

December 2025

All Home Types
Detached
Attached

Local Market Insight

Delaware County, PA

 **MarketStats**
by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

December 2025

Delaware County, PA

Email: ldavis@tcsr.realtor

New Listings	246
↓-35.3%	↓-12.1%
from Nov 2025: 380	from Dec 2024: 280
YTD 2025 2024 +/- 6,779 6,938 -2.3%	
5-year Dec average: 306	

New Pensions	287
↓-29.0%	↓-5.9%
from Nov 2025: 404	from Dec 2024: 305
YTD 2025 2024 +/- 5,562 5,727 -2.9%	
5-year Dec average: 335	

Closed Sales	460
↓-0.2%	↓-1.9%
from Nov 2025: 461	from Dec 2024: 469
YTD 2025 2024 +/- 5,583 5,668 -1.5%	
5-year Dec average: 497	

Median Sold Price	\$350,000
↓-9.1%	↑7.7%
from Nov 2025: \$385,000	from Dec 2024: \$325,000
YTD 2025 2024 +/- \$365,000 \$349,000 4.6%	
5-year Dec average: \$313,900	



Active Listings	613
Min 467	536
Max 613	613
5-year Dec average	
Nov 2025 739	Dec 2024 557

Avg DOM	29
Min 24	27
Max 29	29
5-year Dec average	
Nov 2025 27	Dec 2024 28
YTD 24	

Avg Sold to OLP Ratio	97.4%
Min 97.2%	97.7%
Max 98.6%	98.6%
5-year Dec average	
Nov 2025 98.3%	Dec 2024 97.2%
YTD 99.1%	

December 2025

Delaware County, PA - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		95
 -42.1%	 -27.5%	
from Nov 2025: 164	from Dec 2024: 131	
YTD 2025 2024 +/-		
3,451	3,497	-1.3%
5-year Dec average: 131		

New Pendencies		126
 -36.0%	 -10.0%	
from Nov 2025: 197	from Dec 2024: 140	
YTD 2025 2024 +/-		
2,871	2,918	-1.6%
5-year Dec average: 151		

Closed Sales		236
 2.2%	 -1.3%	
from Nov 2025: 231	from Dec 2024: 239	
YTD 2025 2024 +/-		
2,896	2,865	1.1%
5-year Dec average: 250		

Median Sold Price		\$458,000
 -13.0%	 4.1%	
from Nov 2025: \$526,500	from Dec 2024: \$440,000	
YTD 2025 2024 +/-		
\$510,000	\$480,000	6.3%
5-year Dec average: \$426,500		

Summary

In Delaware County, PA, the median sold price for Detached properties for December was \$458,000, representing a decrease of 13% compared to last month and an increase of 4.1% from Dec 2024. The average days on market for units sold in December was 25 days, the same as the 5-year December average of 25 days. There was a 36% month over month decrease in new contract activity with 126 New Pendencies; a 32.7% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 231; and a 24% decrease in supply to 244 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.07 in November and a decrease from 1.06 in December 2024. The Contract Ratio is 19% lower than the 5-year December average of 1.18. 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		244
Min 230	240	Max 263
5-year Dec average		
Nov 2025 321	Dec 2024 263	

Avg DOM		25
Min 22	25	Max 27
5-year Dec average		
Nov 2025 20	Dec 2024 27	YTD 21

Avg Sold to OLP Ratio		97.3%
Min 97.3%	97.6%	Max 97.8%
5-year Dec average		
Nov 2025 99.7%	Dec 2024 97.5%	YTD 100.2%

December 2025

Delaware County, PA - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	151	
↓ -30.1%	↑ 1.3%	
from Nov 2025: 216	from Dec 2024: 149	
YTD 2025 2024 +/-		
3,324	3,435	-3.2%
5-year Dec average: 176		

New Pendlings	161	
↓ -21.8%	↓ -2.4%	
from Nov 2025: 206	from Dec 2024: 165	
YTD 2025 2024 +/-		
2,685	2,805	-4.3%
5-year Dec average: 184		

Closed Sales	224	
↓ -2.2%	↓ -2.6%	
from Nov 2025: 229	from Dec 2024: 230	
YTD 2025 2024 +/-		
2,681	2,799	-4.2%
5-year Dec average: 246		

Median Sold Price	\$265,000	
↓ -1.9%	↑ 10.4%	
from Nov 2025: \$270,000	from Dec 2024: \$240,000	
YTD 2025 2024 +/-		
\$250,000	\$239,000	4.6%
5-year Dec average: \$223,380		

Summary

In Delaware County, PA, the median sold price for Attached properties for December was \$265,000, representing a decrease of 1.9% compared to last month and an increase of 10.4% from Dec 2024. The average days on market for units sold in December was 32 days, 14% above the 5-year December average of 28 days. There was a 21.8% month over month decrease in new contract activity with 161 New Pendlings; a 27.1% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 231; and an 11.7% decrease in supply to 369 active units.

This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.76 in November and a decrease from 0.88 in December 2024. The Contract Ratio is 44% lower than the 5-year December average of 1.13. 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	369
Min 236	296
Max 369	369
5-year Dec average	
Nov 2025 418	Dec 2024 294

Avg DOM	32
Min 23	28
Max 32	32
5-year Dec average	
Nov 2025 35	Dec 2024 30
YTD 27	

Avg Sold to OLP Ratio	97.5%
Min 96.9%	97.5%
5-year Dec average	
Nov 2025 96.9%	Dec 2024 96.9%
YTD 98.0%	

December 2025

Chester-Upland (Delaware, PA)

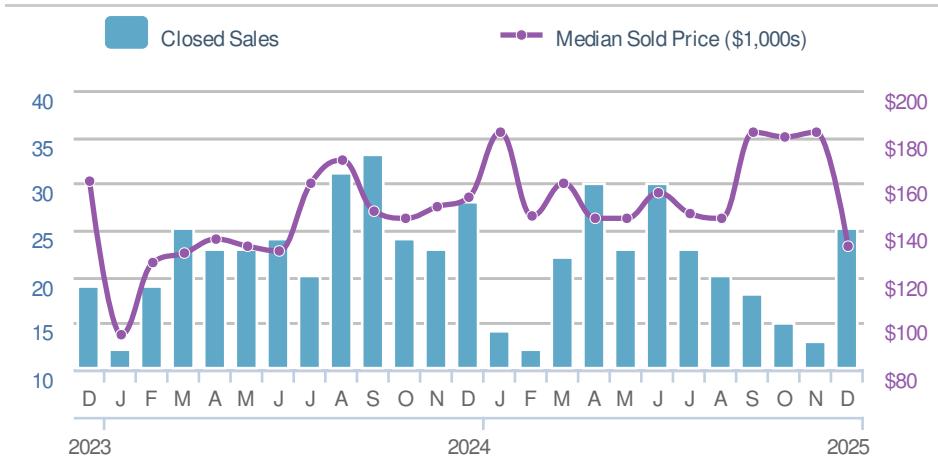
Email: ldavis@tcsr.realtor

New Listings	29	
↓ -3.3% from Nov 2025:	↓ -3.3% from Dec 2024:	
30	30	
YTD 2025 2024 +/-		
409	443	-7.7%
5-year Dec average: 29		

New Pendlings	21	
↓ -41.7% from Nov 2025:	↑ 23.5% from Dec 2024:	
36	17	
YTD 2025 2024 +/-		
291	308	-5.5%
5-year Dec average: 20		

Closed Sales	25	
↑ 92.3% from Nov 2025:	↓ -10.7% from Dec 2024:	
13	28	
YTD 2025 2024 +/-		
263	301	-12.6%
5-year Dec average: 23		

Median Sold Price	\$133,000	
↓ -26.9% from Nov 2025:	↓ -13.9% from Dec 2024:	
\$182,000	\$154,500	
YTD 2025 2024 +/-		
\$153,500	\$145,000	5.9%
5-year Dec average: \$128,500		



Active Listings	54
Min 43	51
Max 58	54
5-year Dec average	
51	58
Nov 2025	Dec 2024
57	45

Avg DOM	40
Min 16	30
Max 40	40
5-year Dec average	
30	40
Nov 2025	Dec 2024
24	33
YTD	33

Avg Sold to OLP Ratio	94.1%
Min 92.6%	93.6%
Max 94.3%	94.1%
5-year Dec average	
93.6%	94.3%
Nov 2025	Dec 2024
97.0%	93.5%
YTD	95.2%

December 2025

Chester-Upland (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	3
↓ -50.0%	↓ -50.0%
from Nov 2025: 6	from Dec 2024: 6
YTD 2025 55	2024 51 +/- 7.8%
5-year Dec average: 4	

New Pendlings	5
↓ -37.5%	↑ 66.7%
from Nov 2025: 8	from Dec 2024: 3
YTD 2025 40	2024 41 +/- -2.4%
5-year Dec average: 3	

Closed Sales	4
↑ 33.3%	↑ 100.0%
from Nov 2025: 3	from Dec 2024: 2
YTD 2025 35	2024 39 +/- -10.3%
5-year Dec average: 3	

Median Sold Price	\$268,500
↓ -13.4%	↑ 24.1%
from Nov 2025: \$310,000	from Dec 2024: \$216,325
YTD 2025 \$247,500	2024 \$170,000 +/- 45.6%
5-year Dec average: \$191,665	

Summary	
In Chester-Upland (Delaware, PA), the median sold price for Detached properties for December was \$268,500, representing a decrease of 13.4% compared to last month and an increase of 24.1% from Dec 2024. The average days on market for units sold in December was 33 days, 106% above the 5-year December average of 16 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendlings; an 11.1% MoM increase in All Pendlings (new contracts + contracts carried over from November) to 10; and a 16.7% decrease in supply to 5 active units.	
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.50 in November and an increase from 1.20 in December 2024. The Contract Ratio is 107% higher than the 5-year December average of 0.97. 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	5
5	6
Min 4	Max 8
5-year Dec average	
Nov 2025 6	Dec 2024 5

Avg DOM	33
33	16
Min 1	Max 33
5-year Dec average	
Nov 2025 5	Dec 2024 7
YTD 39	

Avg Sold to OLP Ratio	91.2%
91.2%	97.4%
Min 91.2%	Max 105.8%
5-year Dec average	
Nov 2025 104.6%	Dec 2024 96.1%
YTD 95.2%	

December 2025

Chester-Upland (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	26	
8.3%	8.3%	
from Nov 2025: 24	from Dec 2024: 24	
YTD 2025 2024 +/-		
354	391	-9.5%
5-year Dec average: 25		

New Pendlings	16	
-42.9%	14.3%	
from Nov 2025: 28	from Dec 2024: 14	
YTD 2025 2024 +/-		
250	267	-6.4%
5-year Dec average: 17		

Closed Sales	21	
110.0%	-19.2%	
from Nov 2025: 10	from Dec 2024: 26	
YTD 2025 2024 +/-		
227	262	-13.4%
5-year Dec average: 20		

Median Sold Price	\$127,500	
-21.1%	-14.7%	
from Nov 2025: \$161,500	from Dec 2024: \$149,500	
YTD 2025 2024 +/-		
\$145,500	\$140,000	3.9%
5-year Dec average: \$127,200		

Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for December was \$127,500, representing a decrease of 21.1% compared to last month and a decrease of 14.7% from Dec 2024. The average days on market for units sold in December was 41 days, 31% above the 5-year December average of 31 days. There was a 42.9% month over month decrease in new contract activity with 16 New Pendlings; an 18.2% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 36; and a 3.9% decrease in supply to 49 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.86 in November and an increase from 0.50 in December 2024. The Contract Ratio is 12% higher than the 5-year December average of 0.65. 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	49	
49	49	
Min 39	45	Max 50
5-year Dec average		
Nov 2025 51	Dec 2024 40	

Avg DOM	41	
41	41	
Min 17	31	Max 41
5-year Dec average		
Nov 2025 30	Dec 2024 35	
YTD 32		

Avg Sold to OLP Ratio	94.7%	
94.7%	94.7%	
Min 92.1%	93.4%	Max 94.7%
5-year Dec average		
Nov 2025 94.8%	Dec 2024 93.3%	
YTD 95.3%		

December 2025

Chichester (Delaware, PA)

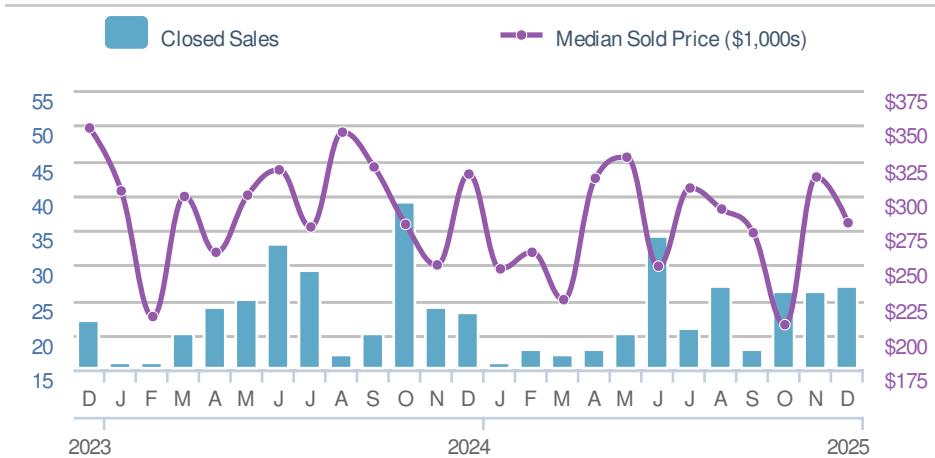
Email: ldavis@tcsr.realtor

New Listings	13	
↓ -48.0%	↓ -7.1%	
from Nov 2025: 25	from Dec 2024: 14	
YTD 2025 2024 +/-		
331	330	0.3%
5-year Dec average: 14		

New Pendlings	15	
↓ -42.3%	↓ -11.8%	
from Nov 2025: 26	from Dec 2024: 17	
YTD 2025 2024 +/-		
275	297	-7.4%
5-year Dec average: 19		

Closed Sales	27	
↑ 3.8%	↑ 17.4%	
from Nov 2025: 26	from Dec 2024: 23	
YTD 2025 2024 +/-		
276	297	-7.1%
5-year Dec average: 24		

Median Sold Price	\$280,000	
↓ -10.5%	↓ -11.1%	
from Nov 2025: \$313,000	from Dec 2024: \$315,000	
YTD 2025 2024 +/-		
\$285,000	\$285,000	0.0%
5-year Dec average: \$277,600		



Active Listings	32
Min 9	20
5-year Dec average	
Max 32	32
Nov 2025 Dec 2024	
36	23

Avg DOM	27	
Min 17	20	
5-year Dec average		
Max 27	27	
Nov 2025 Dec 2024 YTD		
13	17	20

Avg Sold to OLP Ratio	96.5%	
Min 96.5%	97.5%	
5-year Dec average		
Max 98.7%	98.7%	
Nov 2025 Dec 2024 YTD		
96.7%	98.7%	97.6%

December 2025

Chichester (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		7
 -22.2%	 16.7%	
from Nov 2025: 9	from Dec 2024: 6	
YTD 2025 2024 +/-		
166	196	-15.3%
5-year Dec average: 8		

New Pendencies		8
 -38.5%	 14.3%	
from Nov 2025: 13	from Dec 2024: 7	
YTD 2025 2024 +/-		
142	184	-22.8%
5-year Dec average: 10		

Closed Sales		18
 50.0%	 20.0%	
from Nov 2025: 12	from Dec 2024: 15	
YTD 2025 2024 +/-		
142	183	-22.4%
5-year Dec average: 16		

Median Sold Price		\$332,450
 -8.0%	 -4.2%	
from Nov 2025: \$361,250	from Dec 2024: \$347,000	
YTD 2025 2024 +/-		
347,450	345,000	0.7%
5-year Dec average: \$349,140		

Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for December was \$332,450, representing a decrease of 8% compared to last month and a decrease of 4.2% from Dec 2024. The average days on market for units sold in December was 30 days, 52% above the 5-year December average of 20 days. There was a 38.5% month over month decrease in new contract activity with 8 New Pendencies; a 52.6% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 9; and a 25% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 1.19 in November and a decrease from 1.17 in December 2024. The Contract Ratio is 54% lower than the 5-year December average of 1.63. 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		12
Min 7	11	Max 12
5-year Dec average		
Nov 2025 16	Dec 2024 12	

Avg DOM		30
Min 16	20	Max 30
5-year Dec average		
Nov 2025 13	Dec 2024 18	YTD 19

Avg Sold to OLP Ratio		97.0%
Min 97.0%	99.0%	Max 100.4%
5-year Dec average		
Nov 2025 96.8%	Dec 2024 99.6%	YTD 98.5%

December 2025

Chichester (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	6
↓ -62.5%	↓ -25.0%
from Nov 2025: 16	from Dec 2024: 8
YTD 2025 165	2024 134 +/- 23.1%
5-year Dec average: 7	

New Pendlings	7
↓ -46.2%	↓ -30.0%
from Nov 2025: 13	from Dec 2024: 10
YTD 2025 133	2024 113 +/- 17.7%
5-year Dec average: 9	

Closed Sales	9
↓ -35.7%	↑ 12.5%
from Nov 2025: 14	from Dec 2024: 8
YTD 2025 134	2024 114 +/- 17.5%
5-year Dec average: 9	

Median Sold Price	\$225,000
↑ 13.9%	↓ -6.7%
from Nov 2025: \$197,500	from Dec 2024: \$241,250
YTD 2025 \$190,000	2024 \$199,950 +/- -5.0%
5-year Dec average: \$192,240	

Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for December was \$225,000, representing an increase of 13.9% compared to last month and a decrease of 6.7% from Dec 2024. The average days on market for units sold in December was 22 days, 13% above the 5-year December average of 19 days. There was a 46.2% month over month decrease in new contract activity with 7 New Pendlings; a 35.7% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 9; and no change in supply with 20 active units.

This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.70 in November and a decrease from 0.91 in December 2024. The Contract Ratio is 87% lower than the 5-year December average of 3.55. 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	20
Min 2	9
5-year Dec average	
Nov 2025 20	Dec 2024 11

Avg DOM	22
Min 13	19
5-year Dec average	
Nov 2025 12	Dec 2024 13
YTD 21	

Avg Sold to OLP Ratio	95.5%
Min 93.1%	95.5%
5-year Dec average	
Nov 2025 96.6%	Dec 2024 97.0%
YTD 96.6%	

December 2025

Garnet Valley (Delaware, PA)

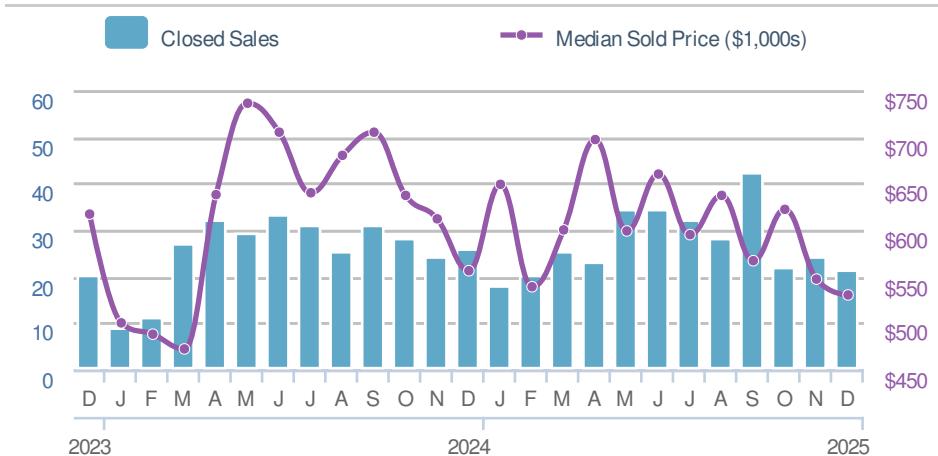
Email: ldavis@tcsr.realtor

New Listings	13	
↓-35.0%	↓-53.6%	
from Nov 2025: 20	from Dec 2024: 28	
YTD 2025 2024 +/-		
428	398	7.5%
5-year Dec average: 14		

New Pendlings	14	
↓-33.3%	↑7.7%	
from Nov 2025: 21	from Dec 2024: 13	
YTD 2025 2024 +/-		
337	315	7.0%
5-year Dec average: 12		

Closed Sales	21	
↓-12.5%	↓-19.2%	
from Nov 2025: 24	from Dec 2024: 26	
YTD 2025 2024 +/-		
343	310	10.6%
5-year Dec average: 23		

Median Sold Price	\$530,000	
↓-3.2%	↓-4.7%	
from Nov 2025: \$547,500	from Dec 2024: \$556,425	
YTD 2025 2024 +/-		
\$622,165	\$640,000	-2.8%
5-year Dec average: \$541,025		



Active Listings	26
26	25
Min 17	Max 42
5-year Dec average	
Nov 2025 34	Dec 2024 42

Avg DOM	23
23	34
Min 14	Max 53
5-year Dec average	
Nov 2025 34	Dec 2024 43
YTD 23	

Avg Sold to OLP Ratio	96.2%
96.2%	98.7%
Min 96.2%	Max 102.6%
5-year Dec average	
Nov 2025 99.1%	Dec 2024 98.6%
YTD 99.9%	

December 2025

Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		7
 -22.2%	 -56.3%	
from Nov 2025: 9	from Dec 2024: 16	
YTD 2025 2024 +/-		
273	232	17.7%
5-year Dec average: 8		

New Pendencies		9
 -35.7%	 28.6%	
from Nov 2025: 14	from Dec 2024: 7	
YTD 2025 2024 +/-		
202	182	11.0%
5-year Dec average: 7		

Closed Sales		13
 18.2%	 8.3%	
from Nov 2025: 11	from Dec 2024: 12	
YTD 2025 2024 +/-		
198	185	7.0%
5-year Dec average: 13		

Median Sold Price		\$825,000
 23.1%	 11.9%	
from Nov 2025: \$670,000	from Dec 2024: \$737,500	
YTD 2025 2024 +/-		
730,000	750,000	-2.7%
5-year Dec average: \$653,000		

Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for December was \$825,000, representing an increase of 23.1% compared to last month and an increase of 11.9% from Dec 2024. The average days on market for units sold in December was 31 days, 12% below the 5-year December average of 35 days. There was a 35.7% month over month decrease in new contract activity with 9 New Pendencies; an 18.8% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 26; and a 33.3% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.86 pendings per active listing, up from 1.52 in November and an increase from 0.82 in December 2024. The Contract Ratio is 20% higher than the 5-year December average of 1.55. 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		14
Min 7	14	Max 28
5-year Dec average		17
Nov 2025 21	Dec 2024 28	

Avg DOM		31
Min 17	31	Max 54
5-year Dec average		35
Nov 2025 10	Dec 2024 54	YTD 21

Avg Sold to OLP Ratio		93.4%
Min 93.4%	97.2%	Max 100.2%
5-year Dec average		99.2%
Nov 2025 101.6%	Dec 2024 97.9%	YTD 100.0%

December 2025

Garnet Valley (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	6
↓ -45.5%	↓ -50.0%
from Nov 2025: 11	from Dec 2024: 12
YTD 2025 155	2024 166 +/- -6.6%
5-year Dec average: 6	

New Pendlings	5
↓ -28.6%	↓ -16.7%
from Nov 2025: 7	from Dec 2024: 6
YTD 2025 135	2024 133 +/- 1.5%
5-year Dec average: 5	

Closed Sales	8
↓ -38.5%	↓ -42.9%
from Nov 2025: 13	from Dec 2024: 14
YTD 2025 145	2024 125 +/- 16.0%
5-year Dec average: 10	

Median Sold Price	\$352,500
↓ -9.6%	↓ -17.1%
from Nov 2025: \$390,000	from Dec 2024: \$425,000
YTD 2025 \$435,000	2024 \$425,000 +/- 2.4%
5-year Dec average: \$406,500	

Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for December was \$352,500, representing a decrease of 9.6% compared to last month and a decrease of 17.1% from Dec 2024. The average days on market for units sold in December was 9 days, 70% below the 5-year December average of 30 days. There was a 28.6% month over month decrease in new contract activity with 5 New Pendlings; a 20% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 12; and a 7.7% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.00 pending per active listing, down from 1.15 in November and a decrease from 1.21 in December 2024. The Contract Ratio is 35% lower than the 5-year December average of 1.53. 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	12
Min 3	8
Max 14	12
5-year Dec average	
Nov 2025 13	Dec 2024 14

Avg DOM	9
Min 9	30
Max 82	5-year Dec average
Nov 2025 56	Dec 2024 35
YTD 26	

Avg Sold to OLP Ratio	100.7%
Min 98.3%	100.7%
Max 105.4%	5-year Dec average
Nov 2025 97.0%	Dec 2024 99.1%
YTD 99.7%	

December 2025

Haverford Township (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings	13	
⬇️ -45.8%	⬆️ 8.3%	
from Nov 2025: 24	from Dec 2024: 12	
YTD 2025 2024 +/-		
516	509	1.4%
5-year Dec average: 18		

New Pendlings	13	
⬇️ -51.9%	⬇️ -13.3%	
from Nov 2025: 27	from Dec 2024: 15	
YTD 2025 2024 +/-		
454	463	-1.9%
5-year Dec average: 20		

Closed Sales	37	
⬆️ 15.6%	⬇️ -5.1%	
from Nov 2025: 32	from Dec 2024: 39	
YTD 2025 2024 +/-		
452	459	-1.5%
5-year Dec average: 39		

Median Sold Price	\$580,000	
⬆️ 7.9%	⬆️ 9.4%	
from Nov 2025: \$537,500	from Dec 2024: \$530,000	
YTD 2025 2024 +/-		
\$540,000	\$525,000	2.9%
5-year Dec average: \$486,700		



Active Listings	28
Min 20	24
Max 28	28
5-year Dec average	
Nov 2025 28	Dec 2024 25

Avg DOM	29
Min 14	21
Max 29	29
5-year Dec average	
Nov 2025 20	Dec 2024 15
YTD 15	

Avg Sold to OLP Ratio	97.6%
Min 97.4%	97.6%
Max 99.2%	98.2%
5-year Dec average	
Nov 2025 97.7%	Dec 2024 99.2%
YTD 101.1%	

December 2025

Haverford Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	10	
↓ -16.7%	↓ -9.1%	
from Nov 2025: 12	from Dec 2024: 11	
YTD 2025 2024 +/-		
371	389	-4.6%
5-year Dec average: 13		

New Pendlings	7	
↓ -63.2%	↓ -46.2%	
from Nov 2025: 19	from Dec 2024: 13	
YTD 2025 2024 +/-		
325	343	-5.2%
5-year Dec average: 15		

Closed Sales	26	
↑ 18.2%	↓ -13.3%	
from Nov 2025: 22	from Dec 2024: 30	
YTD 2025 2024 +/-		
328	338	-3.0%
5-year Dec average: 29		

Median Sold Price	\$689,500	
↑ 23.7%	↑ 14.0%	
from Nov 2025: \$557,500	from Dec 2024: \$605,000	
YTD 2025 2024 +/-		
\$598,250	\$575,000	4.0%
5-year Dec average: \$548,300		

Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for December was \$689,500, representing an increase of 23.7% compared to last month and an increase of 14% from Dec 2024. The average days on market for units sold in December was 30 days, 38% above the 5-year December average of 22 days. There was a 63.2% month over month decrease in new contract activity with 7 New Pendlings; a 46.2% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 21; and a 15.8% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.95 pending per active listing, down from 2.05 in November and a decrease from 1.10 in December 2024. The Contract Ratio is 30% lower than the 5-year December average of 1.36. 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	22
Min 12	Max 22
5-year Dec average	
Nov 2025 19	Dec 2024 21

Avg DOM	30
Min 16	Max 30
5-year Dec average	
Nov 2025 17	Dec 2024 18

Avg Sold to OLP Ratio	96.5%
Min 96.5%	Max 99.5%
5-year Dec average	
Nov 2025 98.4%	Dec 2024 98.0%

December 2025

Haverford Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	3
⬇️ -75.0%	⬆️ 200.0%
from Nov 2025: 12	from Dec 2024: 1
YTD 2025 145	2024 120 +/- 20.8%
5-year Dec average: 5	

New Pendlings	6
⬇️ -25.0%	⬆️ 200.0%
from Nov 2025: 8	from Dec 2024: 2
YTD 2025 129	2024 120 +/- 7.5%
5-year Dec average: 6	

Closed Sales	11
⬆️ 10.0%	⬆️ 22.2%
from Nov 2025: 10	from Dec 2024: 9
YTD 2025 124	2024 121 +/- 2.5%
5-year Dec average: 10	

Median Sold Price	\$455,000
⬆️ 27.4%	⬆️ 2.7%
from Nov 2025: \$357,250	from Dec 2024: \$443,000
YTD 2025 \$425,000	2024 \$405,000 +/- 4.9%
5-year Dec average: \$388,400	

Summary	In Haverford Township (Delaware, PA), the median sold price for Attached properties for December was \$455,000, representing an increase of 27.4% compared to last month and an increase of 2.7% from Dec 2024. The average days on market for units sold in December was 28 days, 52% above the 5-year December average of 18 days. There was a 25% month over month decrease in new contract activity with 6 New Pendlings; a 41.7% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 7; and a 33.3% decrease in supply to 6 active units. This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.33 in November and an increase from 0.75 in December 2024. The Contract Ratio is 39% lower than the 5-year December average of 1.92. 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	6
Min 2	5
Max 9	6
5-year Dec average	
Nov 2025 9	Dec 2024 4

Avg DOM	28
Min 6	18
Max 28	28
5-year Dec average	
Nov 2025 26	Dec 2024 6
YTD 12	

Avg Sold to OLP Ratio	100.2%
Min 97.0%	100.2%
Max 103.3%	99.6%
5-year Dec average	
Nov 2025 96.2%	Dec 2024 103.3%
YTD 101.2%	

December 2025

Interboro (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings	6	
↓-71.4%	↓-25.0%	
from Nov 2025: 21	from Dec 2024: 8	
YTD 2025 2024 +/-		
262	279	-6.1%
5-year Dec average: 13		

New Pendlings	14	
↓-33.3%	↓-30.0%	
from Nov 2025: 21	from Dec 2024: 20	
YTD 2025 2024 +/-		
212	246	-13.8%
5-year Dec average: 17		

Closed Sales	25	
↑78.6%	↑13.6%	
from Nov 2025: 14	from Dec 2024: 22	
YTD 2025 2024 +/-		
216	240	-10.0%
5-year Dec average: 21		

Median Sold Price	\$300,000	
↑8.1%	↑0.9%	
from Nov 2025: \$277,500	from Dec 2024: \$297,250	
YTD 2025 2024 +/-		
\$289,950	\$280,000	3.6%
5-year Dec average: \$251,910		



Active Listings	26	
26	26	
Min 17	25	Max 33
5-year Dec average		
Nov 2025	Dec 2024	
37	20	

Avg DOM	20	
20	20	
Min 19	24	Max 28
5-year Dec average		
Nov 2025	Dec 2024	
28	26	
YTD 2025		
24		

Avg Sold to OLP Ratio	97.8%	
97.8%	97.8%	
Min 93.9%	97.1%	Max 99.3%
5-year Dec average		
Nov 2025	Dec 2024	
98.9%	93.9%	
YTD 2025		
98.3%		

December 2025

Interboro (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		4
 -63.6%	 0.0%	
from Nov 2025: 11	from Dec 2024: 4	
YTD 2025 2024 +/-		
119	146	-18.5%
5-year Dec average: 7		

New Pendencies		9
 -30.8%	 -30.8%	
from Nov 2025: 13	from Dec 2024: 13	
YTD 2025 2024 +/-		
107	131	-18.3%
5-year Dec average: 8		

Closed Sales		15
 114.3%	 50.0%	
from Nov 2025: 7	from Dec 2024: 10	
YTD 2025 2024 +/-		
110	123	-10.6%
5-year Dec average: 10		

Median Sold Price		\$315,500
 -5.8%	 1.8%	
from Nov 2025: \$335,000	from Dec 2024: \$310,000	
YTD 2025 2024 +/-		
\$321,500	\$319,900	0.5%
5-year Dec average: \$288,600		

Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for December was \$315,500, representing a decrease of 5.8% compared to last month and an increase of 1.8% from Dec 2024. The average days on market for units sold in December was 21 days, 13% below the 5-year December average of 24 days. There was a 30.8% month over month decrease in new contract activity with 9 New Pendencies; a 41.2% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 10; and a 33.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 1.89 in November and a decrease from 1.88 in December 2024. The Contract Ratio is 28% higher than the 5-year December average of 1.31. 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		6
6	 10	Max 16
5-year Dec average		
Nov 2025 9	Dec 2024 8	

Avg DOM		21
21	 24	Max 36
Min 15	24	Max 36
5-year Dec average		
Nov 2025 44	Dec 2024 28	YTD 25

Avg Sold to OLP Ratio		97.4%
97.4%	 96.5%	Max 98.6%
Min 92.6%	96.5%	Max 98.6%
5-year Dec average		
Nov 2025 98.3%	Dec 2024 92.6%	YTD 98.4%

December 2025

Interboro (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	2	
↓ -80.0%	↓ -50.0%	
from Nov 2025: 10	from Dec 2024: 4	
YTD 2025 2024 +/-		
143	133	7.5%
5-year Dec average: 6		

New Pendlings	5	
↓ -37.5%	↓ -28.6%	
from Nov 2025: 8	from Dec 2024: 7	
YTD 2025 2024 +/-		
105	115	-8.7%
5-year Dec average: 8		

Closed Sales	10	
↑ 42.9%	↓ -16.7%	
from Nov 2025: 7	from Dec 2024: 12	
YTD 2025 2024 +/-		
106	117	-9.4%
5-year Dec average: 11		

Median Sold Price	\$294,950	
↑ 15.7%	↑ 32.6%	
from Nov 2025: \$254,900	from Dec 2024: \$222,500	
YTD 2025 2024 +/-		
\$265,000	\$247,000	7.3%
5-year Dec average: \$227,490		

Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for December was \$294,950, representing an increase of 15.7% compared to last month and an increase of 32.6% from Dec 2024. The average days on market for units sold in December was 19 days, 18% below the 5-year December average of 23 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendlings; a 50% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 6; and a 28.6% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 0.30 pendings per active listing, down from 0.43 in November and a decrease from 0.67 in December 2024. The Contract Ratio is 76% lower than the 5-year December average of 1.27. 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	20	
Min 7	14	Max 20
5-year Dec average		
Nov 2025 28	Dec 2024 12	

Avg DOM	19	
Min 16	23	Max 33
5-year Dec average		
Nov 2025 13	Dec 2024 24	

Avg Sold to OLP Ratio	98.4%	
Min 95.0%	97.6%	Max 100.4%
5-year Dec average		
Nov 2025 99.6%	Dec 2024 95.0%	

December 2025

Marple Newtown (Delaware, PA)

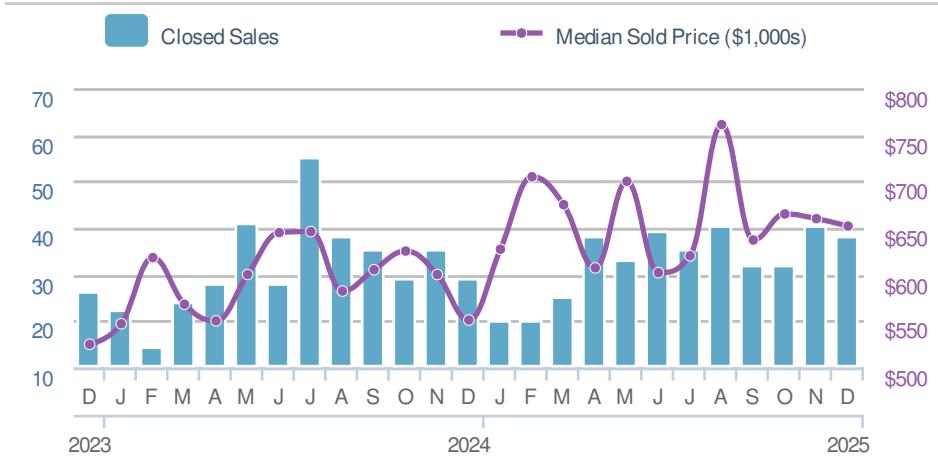
Email: ldavis@tcsr.realtor

New Listings	12
↓ -36.8% from Nov 2025: 19	↓ -36.8% from Dec 2024: 19
YTD 2025 459	2024 542 +/- -15.3%
5-year Dec average: 19	

New Pendlings	24
↓ -17.2% from Nov 2025: 29	↑ 26.3% from Dec 2024: 19
YTD 2025 400	2024 407 +/- -1.7%
5-year Dec average: 22	

Closed Sales	38
↓ -5.0% from Nov 2025: 40	↑ 31.0% from Dec 2024: 29
YTD 2025 408	2024 390 +/- 4.6%
5-year Dec average: 34	

Median Sold Price	\$652,500
↓ -1.2% from Nov 2025: \$660,500	↑ 18.4% from Dec 2024: \$551,000
YTD 2025 \$656,750	2024 \$595,500 +/- 10.3%
5-year Dec average: \$544,200	



Active Listings	26
26 Min 26	38 Max 49
5-year Dec average	
Nov 2025 43	Dec 2024 49

Avg DOM	30
30 Min 16	24 Max 30
5-year Dec average	
Nov 2025 19	Dec 2024 16
YTD 24	

Avg Sold to OLP Ratio	100.2%
100.2% Min 97.8%	99.3% Max 100.2%
5-year Dec average	
Nov 2025 99.3%	Dec 2024 100.1%
YTD 101.3%	

December 2025

Marple Newtown (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	9	
↓ -43.8%	↓ -43.8%	
from Nov 2025: 16	from Dec 2024: 16	
YTD 2025 2024 +/-		
338	401	-15.7%
5-year Dec average: 15		

New Pendlings	17	
↓ -22.7%	↑ 41.7%	
from Nov 2025: 22	from Dec 2024: 12	
YTD 2025 2024 +/-		
283	285	-0.7%
5-year Dec average: 15		

Closed Sales	25	
↓ -13.8%	↑ 8.7%	
from Nov 2025: 29	from Dec 2024: 23	
YTD 2025 2024 +/-		
282	280	0.7%
5-year Dec average: 26		

Median Sold Price	\$620,000	
↓ -4.8%	↑ 12.5%	
from Nov 2025: \$651,000	from Dec 2024: \$551,000	
YTD 2025 2024 +/-		
\$650,500	\$579,750	12.2%
5-year Dec average: \$526,200		

Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for December was \$620,000, representing a decrease of 4.8% compared to last month and an increase of 12.5% from Dec 2024. The average days on market for units sold in December was 19 days, 11% below the 5-year December average of 21 days. There was a 22.7% month over month decrease in new contract activity with 17 New Pendlings; a 20.5% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 35; and a 39.4% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 1.33 in November and an increase from 0.92 in December 2024. The Contract Ratio is 43% higher than the 5-year December average of 1.23. 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	20
20	29
Min 20 Max 38	
5-year Dec average	
Nov 2025 33	Dec 2024 38

Avg DOM	19
19	21
Min 13 Max 31	
5-year Dec average	
Nov 2025 17	Dec 2024 13
YTD 21	

Avg Sold to OLP Ratio	102.3%
102.3%	99.1%
Min 96.8% Max 102.3%	
5-year Dec average	
Nov 2025 99.5%	Dec 2024 100.0%
YTD 101.7%	

December 2025

Marple Newtown (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		3	
0.0%	0.0%		
from Nov 2025:	from Dec 2024:		
3	3		
YTD	2025	2024	+/-
	121	141	-14.2%
5-year Dec average: 5			

New Pensions		7	
0.0%	0.0%		
from Nov 2025:	from Dec 2024:		
7	7		
YTD	2025	2024	+/-
	117	122	-4.1%
5-year Dec average: 7			

Closed Sales		13	
18.2%	116.7%		
from Nov 2025:	from Dec 2024:		
11	6		
YTD	2025	2024	+/-
	126	110	14.5%
5-year Dec average: 8			

Median Sold Price		\$750,000	
11.9%	19.5%		
from Nov 2025:	from Dec 2024:		
\$670,000	\$627,500		
YTD	2025	2024	+/-
	660,050	634,500	4.0%
5-year Dec average: \$628,300			

Summary		
In Marple Newtown (Delaware, PA), the median sold price for Attached properties for December was \$750,000, representing an increase of 11.9% compared to last month and an increase of 19.5% from Dec 2024. The average days on market for units sold in December was 52 days, 72% above the 5-year December average of 30 days. There was no month over month change in new contract activity with 7 New Pensions; a 40% MoM decrease in All Pensions (new contracts + contracts carried over from November) to 9; and a 40% decrease in supply to 6 active units.		
This activity resulted in a Contract Ratio of 1.50 pending per active listing, no change from November and a decrease from 1.82 in December 2024. The Contract Ratio is 53% lower than the 5-year December average of 3.17. 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		6	
6			
Min	3	Max	13
5-year Dec average			
Nov 2025	Dec 2024		
10	11		

Avg DOM		52	
52			
Min	12	Max	52
5-year Dec average			
Nov 2025	Dec 2024		
24	26		
YTD			
33			

Avg Sold to OLP Ratio		96.0%	
96.0%			
Min	96.0%	Max	104.7%
5-year Dec average			
Nov 2025	Dec 2024		
98.8%	100.6%		
YTD			
100.3%			

December 2025

Penn-Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings	10	
↓ -41.2%	↓ -56.5%	
from Nov 2025: 17	from Dec 2024: 23	
YTD 2025 2024 +/-		
337	433	-22.2%
5-year Dec average: 18		

New Pendlings	13	
↓ -35.0%	↓ -35.0%	
from Nov 2025: 20	from Dec 2024: 20	
YTD 2025 2024 +/-		
322	393	-18.1%
5-year Dec average: 20		

Closed Sales	23	
↓ -25.8%	↓ -20.7%	
from Nov 2025: 31	from Dec 2024: 29	
YTD 2025 2024 +/-		
331	397	-16.6%
5-year Dec average: 27		

Median Sold Price	\$405,000	
↑ 24.6%	↑ 28.6%	
from Nov 2025: \$325,000	from Dec 2024: \$315,000	
YTD 2025 2024 +/-		
\$335,000	\$315,000	6.3%
5-year Dec average: \$317,500		



Active Listings	22	
22	22	
Min 12	21	Max 32
5-year Dec average		
Nov 2025	Dec 2024	
30	32	

Avg DOM	19	
19	19	
Min 10	23	Max 34
5-year Dec average		
Nov 2025	Dec 2024	
29	27	
YTD 2025		
22		

Avg Sold to OLP Ratio	97.6%	
97.6%	97.6%	
Min 96.6%	98.0%	Max 100.1%
5-year Dec average		
Nov 2025	Dec 2024	
98.7%	96.8%	
YTD 2025		
98.6%		

December 2025

Penn-Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		7
↓ -36.4%	↓ -36.4%	
from Nov 2025: 11	from Dec 2024: 11	
YTD 2025 2024 +/-		
213	245	-13.1%
5-year Dec average: 11		

New Pendencies		6
↓ -60.0%	↓ -33.3%	
from Nov 2025: 15	from Dec 2024: 9	
YTD 2025 2024 +/-		
205	218	-6.0%
5-year Dec average: 10		

Closed Sales		16
↓ -20.0%	↑ 6.7%	
from Nov 2025: 20	from Dec 2024: 15	
YTD 2025 2024 +/-		
210	218	-3.7%
5-year Dec average: 16		

Median Sold Price		\$407,500
↑ 10.1%	↑ 16.4%	
from Nov 2025: \$370,000	from Dec 2024: \$350,000	
YTD 2025 2024 +/-		
\$384,000	\$359,900	6.7%
5-year Dec average: \$340,566		

Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for December was \$407,500, representing an increase of 10.1% compared to last month and an increase of 16.4% from Dec 2024. The average days on market for units sold in December was 16 days, 37% below the 5-year December average of 25 days. There was a 60% month over month decrease in new contract activity with 6 New Pendencies; a 52.6% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 9; and a 6.7% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 1.27 in November and an increase from 0.61 in December 2024. The Contract Ratio is 51% lower than the 5-year December average of 1.29. 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		14
Min 9	14	Max 23
5-year Dec average		
Nov 2025 15	Dec 2024 23	

Avg DOM		16
Min 10	16	Max 39
5-year Dec average		
Nov 2025 20	Dec 2024 39	YTD 21

Avg Sold to OLP Ratio		97.3%
Min 94.7%	97.3%	Max 99.7%
5-year Dec average		
Nov 2025 99.4%	Dec 2024 94.7%	YTD 98.9%

December 2025

Penn-Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	3
↓ -50.0%	↓ -75.0%
from Nov 2025: 6	from Dec 2024: 12
YTD 2025 124	2024 188 +/- -34.0%
5-year Dec average: 8	

New Pendencies	7
↑ 40.0%	↓ -36.4%
from Nov 2025: 5	from Dec 2024: 11
YTD 2025 117	2024 175 +/- -33.1%
5-year Dec average: 9	

Closed Sales	7
↓ -36.4%	↓ -50.0%
from Nov 2025: 11	from Dec 2024: 14
YTD 2025 121	2024 179 +/- -32.4%
5-year Dec average: 11	

Median Sold Price	\$270,000
↓ -11.5%	↓ -3.6%
from Nov 2025: \$305,000	from Dec 2024: \$279,950
YTD 2025 \$260,000	2024 \$265,000 +/- -1.9%
5-year Dec average: \$228,430	

Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for December was \$270,000, representing a decrease of 11.5% compared to last month and a decrease of 3.6% from Dec 2024. The average days on market for units sold in December was 28 days, 33% above the 5-year December average of 21 days. There was a 40% month over month increase in new contract activity with 7 New Pendencies; no MoM change in All Pendencies (new contracts + contracts carried over from November) with 11; and a 46.7% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 0.73 in November and a decrease from 1.67 in December 2024. The Contract Ratio is 39% lower than the 5-year December average of 2.28. 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	8
Min 3	6
Max 9	8
5-year Dec average	
Nov 2025 15	Dec 2024 9

Avg DOM	28
Min 10	21
Max 31	28
5-year Dec average	
Nov 2025 44	Dec 2024 14
YTD 25	

Avg Sold to OLP Ratio	98.4%
Min 97.4%	98.4%
Max 100.7%	98.6%
5-year Dec average	
Nov 2025 97.4%	Dec 2024 99.1%
YTD 98.2%	

December 2025

Radnor Township (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings	12
↔ 0.0% from Nov 2025:	↑ 71.4% from Dec 2024: 12 7
YTD 2025 2024 +/-	320 362 -11.6%
5-year Dec average: 10	

New Pendencies	8
↓ -20.0% from Nov 2025:	↓ -11.1% from Dec 2024: 10 9
5-year Dec average: 12	

Closed Sales	12
↓ -40.0% from Nov 2025:	↓ -42.9% from Dec 2024: 20 21
5-year Dec average: 21	

Median Sold Price	\$1,225,000
↑ 3.2% from Nov 2025: \$1,187,500	↑ 40.8% from Dec 2024: \$870,000
YTD 2025 2024 +/- \$1,150,000 \$900,000 27.8%	
5-year Dec average: \$821,600	



Active Listings	26
26 Min 23 28 Max 35	
5-year Dec average	
Nov 2025 Dec 2024	24 23

Avg DOM	9
9 Min 9 27 Max 63	
5-year Dec average	
Nov 2025 Dec 2024 YTD	18 21 23

Avg Sold to OLP Ratio	104.7%
104.7% Min 96.6% 99.1% Max 104.7%	
5-year Dec average	
Nov 2025 Dec 2024 YTD	102.8% 98.1% 101.8%

December 2025

Radnor Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	5	
↔ 0.0%	↑ 25.0%	
from Nov 2025: 5	from Dec 2024: 4	
YTD 2025 2024 +/-		
217	249	-12.9%
5-year Dec average: 7		

New Pendlings	1	
↓ -83.3%	↓ -83.3%	
from Nov 2025: 6	from Dec 2024: 6	
YTD 2025 2024 +/-		
177	208	-14.9%
5-year Dec average: 8		

Closed Sales	8	
↓ -42.9%	↓ -33.3%	
from Nov 2025: 14	from Dec 2024: 12	
YTD 2025 2024 +/-		
188	205	-8.3%
5-year Dec average: 13		

Median Sold Price	\$1,412,500	
↑ 3.3%	↑ 36.2%	
from Nov 2025: \$1,367,500	from Dec 2024: \$1,037,000	
YTD 2025 2024 +/-		
\$1,372,500	\$1,250,000	9.8%
5-year Dec average: \$986,490		

Summary	In Radnor Township (Delaware, PA), the median sold price for Detached properties for December was \$1,412,500, representing an increase of 3.3% compared to last month and an increase of 36.2% from Dec 2024. The average days on market for units sold in December was 11 days, 47% below the 5-year December average of 21 days. There was an 83.3% month over month decrease in new contract activity with 1 New Pendlings; a 41.2% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 10; and a 5.9% increase in supply to 18 active units. This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 1.00 in November and a decrease from 1.67 in December 2024. The Contract Ratio is 55% lower than the 5-year December average of 1.23. 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	18	
Min 15	18	Max 19
5-year Dec average		
Nov 2025 17	Dec 2024 15	

Avg DOM	11	
11	21	32
Nov 2025 13		
Dec 2024 19	YTD 22	

Avg Sold to OLP Ratio	106.8%	
95.6%	99.2%	106.8%
Nov 2025 105.1%		
Dec 2024 100.9%	YTD 103.5%	

December 2025

Radnor Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		7
0.0%	133.3%	
from Nov 2025: 7	from Dec 2024: 3	
YTD 2025 2024 +/-		
103	113	-8.8%
5-year Dec average: 3		

New Pendencies		7
75.0%	133.3%	
from Nov 2025: 4	from Dec 2024: 3	
YTD 2025 2024 +/-		
85	95	-10.5%
5-year Dec average: 4		

Closed Sales		4
33.3%	55.6%	
from Nov 2025: 6	from Dec 2024: 9	
YTD 2025 2024 +/-		
83	96	-13.5%
5-year Dec average: 8		

Median Sold Price		\$500,000
21.2%	28.2%	
from Nov 2025: \$412,500	from Dec 2024: \$389,900	
YTD 2025 2024 +/-		
445,000	360,000	23.6%
5-year Dec average: \$371,280		

Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for December was \$500,000, representing an increase of 21.2% compared to last month and an increase of 28.2% from Dec 2024. The average days on market for units sold in December was 5 days, 83% below the 5-year December average of 29 days. There was a 75% month over month increase in new contract activity with 7 New Pendencies; a 14.3% MoM increase in All Pendencies (new contracts + contracts carried over from November) to 8; and a 14.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 1.00 pendencies per active listing, no change from November and an increase from 0.75 in December 2024. The Contract Ratio is 7% lower than the 5-year December average of 1.07. 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		8
8	10	Max 16
Min 8	5-year Dec average 10	Max 16

Nov 2025 7 Dec 2024 8

Avg DOM		5
5	29	Max 103
Min 4	5-year Dec average 29	Max 103

Nov 2025 30 Dec 2024 24 YTD 27

Avg Sold to OLP Ratio		100.5%
100.5%	99.1%	Max 101.6%
Min 94.4%	5-year Dec average 99.1%	Max 101.6%

Nov 2025 97.3% Dec 2024 94.4% YTD 97.9%

December 2025

Ridley (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings	13	
↓ -56.7%	↓ -43.5%	
from Nov 2025: 30	from Dec 2024: 23	
YTD 2025 2024 +/-		
504	409	23.2%
5-year Dec average: 18		

New Pendlings	23	
↓ -23.3%	↑ 9.5%	
from Nov 2025: 30	from Dec 2024: 21	
YTD 2025 2024 +/-		
437	349	25.2%
5-year Dec average: 23		

Closed Sales	40	
↑ 11.1%	↑ 5.3%	
from Nov 2025: 36	from Dec 2024: 38	
YTD 2025 2024 +/-		
430	354	21.5%
5-year Dec average: 37		

Median Sold Price	\$299,999	
↓ -17.2%	↑ 1.7%	
from Nov 2025: \$362,500	from Dec 2024: \$294,999	
YTD 2025 2024 +/-		
\$325,000	\$310,000	4.8%
5-year Dec average: \$286,000		



Active Listings	29
Min 15	24
Max 34	29
5-year Dec average	
Nov 2025 45	Dec 2024 34

Avg DOM	19
Min 13	19
Max 25	20
5-year Dec average	
Nov 2025 15	Dec 2024 22
YTD 22	

Avg Sold to OLP Ratio	96.5%
Min 96.5%	98.0%
Max 99.3%	99.4%
5-year Dec average	
Nov 2025 99.2%	Dec 2024 98.6%
YTD 99.4%	

December 2025

Ridley (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		7
↓-50.0%	↓-41.7%	
from Nov 2025: 14	from Dec 2024: 12	
YTD 2025 2024 +/-		
305	237	28.7%
5-year Dec average: 9		

New Pensions		14
↔0.0%	↑16.7%	
from Nov 2025: 14	from Dec 2024: 12	
YTD 2025 2024 +/-		
258	211	22.3%
5-year Dec average: 14		

Closed Sales		20
↓-4.8%	↑17.6%	
from Nov 2025: 21	from Dec 2024: 17	
YTD 2025 2024 +/-		
259	211	22.7%
5-year Dec average: 20		

Median Sold Price		\$335,000
↓-19.3%	↓-7.1%	
from Nov 2025: \$415,000	from Dec 2024: \$360,500	
YTD 2025 2024 +/-		
\$380,000	\$355,000	7.0%
5-year Dec average: \$334,300		

Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for December was \$335,000, representing a decrease of 19.3% compared to last month and a decrease of 7.1% from Dec 2024. The average days on market for units sold in December was 27 days, 6% above the 5-year December average of 26 days. There was no month over month change in new contract activity with 14 New Pensions; a 28.6% MoM decrease in All Pensions (new contracts + contracts carried over from November) to 15; and a 40.7% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.94 pending per active listing, up from 0.78 in November and a decrease from 1.20 in December 2024. The Contract Ratio is 41% lower than the 5-year December average of 1.58. 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		16
Min 9	14	Max 16
5-year Dec average		
Nov 2025 27	Dec 2024 15	

Avg DOM		27
Min 18	26	Max 31
5-year Dec average		
Nov 2025 16	Dec 2024 28	YTD 20

Avg Sold to OLP Ratio		94.0%
Min 94.0%	96.8%	Max 98.8%
5-year Dec average		
Nov 2025 99.3%	Dec 2024 97.6%	YTD 100.2%

December 2025

Ridley (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	6
↓ -62.5%	↓ -45.5%
from Nov 2025: 16	from Dec 2024: 11
YTD 2025 198	2024 172 +/- 15.1%
5-year Dec average: 9	

New Pendlings	9
↓ -43.8%	↔ 0.0%
from Nov 2025: 16	from Dec 2024: 9
YTD 2025 178	2024 138 +/- 29.0%
5-year Dec average: 9	

Closed Sales	20
↑ 33.3%	↓ -4.8%
from Nov 2025: 15	from Dec 2024: 21
YTD 2025 170	2024 143 +/- 18.9%
5-year Dec average: 17	

Median Sold Price	\$280,000
↓ -11.1%	↑ 5.7%
from Nov 2025: \$315,000	from Dec 2024: \$265,000
YTD 2025 \$280,000	2024 \$270,000 +/- 3.7%
5-year Dec average: \$252,450	

Summary	
In Ridley (Delaware, PA), the median sold price for Attached properties for December was \$280,000, representing a decrease of 11.1% compared to last month and an increase of 5.7% from Dec 2024. The average days on market for units sold in December was 12 days, 17% below the 5-year December average of 14 days. There was a 43.8% month over month decrease in new contract activity with 9 New Pendlings; a 47.6% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 11; and a 27.8% decrease in supply to 13 active units.	
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.17 in November and an increase from 0.21 in December 2024. The Contract Ratio is 55% lower than the 5-year December average of 1.88. 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
Min 5	10
Max 19	13
5-year Dec average	

Nov 2025 18 Dec 2024 19

Avg DOM	12
Min 8	12
Max 26	14
5-year Dec average	

Nov 2025 12 Dec 2024 17 YTD 24

Avg Sold to OLP Ratio	98.8%
Min 98.0%	98.8%
Max 100.0%	99.2%
5-year Dec average	

Nov 2025 99.0% Dec 2024 99.5% YTD 98.2%

December 2025

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings	12	
⬇️ -53.8%	⬆️ 9.1%	
from Nov 2025: 26	from Dec 2024: 11	
YTD 2025 2024 +/-		
444	482	-7.9%
5-year Dec average: 19		

New Pendlings	16	
⬇️ -23.8%	⬆️ 128.6%	
from Nov 2025: 21	from Dec 2024: 7	
YTD 2025 2024 +/-		
344	394	-12.7%
5-year Dec average: 21		

Closed Sales	29	
⬇️ -6.5%	⬆️ 20.8%	
from Nov 2025: 31	from Dec 2024: 24	
YTD 2025 2024 +/-		
349	432	-19.2%
5-year Dec average: 34		

Median Sold Price	\$510,000	
⬇️ -22.7%	⬇️ -27.1%	
from Nov 2025: \$660,000	from Dec 2024: \$699,750	
YTD 2025 2024 +/-		
\$651,000	\$639,995	1.7%
5-year Dec average: \$613,700		



Active Listings	44
44	44
Min 32	Max 58
5-year Dec average	
Nov 2025 56	Dec 2024 32

Avg DOM	27
27	27
Min 27	Max 35
5-year Dec average	
Nov 2025 30	Dec 2024 31
YTD 25	

Avg Sold to OLP Ratio	96.6%
96.6%	96.6%
Min 96.6%	Max 99.2%
5-year Dec average	
Nov 2025 96.3%	Dec 2024 97.3%
YTD 100.2%	

December 2025

Rose Tree Media (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		7
 -63.2%	 +16.7%	
from Nov 2025: 19	from Dec 2024: 6	
YTD 2025 2024 +/-		
315	308	+2.3%
5-year Dec average: 10		

New Pendlings		8
 -38.5%	 +100.0%	
from Nov 2025: 13	from Dec 2024: 4	
YTD 2025 2024 +/-		
231	234	-1.3%
5-year Dec average: 10		

Closed Sales		14
 -33.3%	 -30.0%	
from Nov 2025: 21	from Dec 2024: 20	
YTD 2025 2024 +/-		
231	236	-2.1%
5-year Dec average: 22		

Median Sold Price		\$675,000
 -6.3%	 -10.1%	
from Nov 2025: \$720,000	from Dec 2024: \$751,250	
YTD 2025 2024 +/-		
\$710,000	\$681,000	+4.3%
5-year Dec average: \$646,050		

Summary		
In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for December was \$675,000, representing a decrease of 6.3% compared to last month and a decrease of 10.1% from Dec 2024. The average days on market for units sold in December was 29 days, 5% above the 5-year December average of 28 days. There was a 38.5% month over month decrease in new contract activity with 8 New Pendlings; a 26.1% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 17; and a 21.7% decrease in supply to 36 active units.		
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.50 in November and a decrease from 0.76 in December 2024. The Contract Ratio is 39% lower than the 5-year December average of 0.77. 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		36
 32	 36	
Min 25	5-year Dec average	Max 44

Nov 2025 46	Dec 2024 25
-------------	-------------

Avg DOM		29
 28	 29	
Min 16	5-year Dec average	Max 41

Avg Sold to OLP Ratio			94.1%
 94.1%	 96.8%	 99.6%	
Min 94.1%	5-year Dec average	Max 99.6%	

Nov 2025 29	Dec 2024 29	YTD 26
Nov 2025 97.2%	Dec 2024 97.4%	YTD 100.8%

December 2025

Rose Tree Media (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		5
 -28.6%	 0.0%	from Nov 2025: 7 from Dec 2024: 5
YTD 2025 129	2024 174	+/- -25.9%
5-year Dec average: 9		

New Pendencies		8
 0.0%	 166.7%	from Nov 2025: 8 from Dec 2024: 3
YTD 2025 113	2024 160	+/- -29.4%
5-year Dec average: 11		

Closed Sales		15
 50.0%	 275.0%	from Nov 2025: 10 from Dec 2024: 4
YTD 2025 118	2024 196	+/- -39.8%
5-year Dec average: 11		

Median Sold Price		\$445,000
 -3.8%	 8.9%	from Nov 2025: \$462,500 from Dec 2024: \$408,500
YTD 2025 \$529,000	2024 \$617,527	+/- -14.3%
5-year Dec average: \$568,064		

Summary		
In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for December was \$445,000, representing a decrease of 3.8% compared to last month and an increase of 8.9% from Dec 2024. The average days on market for units sold in December was 25 days, 42% below the 5-year December average of 43 days. There was no month over month change in new contract activity with 8 New Pendencies; a 53.3% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 7; and a 20% decrease in supply to 8 active units.		
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.50 in November and a decrease from 1.86 in December 2024. The Contract Ratio is 68% lower than the 5-year December average of 2.79. 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		8
8		Min 7 Max 16
Nov 2025 10	Dec 2024 7	5-year Dec average

Avg DOM		25
25		Min 25 Max 86
Nov 2025 33	Dec 2024 39	YTD 22

Avg Sold to OLP Ratio		99.0%
99.0%		Min 96.8% Max 107.8%
Nov 2025 94.3%	Dec 2024 96.8%	YTD 98.8%

December 2025

Southeast Delco (Delaware, PA)

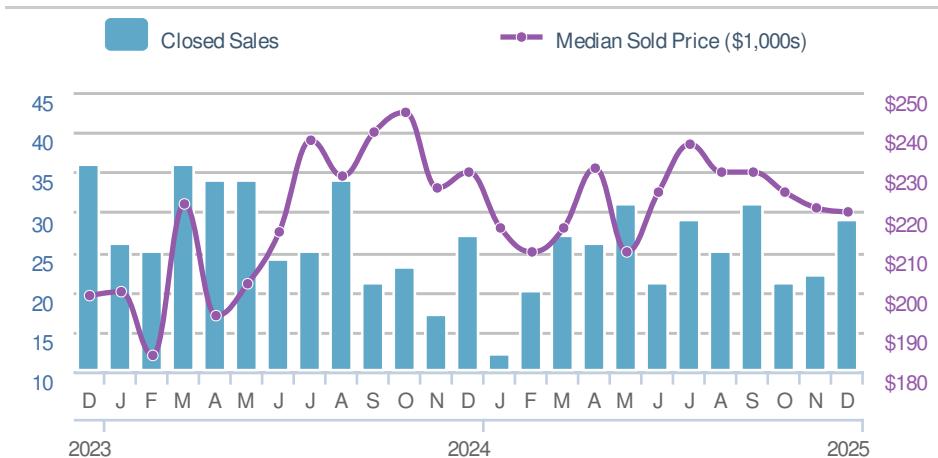
Email: ldavis@tcsr.realtor

New Listings	17
⬇️ -41.4% from Nov 2025: 29	⬆️ 13.3% from Dec 2024: 15
YTD 2025 391	2024 398 +/- -1.8%
5-year Dec average: 25	

New Pensions	22
⬇️ -40.5% from Nov 2025: 37	⬆️ 29.4% from Dec 2024: 17
YTD 2025 319	2024 330 +/- -3.3%
5-year Dec average: 25	

Closed Sales	29
⬆️ 31.8% from Nov 2025: 22	⬆️ 7.4% from Dec 2024: 27
YTD 2025 306	2024 338 +/- -9.5%
5-year Dec average: 36	

Median Sold Price	\$220,000
⬇️ -0.7% from Nov 2025: \$221,500	⬇️ -4.3% from Dec 2024: \$230,000
YTD 2025 \$225,000	2024 \$215,000 +/- 4.7%
5-year Dec average: \$204,800	



Active Listings	41
Min 31	39
Max 51	41
5-year Dec average	
Nov 2025 46	Dec 2024 34

Avg DOM	33
Min 18	27
Max 40	33
5-year Dec average	
Nov 2025 30	Dec 2024 40
YTD 2025 28	

Avg Sold to OLP Ratio	98.9%
Min 95.2%	98.2%
Max 100.6%	98.9%
5-year Dec average	
Nov 2025 94.1%	Dec 2024 95.2%
YTD 2025 97.6%	

December 2025

Southeast Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	3	
⬇️ -25.0%	⬆️ 50.0%	
from Nov 2025: 4	from Dec 2024: 2	
YTD 2025 2024 +/-		
54	65	-16.9%
5-year Dec average: 3		

New Pendlings	4	
⬇️ -33.3%	⬆️ 33.3%	
from Nov 2025: 6	from Dec 2024: 3	
YTD 2025 2024 +/-		
43	49	-12.2%
5-year Dec average: 3		

Closed Sales	6	
⬆️ 100.0%	⬇️ -40.0%	
from Nov 2025: 3	from Dec 2024: 10	
YTD 2025 2024 +/-		
38	47	-19.1%
5-year Dec average: 7		

Median Sold Price	\$252,500	
⬇️ -19.8%	⬇️ -4.7%	
from Nov 2025: \$315,000	from Dec 2024: \$265,000	
YTD 2025 2024 +/-		
\$272,000	\$275,000	-1.1%
5-year Dec average: \$232,490		

Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for December was \$252,500, representing a decrease of 19.8% compared to last month and a decrease of 4.7% from Dec 2024. The average days on market for units sold in December was 24 days, 23% below the 5-year December average of 31 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendlings; a 22.2% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 7; and a 14.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.29 in November and an increase from 0.40 in December 2024. The Contract Ratio is 22% higher than the 5-year December average of 0.72. 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	8
Min 2	5
Max 8	8
5-year Dec average	
Nov 2025 7	Dec 2024 5

Avg DOM	24
24	31
5-year Dec average	
Nov 2025 29	Dec 2024 47
YTD 36	

Avg Sold to OLP Ratio	97.4%
97.4%	97.4%
5-year Dec average	
Nov 2025 99.5%	Dec 2024 91.5%
YTD 97.5%	

December 2025

Southeast Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	14	
 -44.0%	 7.7%	
from Nov 2025: 25	from Dec 2024: 13	
YTD 2025 2024 +/-		
337	333	1.2%
5-year Dec average: 22		

New Pendencies	18	
 -41.9%	 28.6%	
from Nov 2025: 31	from Dec 2024: 14	
YTD 2025 2024 +/-		
276	281	-1.8%
5-year Dec average: 22		

Closed Sales	23	
 21.1%	 35.3%	
from Nov 2025: 19	from Dec 2024: 17	
YTD 2025 2024 +/-		
268	291	-7.9%
5-year Dec average: 29		

Median Sold Price	\$205,000	
 -3.8%	 -4.7%	
from Nov 2025: \$213,000	from Dec 2024: \$215,000	
YTD 2025 2024 +/-		
\$223,250	\$210,000	6.3%
5-year Dec average: \$196,980		

Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for December was \$205,000, representing a decrease of 3.8% compared to last month and a decrease of 4.7% from Dec 2024. The average days on market for units sold in December was 35 days, 34% above the 5-year December average of 26 days. There was a 41.9% month over month decrease in new contract activity with 18 New Pendencies; a 35.1% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 24; and a 15.4% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.95 in November and an increase from 0.69 in December 2024. The Contract Ratio is 25% lower than the 5-year December average of 0.97. 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
Min	29
33	
34	
Max	45
5-year Dec average	
Nov 2025	Dec 2024
39	29

Avg DOM	35
Min	17
26	
35	
Max	36
5-year Dec average	
Nov 2025	Dec 2024
31	36
YTD	27

Avg Sold to OLP Ratio	99.3%
Min	97.0%
99.3%	
99.4%	
Max	102.0%
5-year Dec average	
Nov 2025	Dec 2024
93.2%	97.3%
YTD	97.6%

December 2025

Springfield (Delaware, PA)

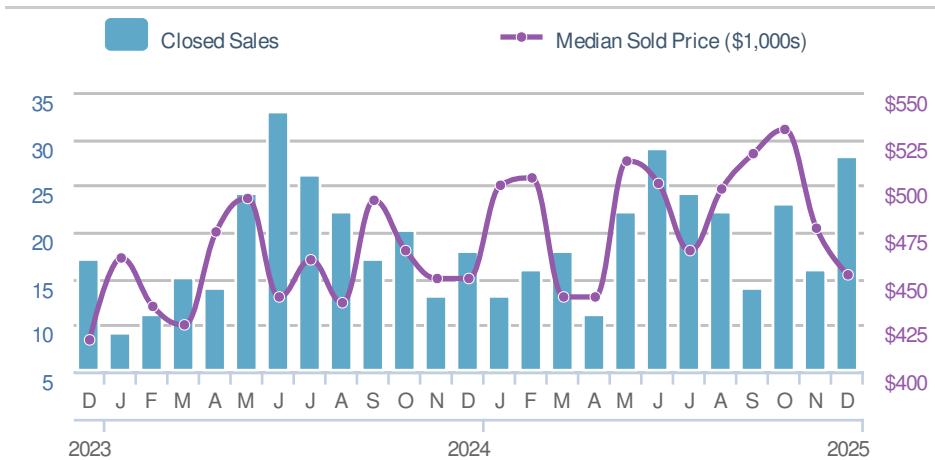
Email: ldavis@tcsr.realtor

New Listings		7
 -41.7%	from Nov 2025:	 40.0%
12	5	from Dec 2024:
YTD 2025 2024 +/-		
266	250	6.4%
5-year Dec average: 8		

New Pendlings		13
 -31.6%	from Nov 2025:	 18.2%
19	11	from Dec 2024:
YTD 2025 2024 +/-		
248	232	6.9%
5-year Dec average: 13		

Closed Sales		28
 75.0%	from Nov 2025:	 55.6%
16	18	from Dec 2024:
YTD 2025 2024 +/-		
243	225	8.0%
5-year Dec average: 24		

Median Sold Price		\$452,500
 -5.2%	from Nov 2025:	 0.6%
\$477,500		\$450,000
YTD 2025 2024 +/-		
480,000	453,500	5.8%
5-year Dec average: \$417,900		



Active Listings		9
Min 6	9	Max 11
5-year Dec average		
Nov 2025 16	Dec 2024 11	

Avg DOM		22
Min 14	20	Max 25
5-year Dec average		
Nov 2025 17	Dec 2024 14	YTD 16

Avg Sold to OLP Ratio		98.1%
Min 98.1%	98.8%	Max 99.8%
5-year Dec average		
Nov 2025 99.2%	Dec 2024 99.8%	YTD 100.6%

December 2025

Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	4	
↓ -63.6%	↓ -20.0%	
from Nov 2025: 11	from Dec 2024: 5	
YTD 2025 2024 +/-		
221	214	3.3%
5-year Dec average: 7		

New Pendlings	11	
↓ -26.7%	↑ 10.0%	
from Nov 2025: 15	from Dec 2024: 10	
YTD 2025 2024 +/-		
206	199	3.5%
5-year Dec average: 11		

Closed Sales	21	
↑ 40.0%	↑ 31.3%	
from Nov 2025: 15	from Dec 2024: 16	
YTD 2025 2024 +/-		
204	193	5.7%
5-year Dec average: 19		

Median Sold Price	\$475,000	
↓ -1.0%	↓ -0.9%	
from Nov 2025: \$480,000	from Dec 2024: \$479,500	
YTD 2025 2024 +/-		
\$505,500	\$475,000	6.4%
5-year Dec average: \$437,200		

Summary	In Springfield (Delaware, PA), the median sold price for Detached properties for December was \$475,000, representing a decrease of 1% compared to last month and a decrease of 0.9% from Dec 2024. The average days on market for units sold in December was 19 days, 7% below the 5-year December average of 20 days. There was a 26.7% month over month decrease in new contract activity with 11 New Pendlings; a 32% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 17; and a 61.5% decrease in supply to 5 active units.
---------	---

This activity resulted in a Contract Ratio of 3.40 pendings per active listing, up from 1.92 in November and an increase from 2.13 in December 2024. The Contract Ratio is 7% lower than the 5-year December average of 3.65. 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.

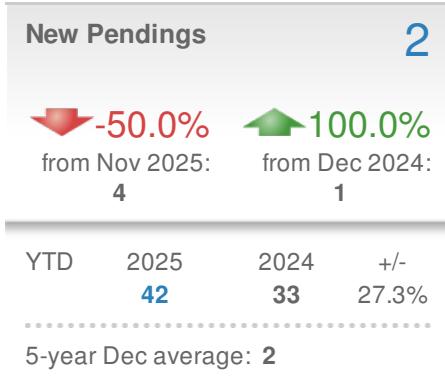
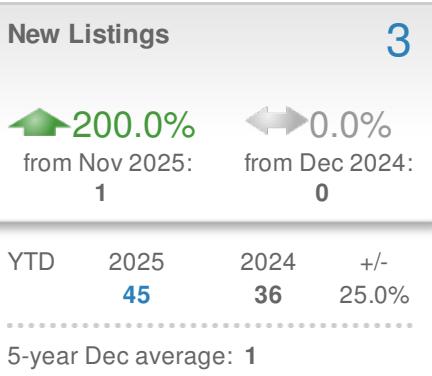
Active Listings	5
Min 3	Max 10
5-year Dec average	
Nov 2025 13	Dec 2024 8

Avg DOM	19
Min 15	Max 28
5-year Dec average	
Nov 2025 18	Dec 2024 15
YTD 16	

Avg Sold to OLP Ratio	97.2%
Min 97.2%	Max 99.6%
5-year Dec average	
Nov 2025 99.2%	Dec 2024 99.6%
YTD 100.7%	

December 2025

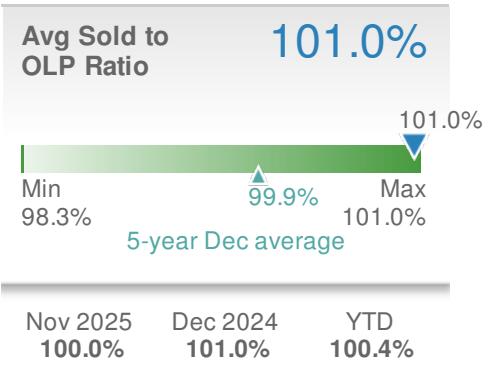
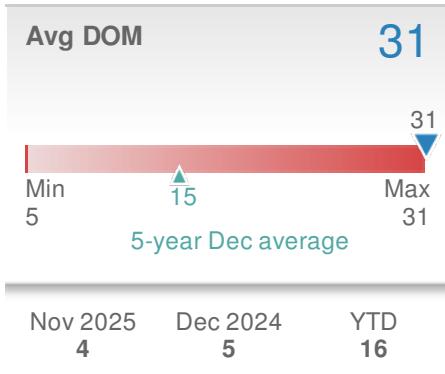
Springfield (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for December was \$403,000, representing an increase of 27.9% compared to last month and an increase of 6.8% from Dec 2024. The average days on market for units sold in December was 31 days, 104% above the 5-year December average of 15 days. There was a 50% month over month decrease in new contract activity with 2 New Pendencies; a 55.6% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 4; and a 33.3% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.00 pendencies per active listing, down from 3.00 in November and an increase from 0.67 in December 2024. The Contract Ratio is 50% higher than the 5-year December average of 0.67. 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.



December 2025

Unionville-Chadds Ford (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings	8
▲ 166.7% from Nov 2025:	▲ 300.0% from Dec 2024:
3	2
YTD 2025 115	2024 66 +/- 74.2%
5-year Dec average: 3	

New Pendencies	3
▼ -25.0% from Nov 2025:	↔ 0.0% from Dec 2024:
4	3
YTD 2025 60	2024 53 +/- 13.2%
5-year Dec average: 3	

Closed Sales	5
▼ -16.7% from Nov 2025:	▲ 25.0% from Dec 2024:
6	4
YTD 2025 59	2024 55 +/- 7.3%
5-year Dec average: 3	

Median Sold Price	\$890,000
▲ 129.7% from Nov 2025:	▲ 104.6% from Dec 2024:
\$387,500	\$435,000
YTD 2025 \$382,000	2024 \$645,000 +/- -40.8%
5-year Dec average: \$664,700	



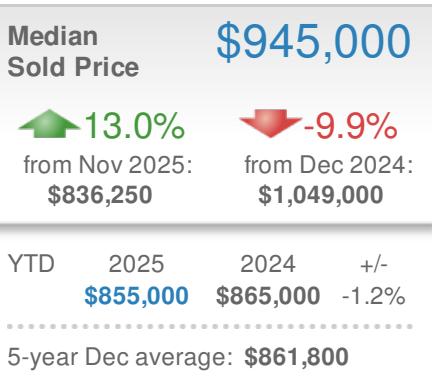
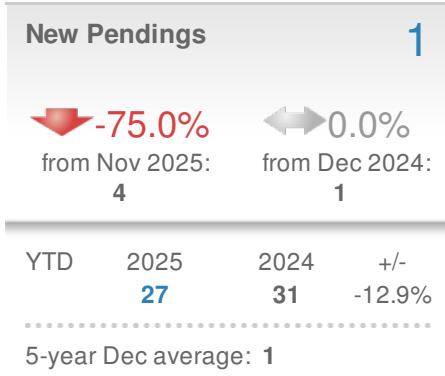
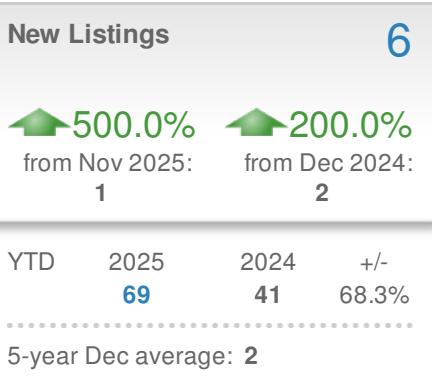
Active Listings	18
Min 3	9
5-year Dec average	18
Nov 2025 22	Dec 2024 7

Avg DOM	6
Min 6	19
5-year Dec average	43
Nov 2025 34	Dec 2024 43
YTD 22	

Avg Sold to OLP Ratio	103.6%
Min 91.2%	96.6%
5-year Dec average	103.6%
Nov 2025 99.2%	Dec 2024 95.8%
YTD 98.9%	

December 2025

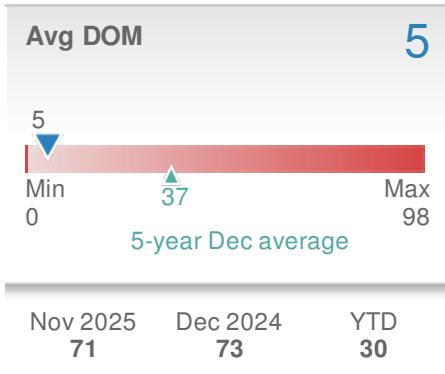
Unionville-Chadds Ford (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for December was \$945,000, representing an increase of 13% compared to last month and a decrease of 9.9% from Dec 2024. The average days on market for units sold in December was 5 days, 86% below the 5-year December average of 37 days. There was a 75% month over month decrease in new contract activity with 1 New Pendencies; a 50% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 3; and a 30.8% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.46 in November and a decrease from 0.40 in December 2024. The Contract Ratio is 35% lower than the 5-year December average of 0.51. 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.



December 2025

Unionville-Chadds Ford (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		2
↔ 0.0%	↔ 0.0%	
from Nov 2025: 2	from Dec 2024: 0	
YTD 2025 2024 +/-		
46	25	84.0%
5-year Dec average: 1		

New Pendencies		2
↔ 0.0%	↔ 0.0%	
from Nov 2025: 0	from Dec 2024: 2	
YTD 2025 2024 +/-		
33	22	50.0%
5-year Dec average: 2		

Closed Sales		1
↓ -75.0%	↓ -66.7%	
from Nov 2025: 4	from Dec 2024: 3	
YTD 2025 2024 +/-		
33	23	43.5%
5-year Dec average: 2		

Median Sold Price		\$370,000
↑ 5.4%	↑ 7.2%	
from Nov 2025: \$351,000	from Dec 2024: \$345,000	
YTD 2025 2024 +/-		
245,000	319,000	-23.2%
5-year Dec average: \$223,600		

Summary		
In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for December was \$370,000, representing an increase of 5.4% compared to last month and an increase of 7.2% from Dec 2024. The average days on market for units sold in December was 7 days, 34% below the 5-year December average of 11 days. There was a 0% month over month increase in new contract activity with 2 New Pendencies; a 100% MoM increase in All Pendencies (new contracts + contracts carried over from November) to 2; and no change in supply with 9 active units.		
This activity resulted in a Contract Ratio of 0.22 pendings per active listing, up from 0.11 in November and a decrease from 1.00 in December 2024. The Contract Ratio is 36% lower than the 5-year December average of 0.34. 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		9
Min 0	3	Max 9
5-year Dec average		
Nov 2025 9	Dec 2024 2	

Avg DOM		7
Min 0	7	Max 33
5-year Dec average		
Nov 2025 16	Dec 2024 33	YTD 16

Avg Sold to OLP Ratio		102.8%
Min 0.0%	102.8%	Max 102.8%
5-year Dec average		
Nov 2025 99.1%	Dec 2024 95.1%	YTD 100.9%

December 2025

Upper Darby (Delaware, PA)

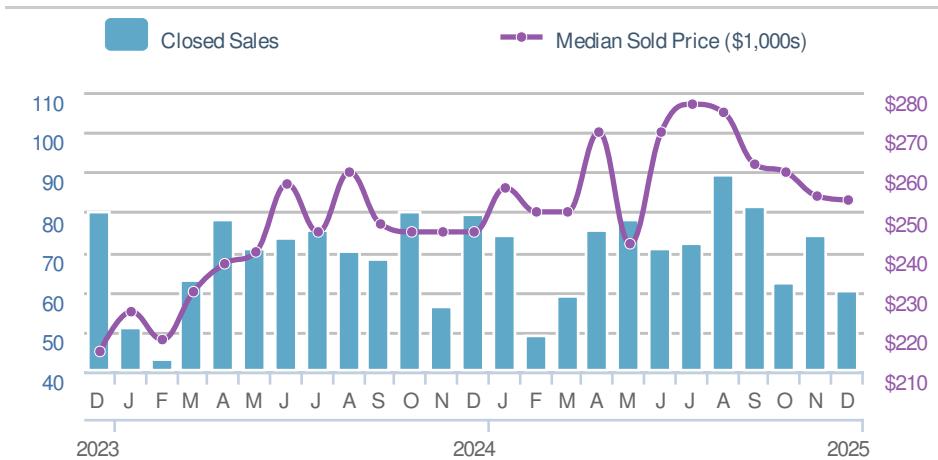
Email: ldavis@tcsr.realtor

New Listings	42
⬇️ -44.7% from Nov 2025: 76	⬆️ 2.4% from Dec 2024: 41
YTD 2025 1,062	2024 1,105 +/- -3.9%
5-year Dec average: 53	

New Pendencies	54
⬆️ 10.2% from Nov 2025: 49	⬇️ -14.3% from Dec 2024: 63
YTD 2025 859	2024 880 +/- -2.4%
5-year Dec average: 62	

Closed Sales	60
⬇️ -18.9% from Nov 2025: 74	⬇️ -24.1% from Dec 2024: 79
YTD 2025 877	2024 848 +/- 3.4%
5-year Dec average: 87	

Median Sold Price	\$253,250
⬇️ -0.5% from Nov 2025: \$254,500	⬆️ 3.4% from Dec 2024: \$245,000
YTD 2025 \$259,900	2024 \$242,750 +/- 7.1%
5-year Dec average: \$223,350	



Active Listings	116
Min 75	90
Max 116	116
5-year Dec average	
Nov 2025 134	Dec 2024 98

Avg DOM	31
Min 21	28
Max 36	31
5-year Dec average	
Nov 2025 26	Dec 2024 36
YTD 26	

Avg Sold to OLP Ratio	96.6%
Min 95.5%	97.6%
Max 99.5%	96.6%
5-year Dec average	
Nov 2025 97.7%	Dec 2024 95.5%
YTD 98.2%	

December 2025

Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	8	
↓ -63.6%	↓ -38.5%	
from Nov 2025: 22	from Dec 2024: 13	
YTD 2025 2024 +/-		
310	305	1.6%
5-year Dec average: 13		

New Pendlings	14	
↑ 27.3%	↔ 0.0%	
from Nov 2025: 11	from Dec 2024: 14	
YTD 2025 2024 +/-		
263	254	3.5%
5-year Dec average: 17		

Closed Sales	19	
↓ -26.9%	↓ -29.6%	
from Nov 2025: 26	from Dec 2024: 27	
YTD 2025 2024 +/-		
273	240	13.8%
5-year Dec average: 26		

Median Sold Price	\$350,000	
↓ -11.1%	↑ 12.9%	
from Nov 2025: \$393,500	from Dec 2024: \$310,000	
YTD 2025 2024 +/-		
\$380,000	\$375,500	1.2%
5-year Dec average: \$338,900		

Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for December was \$350,000, representing a decrease of 11.1% compared to last month and an increase of 12.9% from Dec 2024. The average days on market for units sold in December was 30 days, 10% above the 5-year December average of 27 days. There was a 27.3% month over month increase in new contract activity with 14 New Pendlings; a 26.9% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 19; and a 24.3% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.70 in November and a decrease from 1.19 in December 2024. The Contract Ratio is 47% lower than the 5-year December average of 1.28. 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	28	
Min 17	22	Max 28
5-year Dec average		
Nov 2025 37	Dec 2024 26	

Avg DOM	30	
Min 21	27	Max 35
5-year Dec average		
Nov 2025 21	Dec 2024 35	YTD 25

Avg Sold to OLP Ratio	97.2%	
Min 95.3%	97.2%	Max 99.0%
5-year Dec average		
Nov 2025 100.8%	Dec 2024 95.3%	YTD 99.2%

December 2025

Upper Darby (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	34	
⬇️ -37.0%	⬆️ 21.4%	
from Nov 2025: 54	from Dec 2024: 28	
YTD 2025 2024 +/-		
752	799	+/- 5.9%
5-year Dec average: 40		

New Pendencies	40	
⬆️ 5.3%	⬇️ -18.4%	
from Nov 2025: 38	from Dec 2024: 49	
YTD 2025 2024 +/-		
596	625	+/- 4.6%
5-year Dec average: 45		

Closed Sales	41	
⬇️ -14.6%	⬇️ -21.2%	
from Nov 2025: 48	from Dec 2024: 52	
YTD 2025 2024 +/-		
604	607	+/- 0.5%
5-year Dec average: 61		

Median Sold Price	\$225,000	
⬇️ -0.7%	⬆️ 4.7%	
from Nov 2025: \$226,500	from Dec 2024: \$215,000	
YTD 2025 2024 +/-		
\$235,000	\$216,500	8.5%
5-year Dec average: \$200,740		

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for December was \$225,000, representing a decrease of 0.7% compared to last month and an increase of 4.7% from Dec 2024. The average days on market for units sold in December was 31 days, 8% above the 5-year December average of 29 days. There was a 5.3% month over month increase in new contract activity with 40 New Pendencies; an 8.9% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 51; and a 9.3% decrease in supply to 88 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, no change from November and a decrease from 0.89 in December 2024. The Contract Ratio is 44% lower than the 5-year December 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	88
Min 56	67
Max 88	88
5-year Dec average	
Nov 2025 97	Dec 2024 72

Avg DOM	31
Min 20	29
Max 36	31
5-year Dec average	
Nov 2025 28	Dec 2024 36
YTD 27	

Avg Sold to OLP Ratio	96.4%
Min 95.6%	96.4%
5-year Dec average	
Nov 2025 96.0%	Dec 2024 95.6%
YTD 97.7%	

December 2025

Wallingford-Swarthmore (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings	6
↓ -45.5%	↓ -60.0%
from Nov 2025: 11	from Dec 2024: 15
YTD 2025 330	2024 304 +/- 8.6%

5-year Dec average: 11

New Pendencies	11
↓ -50.0%	↓ -42.1%
from Nov 2025: 22	from Dec 2024: 19
YTD 2025 261	2024 265 +/- -1.5%

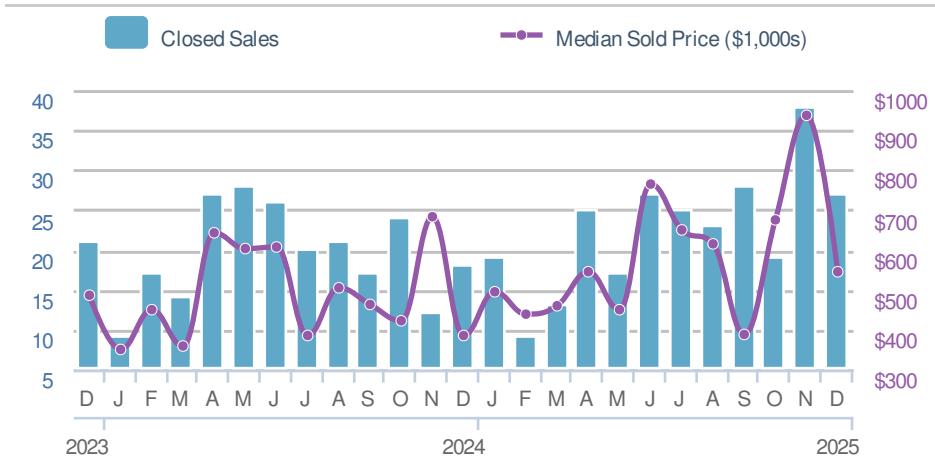
5-year Dec average: 12

Closed Sales	27
↓ -28.9%	↑ +50.0%
from Nov 2025: 38	from Dec 2024: 18
YTD 2025 280	2024 237 +/- 18.1%

5-year Dec average: 20

Median Sold Price	\$545,000
↓ -41.9%	↑ +41.6%
from Nov 2025: \$937,500	from Dec 2024: \$385,000
YTD 2025 \$638,500	2024 \$495,000 +/- 29.0%

5-year Dec average: \$435,960



Active Listings	36
Min 14	21
Max 36	36

5-year Dec average

Nov 2025 44	Dec 2024 21
--------------------	--------------------

Avg DOM	50
Min 24	34
Max 50	50

5-year Dec average

Nov 2025 62	Dec 2024 42	YTD 28
--------------------	--------------------	---------------

Avg Sold to OLP Ratio	96.3%
Min 95.3%	96.3%
Max 99.5%	97.8%

5-year Dec average

Nov 2025 99.5%	Dec 2024 99.0%	YTD 99.6%
-----------------------	-----------------------	------------------

December 2025

Wallingford-Swarthmore (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		1
 -83.3%	 -90.0%	
from Nov 2025: 6	from Dec 2024: 10	
YTD 2025 2024 +/-		
210	186	12.9%
5-year Dec average: 6		

New Pendlings		7
 -46.2%	 -36.4%	
from Nov 2025: 13	from Dec 2024: 11	
YTD 2025 2024 +/-		
172	165	4.2%
5-year Dec average: 8		

Closed Sales		15
 25.0%	 36.4%	
from Nov 2025: 12	from Dec 2024: 11	
YTD 2025 2024 +/-		
177	154	14.9%
5-year Dec average: 13		

Median Sold Price		\$660,000
 -14.8%	 13.8%	
from Nov 2025: \$775,000	from Dec 2024: \$579,900	
YTD 2025 2024 +/-		
692,000	639,500	8.2%
5-year Dec average: \$556,230		

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for December was \$660,000, representing a decrease of 14.8% compared to last month and an increase of 13.8% from Dec 2024. The average days on market for units sold in December was 30 days, 6% above the 5-year December average of 28 days. There was a 46.2% month over month decrease in new contract activity with 7 New Pendlings; a 42.1% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 11; and a 44.4% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 1.06 in November and a decrease from 1.55 in December 2024. The Contract Ratio is 17% lower than the 5-year December average of 1.33. 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
Min 9	10	Max 13
5-year Dec average 11		
Nov 2025 18	Dec 2024 11	

Avg DOM		30
Min 24	28	Max 33
5-year Dec average 28		
Nov 2025 13	Dec 2024 24	YTD 17

Avg Sold to OLP Ratio		97.8%
Min 96.2%	97.8%	Max 99.5%
5-year Dec average 97.9%		
Nov 2025 99.8%	Dec 2024 99.5%	YTD 100.2%

December 2025

Wallingford-Swarthmore (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	5	
↔ 0.0%	↔ 0.0%	
from Nov 2025: 5	from Dec 2024: 5	
YTD 2025 2024 +/-		
120	118	1.7%
5-year Dec average: 4		

New Pendlings	4	
⬇ -55.6%	⬇ -50.0%	
from Nov 2025: 9	from Dec 2024: 8	
YTD 2025 2024 +/-		
89	100	-11.0%
5-year Dec average: 5		

Closed Sales	12	
⬇ -53.8%	⬆ 71.4%	
from Nov 2025: 26	from Dec 2024: 7	
YTD 2025 2024 +/-		
103	83	24.1%
5-year Dec average: 7		

Median Sold Price	\$271,500	
⬇ -72.2%	⬆ 8.6%	
from Nov 2025: \$975,000	from Dec 2024: \$249,900	
YTD 2025 2024 +/-		
\$300,000	\$250,000	20.0%
5-year Dec average: \$294,980		

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for December was \$271,500, representing a decrease of 72.2% compared to last month and an increase of 8.6% from Dec 2024. The average days on market for units sold in December was 74 days, 94% above the 5-year December average of 38 days. There was a 55.6% month over month decrease in new contract activity with 4 New Pendlings; a 60% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 6; and no change in supply with 26 active units.

This activity resulted in a Contract Ratio of 0.23 pendings per active listing, down from 0.58 in November and a decrease from 2.30 in December 2024. The Contract Ratio is 89% lower than the 5-year December average of 2.06. 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	26
26	26
Min 4	10
5-year Dec average	
Nov 2025 26	Dec 2024 10

Avg DOM	74
74	74
Min 6	38
38	74
5-year Dec average	
Nov 2025 84	Dec 2024 70
YTD 46	

Avg Sold to OLP Ratio	94.5%
94.5%	94.5%
Min 93.9%	97.9%
5-year Dec average	
Nov 2025 99.4%	Dec 2024 98.3%
YTD 98.6%	

December 2025

West Chester Area (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings	1	
↔ 0.0%	⬇ -50.0%	
from Nov 2025: 0	from Dec 2024: 2	
YTD 2025 2024 +/-		
81	75	8.0%
5-year Dec average: 1		

New Pendlings	1	
⬇ -80.0%	⬇ -80.0%	
from Nov 2025: 5	from Dec 2024: 5	
73	57	28.1%
5-year Dec average: 3		

Closed Sales	4	
⬇ -33.3%	⬇ -55.6%	
from Nov 2025: 6	from Dec 2024: 9	
77	59	30.5%
5-year Dec average: 5		

Median Sold Price	\$657,000	
⬇ -13.8%	⬇ -22.4%	
from Nov 2025: \$762,500	from Dec 2024: \$847,000	
YTD 2025 2024 +/-		
\$810,000	\$737,500	9.8%
5-year Dec average: \$702,990		



Active Listings	7		
Min 1	5	7	Max 9
5-year Dec average			
Nov 2025 9	Dec 2024 9		

Avg DOM	41		
Min 14	30	41	Max 41
5-year Dec average			
Nov 2025 27	Dec 2024 28	YTD 25	

Avg Sold to OLP Ratio	95.3%	
Min 94.7%	97.1%	Max 100.6%
5-year Dec average		
Nov 2025 103.7%	Dec 2024 97.2%	YTD 100.0%

December 2025

West Chester Area (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	0	
↔ 0.0%	⬇ -100.0%	
from Nov 2025:	from Dec 2024:	
0	2	
YTD 2025 2024 +/-		
64	54	18.5%
5-year Dec average: 1		

New Pendlings	0	
⬇ -100.0%	⬇ -100.0%	
from Nov 2025:	from Dec 2024:	
5	4	
YTD 2025 2024 +/-		
58	40	45.0%
5-year Dec average: 2		

Closed Sales	3	
⬇ -40.0%	⬇ -57.1%	
from Nov 2025:	from Dec 2024:	
5	7	
YTD 2025 2024 +/-		
60	42	42.9%
5-year Dec average: 4		

Median Sold Price	\$749,000	
⬇ -1.4%	⬇ -13.4%	
from Nov 2025:	from Dec 2024:	
\$760,000	\$865,000	
YTD 2025 2024 +/-		
912,500	855,000	6.7%
5-year Dec average: \$775,190		

Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for December was \$749,000, representing a decrease of 1.4% compared to last month and a decrease of 13.4% from Dec 2024. The average days on market for units sold in December was 54 days, 67% above the 5-year December average of 32 days. There was a 100% month over month decrease in new contract activity with 0 New Pendlings; a 42.9% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 4; and a 12.5% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.88 in November and a decrease from 0.86 in December 2024. The Contract Ratio is 60% lower than the 5-year December average of 1.42. 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
Min	7
1	5
Max	7
5-year Dec average	
Nov 2025	Dec 2024
8	7

Avg DOM	54
Min	54
5	32
Max	55
5-year Dec average	
Nov 2025	Dec 2024
28	17
YTD	27

Avg Sold to OLP Ratio	93.8%
Min	93.8%
93.8%	96.8%
Max	102.7%
5-year Dec average	
Nov 2025	Dec 2024
104.6%	97.7%
YTD	100.1%

December 2025

West Chester Area (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings		1
↔ 0.0%	↔ 0.0%	
from Nov 2025: 0	from Dec 2024: 0	
YTD 2025 2024 +/-		
17	21	-19.0%
5-year Dec average: 1		

New Pendencies		1
↔ 0.0%	↔ 0.0%	
from Nov 2025: 0	from Dec 2024: 1	
YTD 2025 2024 +/-		
15	17	-11.8%
5-year Dec average: 1		

Closed Sales		1
↔ 0.0%	↓ -50.0%	
from Nov 2025: 1	from Dec 2024: 2	
YTD 2025 2024 +/-		
17	17	0.0%
5-year Dec average: 1		

Median Sold Price		\$565,000
↓ -26.1%	↓ -27.0%	
from Nov 2025: \$765,000	from Dec 2024: \$773,500	
YTD 2025 2024 +/-		
\$632,500	\$615,000	2.8%
5-year Dec average: \$646,400		

Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for December was \$565,000, representing a decrease of 26.1% compared to last month and a decrease of 27% from Dec 2024. The average days on market for units sold in December was 2 days, 94% below the 5-year December average of 34 days. There was a 0% month over month increase in new contract activity with 1 New Pendencies; no MoM change in All Pendencies (new contracts + contracts carried over from November) with 0; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendencies per active listing, no change from November and a decrease from 1.00 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.40. 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		0
0	Min	1
0	Max	2
5-year Dec average		
1	2	
Nov 2025 1	Dec 2024 2	

Avg DOM		2
2	Min	34
2	Max	80
5-year Dec average		
34	59.3%	100.0%
Nov 2025 23	Dec 2024 65	YTD 16

Avg Sold to OLP Ratio		100.0%
100.0%	Min	95.3%
100.0%	Max	100.0%
5-year Dec average		
98.2%	95.3%	99.8%
Nov 2025 99.4%	Dec 2024 95.3%	YTD 99.8%

December 2025

William Penn (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings	30
▲ 36.4% from Nov 2025: 22	▲ 20.0% from Dec 2024: 25
YTD 2025 472	2024 491 +/- -3.9%
5-year Dec average: 31	

New Pendencies	21
▼ -8.7% from Nov 2025: 23	▼ -25.0% from Dec 2024: 28
YTD 2025 367	2024 384 +/- -4.4%
5-year Dec average: 29	

Closed Sales	27
▼ -3.6% from Nov 2025: 28	▼ -10.0% from Dec 2024: 30
YTD 2025 361	2024 374 +/- -3.5%
5-year Dec average: 33	

Median Sold Price	\$235,000
▼ -9.2% from Nov 2025: \$258,675	▼ -5.4% from Dec 2024: \$248,500
YTD 2025 \$239,900	2024 \$230,000 +/- 4.3%
5-year Dec average: \$211,111	



December 2025

William Penn (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	6	
↔ 0.0%	↑ 20.0%	
from Nov 2025: 6	from Dec 2024: 5	
YTD 2025 2024 +/-		
125	144	-13.2%
5-year Dec average: 7		

New Pendlings	5	
↓ -16.7%	↓ -50.0%	
from Nov 2025: 6	from Dec 2024: 10	
YTD 2025 2024 +/-		
113	119	-5.0%
5-year Dec average: 9		

Closed Sales	9	
↑ 28.6%	↓ -10.0%	
from Nov 2025: 7	from Dec 2024: 10	
YTD 2025 2024 +/-		
115	117	-1.7%
5-year Dec average: 10		

Median Sold Price	\$370,000	
↑ 7.2%	↑ 16.1%	
from Nov 2025: \$345,000	from Dec 2024: \$318,750	
YTD 2025 2024 +/-		
\$320,000	\$315,000	1.6%
5-year Dec average: \$305,450		

Summary	
In William Penn (Delaware, PA), the median sold price for Detached properties for December was \$370,000, representing an increase of 7.2% compared to last month and an increase of 16.1% from Dec 2024. The average days on market for units sold in December was 31 days, 2% below the 5-year December average of 32 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendlings; a 33.3% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 6; and no change in supply with 10 active units.	
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.90 in November and a decrease from 0.90 in December 2024. The Contract Ratio is 51% lower than the 5-year December average of 1.23. 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
Min 5	Max 14
10	10
5-year Dec average	
Nov 2025 10	Dec 2024 10

Avg DOM	31
Min 20	Max 39
31	32
5-year Dec average	
Nov 2025 13	Dec 2024 34
YTD 25	

Avg Sold to OLP Ratio	96.5%
Min 89.8%	Max 97.8%
96.5%	95.4%
5-year Dec average	
Nov 2025 100.3%	Dec 2024 96.8%
YTD 99.6%	

December 2025

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings	24
▲ 50.0% from Nov 2025: 16	▲ 20.0% from Dec 2024: 20
YTD 2025 2024 +/- 347 347 0.0%	
5-year Dec average: 24	

New Pendencies	16
▼ -5.9% from Nov 2025: 17	▼ -11.1% from Dec 2024: 18
YTD 2025 2024 +/- 254 265 -4.2%	
5-year Dec average: 20	

Closed Sales	18
▼ -14.3% from Nov 2025: 21	▼ -10.0% from Dec 2024: 20
YTD 2025 2024 +/- 246 257 -4.3%	
5-year Dec average: 23	

Median Sold Price	\$187,500
▼ -13.6% from Nov 2025: \$217,000	▼ -12.6% from Dec 2024: \$214,600
YTD 2025 2024 +/- \$204,950 \$195,000 5.1%	
5-year Dec average: \$174,460	

Summary	
In William Penn (Delaware, PA), the median sold price for Attached properties for December was \$187,500, representing a decrease of 13.6% compared to last month and a decrease of 12.6% from Dec 2024. The average days on market for units sold in December was 39 days, 13% above the 5-year December average of 34 days. There was a 5.9% month over month decrease in new contract activity with 16 New Pendencies; a 6.9% MoM decrease in All Pendencies (new contracts + contracts carried over from November) to 27; and a 6.6% decrease in supply to 57 active units.	
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.48 in November and a decrease from 0.71 in December 2024. The Contract Ratio is 35% lower than the 5-year December average of 0.72. 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	57
Min 35	49
5-year Dec average	
Nov 2025 61	Dec 2024 41

Avg DOM	39
Min 21	34
5-year Dec average	
Nov 2025 41	Dec 2024 34
YTD 33	

Avg Sold to OLP Ratio	96.2%
Min 92.8%	95.3%
5-year Dec average	
Nov 2025 96.4%	Dec 2024 95.2%
YTD 96.7%	