-year Nov average

Oct 2025	Nov 2024	YTD
98.3%	**94.5%**	**97.8%**

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

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November 2025

William Penn (Delaware, PA) - Detached

New Listings 6

▼ -25.0% from Oct 2025: **8**

▼ -33.3% from Nov 2024: **9**

YTD	2025	2024	+/-
	118	**138**	-14.5%

5-year Nov average: **9**

New Pendings 6

▼ -25.0% from Oct 2025: **8**

↔ 0.0% from Nov 2024: **6**

YTD	2025	2024	+/-
	107	**110**	-2.7%

5-year Nov average: **8**

Closed Sales 7

▼ -46.2% from Oct 2025: **13**

▲ 40.0% from Nov 2024: **5**

YTD	2025	2024	+/-
	106	**107**	-0.9%

5-year Nov average: **10**

Median Sold Price $345,000

▲ 21.1% from Oct 2025: **$285,000**

▲ 6.2% from Nov 2024: **$325,000**

YTD	2025	2024	+/-
	$318,000	**$315,000**	1.0%

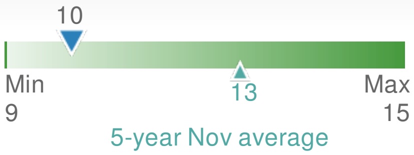
5-year Nov average: **$290,550**

Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for November was $345,000, representing an increase of 21.1% compared to last month and an increase of 6.2% from Nov 2024. The average days on market for units sold in November was 13 days, 35% below the 5-year November average of 20 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 9; and no change in supply with 10 active units.

This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.20 in October and an increase from 0.71 in November 2024. The Contract Ratio is 25% lower than the 5-year November average of 1.19. 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

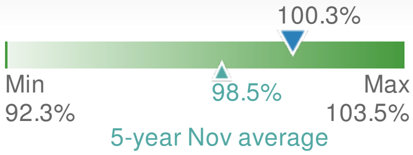


Oct 2025	Nov 2024
10	**14**

Avg DOM 13

Oct 2025	Nov 2024	YTD
37	**31**	**25**

Avg Sold to OLP Ratio 100.3%



Oct 2025	Nov 2024	YTD
97.7%	**92.3%**	**99.9%**

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

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November 2025

William Penn (Delaware, PA) - Attached

New Listings 16

▼-46.7%	▼-38.5%
from Oct 2025: **30**	from Nov 2024: **26**

YTD	2025	2024	+/-
	322	**323**	-0.3%

5-year Nov average: **31**

New Pendings 17

▼-37.0%	▼-19.0%
from Oct 2025: **27**	from Nov 2024: **21**

YTD	2025	2024	+/-
	238	**247**	-3.6%

5-year Nov average: **26**

Closed Sales 21

▲16.7%	▲23.5%
from Oct 2025: **18**	from Nov 2024: **17**

YTD	2025	2024	+/-
	228	**235**	-3.0%

5-year Nov average: **25**

Median Sold Price $217,000

▼-6.7%	▼-11.4%
from Oct 2025: **$232,500**	from Nov 2024: **$245,000**

YTD	2025	2024	+/-
	$207,250	**$192,500**	7.7%

5-year Nov average: **$192,280**

Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for November was $217,000, representing a decrease of 6.7% compared to last month and a decrease of 11.4% from Nov 2024. The average days on market for units sold in November was 41 days, 26% above the 5-year November average of 33 days. There was a 37% month over month decrease in new contract activity with 17 New Pendings; a 17.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 29; and a 7% increase in supply to 61 active units.

This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.61 in October and a decrease from 0.70 in November 2024. The Contract Ratio is 40% lower than the 5-year November average of 0.80. 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.

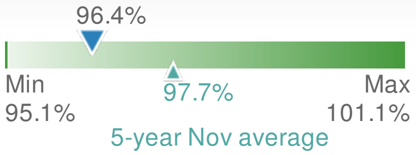
Active Listings 61

Oct 2025	Nov 2024
57	**47**

Avg DOM 41

Oct 2025	Nov 2024	YTD
22	**38**	**33**

Avg Sold to OLP Ratio 96.4%



Oct 2025	Nov 2024	YTD
98.6%	**95.1%**	**96.8%**

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