

December 2025

All Home Types
Detached
Attached

Local Market Insight

Delaware County, PA

December 2025

Delaware County, PA

Email: ldavis@tcsr.realtor

New Listings**246**

↓ **-35.3%**
from Nov 2025:
380

↓ **-12.1%**
from Dec 2024:
280

YTD	2025	2024	+/-
	6,779	6,938	-2.3%

5-year Dec average: **306****New Pendings****287**

↓ **-29.0%**
from Nov 2025:
404

↓ **-5.9%**
from Dec 2024:
305

YTD	2025	2024	+/-
	5,562	5,727	-2.9%

5-year Dec average: **335****Closed Sales****460**

↓ **-0.2%**
from Nov 2025:
461

↓ **-1.9%**
from Dec 2024:
469

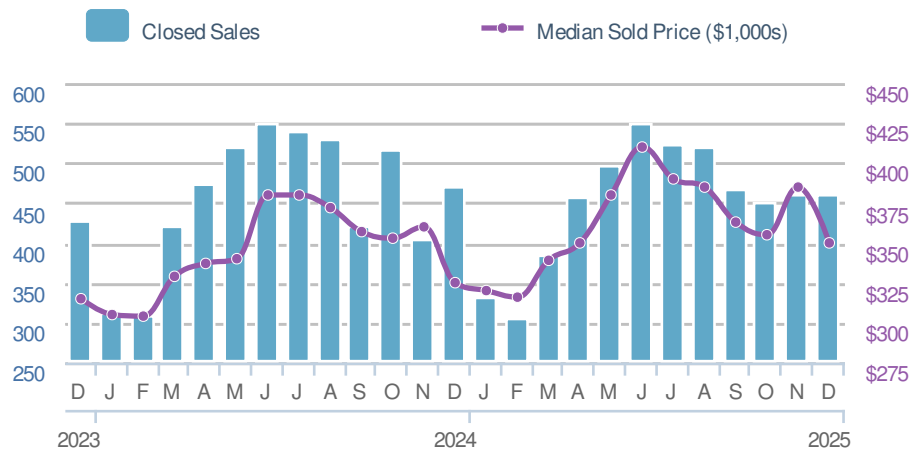
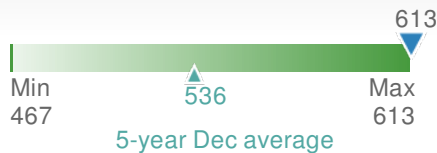
YTD	2025	2024	+/-
	5,583	5,668	-1.5%

5-year Dec average: **497****Median Sold Price****\$350,000**

↓ **-9.1%**
from Nov 2025:
\$385,000

↑ **7.7%**
from Dec 2024:
\$325,000

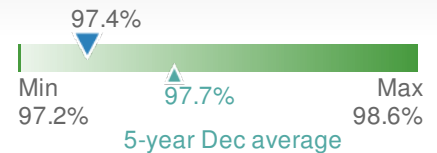
YTD	2025	2024	+/-
	\$365,000	\$349,000	4.6%

5-year Dec average: **\$313,900****Active Listings****613**

Nov 2025	Dec 2024
739	557

Avg DOM**29**

Nov 2025	Dec 2024	YTD
27	28	24

Avg Sold to OLP Ratio**97.4%**

Nov 2025	Dec 2024	YTD
98.3%	97.2%	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 Pendings****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%

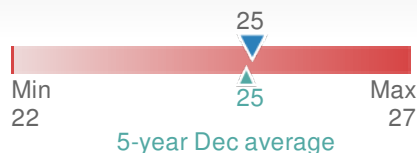
5-year Dec average: **\$426,500****Summary**

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 Pendings; a 32.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 231; and a 24% decrease in supply to 244 active units.

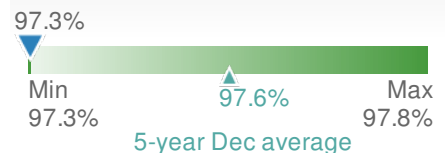
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.07 in November and a decrease from 1.06 in December 2024. The Contract Ratio is 19% lower than the 5-year December average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
321	263

Avg DOM**25**

Nov 2025	Dec 2024	YTD
20	27	21

Avg Sold to OLP Ratio**97.3%**

Nov 2025	Dec 2024	YTD
99.7%	97.5%	100.2%

December 2025

Delaware County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**151** **-30.1%**from Nov 2025:
216 **1.3%**from Dec 2024:
149

YTD	2025	2024	+/-
	3,324	3,435	-3.2%

5-year Dec average: **176****New Pendings****161** **-21.8%**from Nov 2025:
206 **-2.4%**from Dec 2024:
165

YTD	2025	2024	+/-
	2,685	2,805	-4.3%

5-year Dec average: **184****Closed Sales****224** **-2.2%**from Nov 2025:
229 **-2.6%**from Dec 2024:
230

YTD	2025	2024	+/-
	2,681	2,799	-4.2%

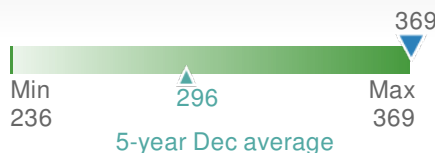
5-year Dec average: **246****Median
Sold Price****\$265,000** **-1.9%**from Nov 2025:
\$270,000 **10.4%**from Dec 2024:
\$240,000

YTD	2025	2024	+/-
	\$250,000	\$239,000	4.6%

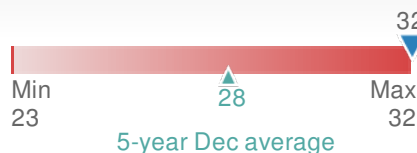
5-year Dec average: **\$223,380****Summary**

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 Pendings; a 27.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 231; and an 11.7% decrease in supply to 369 active units.

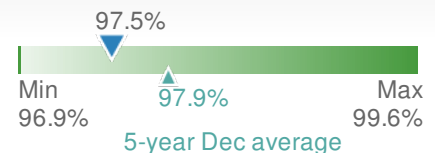
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.76 in November and a decrease from 0.88 in December 2024. The Contract Ratio is 44% lower than the 5-year December average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
418	294

Avg DOM**32**

Nov 2025	Dec 2024	YTD
35	30	27

**Avg Sold to
OLP Ratio****97.5%**

Nov 2025	Dec 2024	YTD
96.9%	96.9%	98.0%

December 2025

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**29****↓ -3.3%**from Nov 2025:
30**↓ -3.3%**from Dec 2024:
30

YTD	2025	2024	+/-
	409	443	-7.7%

5-year Dec average: **29****New Pendings****21****↓ -41.7%**from Nov 2025:
36**↑ 23.5%**from Dec 2024:
17

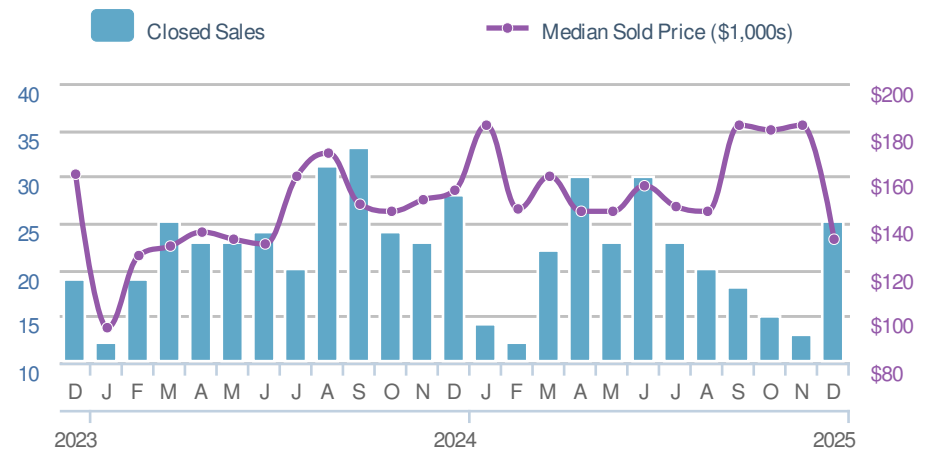
YTD	2025	2024	+/-
	291	308	-5.5%

5-year Dec average: **20****Closed Sales****25****↑ 92.3%**from Nov 2025:
13**↓ -10.7%**from Dec 2024:
28

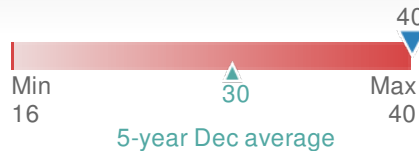
YTD	2025	2024	+/-
	263	301	-12.6%

5-year Dec average: **23****Median Sold Price****\$133,000****↓ -26.9%**from Nov 2025:
\$182,000**↓ -13.9%**from Dec 2024:
\$154,500

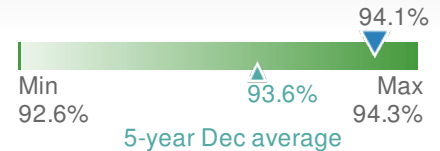
YTD	2025	2024	+/-
	\$153,500	\$145,000	5.9%

5-year Dec average: **\$128,500****Active Listings****54**

Nov 2025	Dec 2024
57	45

Avg DOM**40**

Nov 2025	Dec 2024	YTD
24	33	33

Avg Sold to OLP Ratio**94.1%**

Nov 2025	Dec 2024	YTD
97.0%	93.5%	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	2024	+/-
	55	51	7.8%

5-year Dec average: 4

New Pendings**5**

↓ **-37.5%** ↑ **66.7%**
from Nov 2025: 8 from Dec 2024: 3

YTD	2025	2024	+/-
	40	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	2024	+/-
	35	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	2024	+/-
	\$247,500	\$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 Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from November) to 10; and a 16.7% decrease in supply to 5 active units.

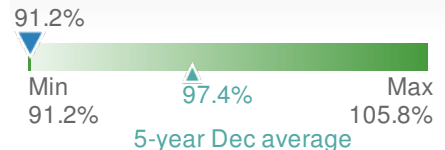
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.50 in November and an increase from 1.20 in December 2024. The Contract Ratio is 107% higher than the 5-year December average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
6	5

Avg DOM**33**

Nov 2025	Dec 2024	YTD
5	7	39

Avg Sold to OLP Ratio**91.2%**

Nov 2025	Dec 2024	YTD
104.6%	96.1%	95.2%

December 2025

Chester-Upland (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****26** **8.3%**from Nov 2025:
24 **8.3%**from Dec 2024:
24

YTD	2025	2024	+/-
	354	391	-9.5%

5-year Dec average: **25****New Pendings****16** **-42.9%**from Nov 2025:
28 **14.3%**from Dec 2024:
14

YTD	2025	2024	+/-
	250	267	-6.4%

5-year Dec average: **17****Closed Sales****21** **110.0%**from Nov 2025:
10 **-19.2%**from Dec 2024:
26

YTD	2025	2024	+/-
	227	262	-13.4%

5-year Dec average: **20****Median
Sold Price****\$127,500** **-21.1%**from Nov 2025:
\$161,500 **-14.7%**from Dec 2024:
\$149,500

YTD	2025	2024	+/-
	\$145,500	\$140,000	3.9%

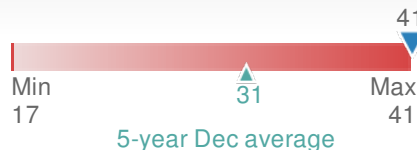
5-year Dec average: **\$127,200****Summary**

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 Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 36; and a 3.9% decrease in supply to 49 active units.

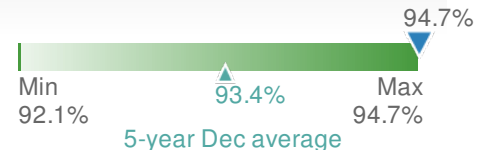
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.86 in November and an increase from 0.50 in December 2024. The Contract Ratio is 12% higher than the 5-year December average of 0.65. A higher Contract Ratio signifies a relative increase in contract activity 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**

Nov 2025	Dec 2024
51	40

Avg DOM**41**

Nov 2025	Dec 2024	YTD
30	35	32

**Avg Sold to
OLP Ratio****94.7%**

Nov 2025	Dec 2024	YTD
94.8%	93.3%	95.3%

December 2025

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**13****↓ -48.0%**from Nov 2025:
25**↓ -7.1%**from Dec 2024:
14

YTD	2025	2024	+/-
	331	330	0.3%

5-year Dec average: **14****New Pendings****15****↓ -42.3%**from Nov 2025:
26**↓ -11.8%**from Dec 2024:
17

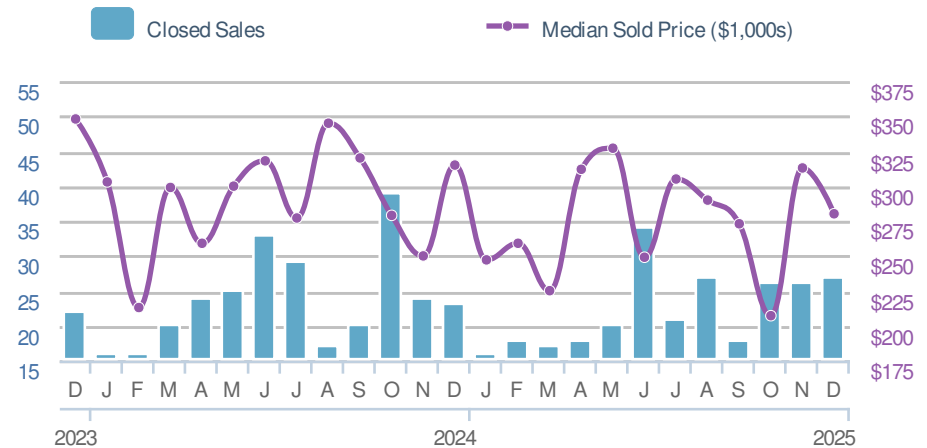
YTD	2025	2024	+/-
	275	297	-7.4%

5-year Dec average: **19****Closed Sales****27****↑ 3.8%**from Nov 2025:
26**↑ 17.4%**from Dec 2024:
23

YTD	2025	2024	+/-
	276	297	-7.1%

5-year Dec average: **24****Median Sold Price****\$280,000****↓ -10.5%**from Nov 2025:
\$313,000**↓ -11.1%**from Dec 2024:
\$315,000

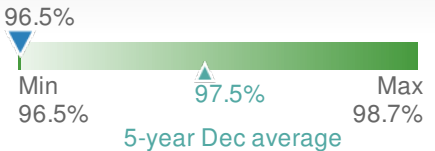
YTD	2025	2024	+/-
	\$285,000	\$285,000	0.0%

5-year Dec average: **\$277,600****Active Listings****32**

Nov 2025	Dec 2024
36	23

Avg DOM**27**

Nov 2025	Dec 2024	YTD
13	17	20

Avg Sold to OLP Ratio**96.5%**

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%**from Nov 2025:
9 **16.7%**from Dec 2024:
6

YTD	2025	2024	+/-
	166	196	-15.3%

5-year Dec average: **8****New Pendings****8** **-38.5%**from Nov 2025:
13 **14.3%**from Dec 2024:
7

YTD	2025	2024	+/-
	142	184	-22.8%

5-year Dec average: **10****Closed Sales****18** **50.0%**from Nov 2025:
12 **20.0%**from Dec 2024:
15

YTD	2025	2024	+/-
	142	183	-22.4%

5-year Dec average: **16****Median
Sold Price****\$332,450** **-8.0%**from Nov 2025:
\$361,250 **-4.2%**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 Pendings; a 52.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 9; and a 25% decrease in supply to 12 active units.

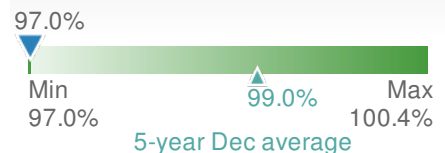
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 1.19 in November and a decrease from 1.17 in December 2024. The Contract Ratio is 54% lower than the 5-year December average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
16	12

Avg DOM**30**

Nov 2025	Dec 2024	YTD
13	18	19

**Avg Sold to
OLP Ratio****97.0%**

Nov 2025	Dec 2024	YTD
96.8%	99.6%	98.5%

December 2025

Chichester (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**6**

↓ **-62.5%**
from Nov 2025:
16

↓ **-25.0%**
from Dec 2024:
8

YTD	2025	2024	+/-
	165	134	23.1%

5-year Dec average: **7****New Pendings****7**

↓ **-46.2%**
from Nov 2025:
13

↓ **-30.0%**
from Dec 2024:
10

YTD	2025	2024	+/-
	133	113	17.7%

5-year Dec average: **9****Closed Sales****9**

↓ **-35.7%**
from Nov 2025:
14

↑ **12.5%**
from Dec 2024:
8

YTD	2025	2024	+/-
	134	114	17.5%

5-year Dec average: **9****Median
Sold Price****\$225,000**

↑ **13.9%**
from Nov 2025:
\$197,500

↓ **-6.7%**
from Dec 2024:
\$241,250

YTD	2025	2024	+/-
	\$190,000	\$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 Pendings; a 35.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 9; and no change in supply with 20 active units.

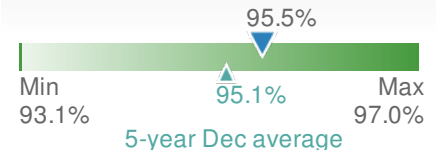
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.70 in November and a decrease from 0.91 in December 2024. The Contract Ratio is 87% lower than the 5-year December average of 3.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
20	11

Avg DOM**22**

Nov 2025	Dec 2024	YTD
12	13	21

**Avg Sold to
OLP Ratio****95.5%**

Nov 2025	Dec 2024	YTD
96.6%	97.0%	96.6%

December 2025

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**13**

↓ -35.0% ↓ -53.6%
from Nov 2025: from Dec 2024:
20 28

YTD	2025	2024	+/-
	428	398	7.5%

5-year Dec average: **14****New Pendings****14**

↓ -33.3% ↑ 7.7%
from Nov 2025: from Dec 2024:
21 13

YTD	2025	2024	+/-
	337	315	7.0%

5-year Dec average: **12****Closed Sales****21**

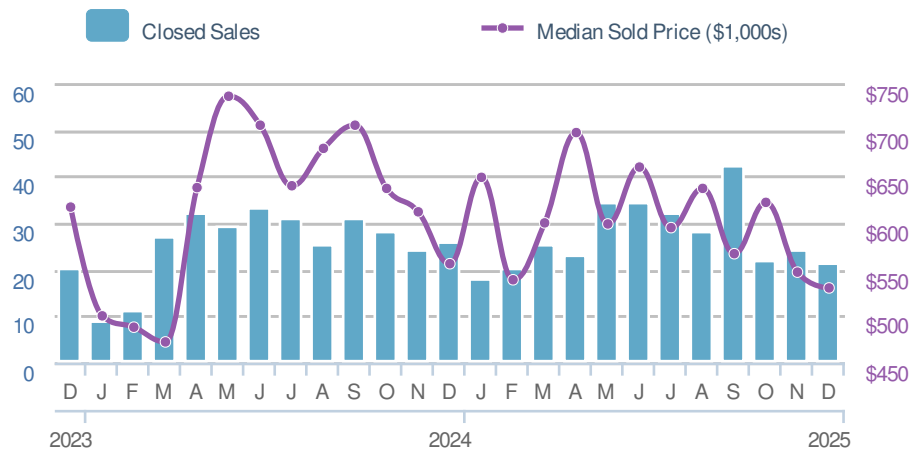
↓ -12.5% ↓ -19.2%
from Nov 2025: from Dec 2024:
24 26

YTD	2025	2024	+/-
	343	310	10.6%

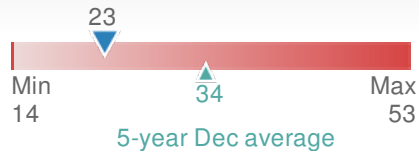
5-year Dec average: **23****Median Sold Price****\$530,000**

↓ -3.2% ↓ -4.7%
from Nov 2025: from Dec 2024:
\$547,500 \$556,425

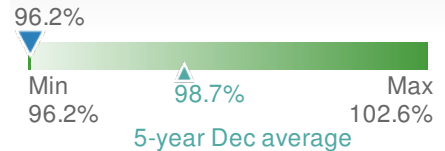
YTD	2025	2024	+/-
	\$622,165	\$640,000	-2.8%

5-year Dec average: **\$541,025****Active Listings****26**

Nov 2025	Dec 2024
34	42

Avg DOM**23**

Nov 2025	Dec 2024	YTD
34	43	23


Avg Sold to OLP Ratio**96.2%**


Nov 2025	Dec 2024	YTD
99.1%	98.6%	99.9%

December 2025

Garnet Valley (Delaware, PA) - Detached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**


 **-22.2%**
 from Nov 2025: **9**

 **-56.3%**
 from Dec 2024: **16**

YTD	2025	2024	+/-
	273	232	17.7%


5-year Dec average: **8****New Pendings****9**


 **-35.7%**
 from Nov 2025: **14**

 **28.6%**
 from Dec 2024: **7**

YTD	2025	2024	+/-
	202	182	11.0%

5-year Dec average: **7****Closed Sales****13**


 **18.2%**
 from Nov 2025: **11**

 **8.3%**
 from Dec 2024: **12**

YTD	2025	2024	+/-
	198	185	7.0%

5-year Dec average: **13****Median Sold Price****\$825,000**

 **23.1%**
 from Nov 2025: **\$670,000**

 **11.9%**
 from Dec 2024: **\$737,500**

YTD	2025	2024	+/-
	\$730,000	\$750,000	-2.7%

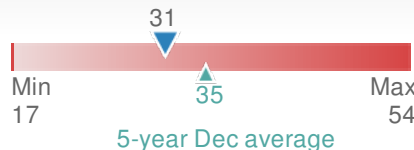
5-year Dec average: **\$653,000****Summary**

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 Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 26; and a 33.3% decrease in supply to 14 active units.

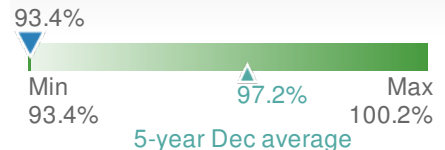
This activity resulted in a Contract Ratio of 1.86 pendings per active listing, up from 1.52 in November and an increase from 0.82 in December 2024. The Contract Ratio is 20% higher than the 5-year December average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
21	28

Avg DOM**31**

Nov 2025	Dec 2024	YTD
10	54	21

Avg Sold to OLP Ratio**93.4%**

Nov 2025	Dec 2024	YTD
101.6%	97.9%	100.0%

December 2025

Garnet Valley (Delaware, PA) - Attached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****6**


 **-45.5%**
 from Nov 2025: **11**

 **-50.0%**
 from Dec 2024: **12**

YTD	2025	2024	+/-
	155	166	-6.6%

5-year Dec average: **6****New Pendings****5**


 **-28.6%**
 from Nov 2025: **7**

 **-16.7%**
 from Dec 2024: **6**

YTD	2025	2024	+/-
	135	133	1.5%


5-year Dec average: **5****Closed Sales****8**


 **-38.5%**
 from Nov 2025: **13**

 **-42.9%**
 from Dec 2024: **14**

YTD	2025	2024	+/-
	145	125	16.0%

5-year Dec average: **10****Median Sold Price****\$352,500**

 **-9.6%**
 from Nov 2025: **\$390,000**

 **-17.1%**
 from Dec 2024: **\$425,000**

YTD	2025	2024	+/-
	\$435,000	\$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 Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 12; and a 7.7% decrease in supply to 12 active units.

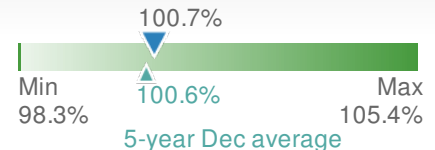
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.15 in November and a decrease from 1.21 in December 2024. The Contract Ratio is 35% lower than the 5-year December average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
13	14

Avg DOM**9**

Nov 2025	Dec 2024	YTD
56	35	26

Avg Sold to OLP Ratio**100.7%**

Nov 2025	Dec 2024	YTD
97.0%	99.1%	99.7%

December 2025

Haverford Township (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**13****↓ -45.8%**from Nov 2025:
24**↑ 8.3%**from Dec 2024:
12

YTD	2025	2024	+/-
	516	509	1.4%

5-year Dec average: **18****New Pendings****13****↓ -51.9%**from Nov 2025:
27**↓ -13.3%**from Dec 2024:
15

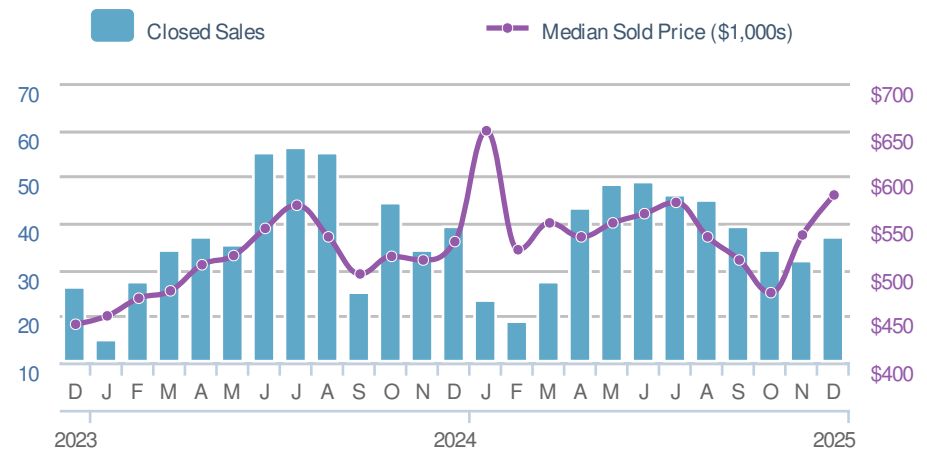
YTD	2025	2024	+/-
	454	463	-1.9%

5-year Dec average: **20****Closed Sales****37****↑ 15.6%**from Nov 2025:
32**↓ -5.1%**from Dec 2024:
39

YTD	2025	2024	+/-
	452	459	-1.5%

5-year Dec average: **39****Median Sold Price****\$580,000****↑ 7.9%**from Nov 2025:
\$537,500**↑ 9.4%**from Dec 2024:
\$530,000

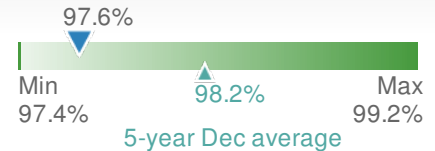
YTD	2025	2024	+/-
	\$540,000	\$525,000	2.9%

5-year Dec average: **\$486,700****Active Listings****28**

Nov 2025	Dec 2024
28	25

Avg DOM**29**

Nov 2025	Dec 2024	YTD
20	15	15

Avg Sold to OLP Ratio**97.6%**

Nov 2025	Dec 2024	YTD
97.7%	99.2%	101.1%

December 2025

Haverford Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10**

↓ **-16.7%**
from Nov 2025:
12

↓ **-9.1%**
from Dec 2024:
11

YTD	2025	2024	+/-
	371	389	-4.6%

5-year Dec average: **13****New Pendings****7**

↓ **-63.2%**
from Nov 2025:
19

↓ **-46.2%**
from Dec 2024:
13

YTD	2025	2024	+/-
	325	343	-5.2%

5-year Dec average: **15****Closed Sales****26**

↑ **18.2%**
from Nov 2025:
22

↓ **-13.3%**
from Dec 2024:
30

YTD	2025	2024	+/-
	328	338	-3.0%

5-year Dec average: **29****Median
Sold Price****\$689,500**

↑ **23.7%**
from Nov 2025:
\$557,500

↑ **14.0%**
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 Pendings; a 46.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 21; and a 15.8% increase in supply to 22 active units.

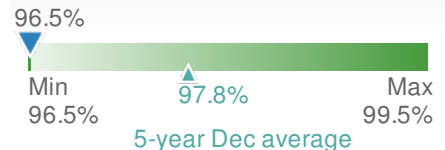
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 2.05 in November and a decrease from 1.10 in December 2024. The Contract Ratio is 30% lower than the 5-year December average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
19	21

Avg DOM**30**

Nov 2025	Dec 2024	YTD
17	18	16



**Avg Sold to
OLP Ratio****96.5%**

Nov 2025	Dec 2024	YTD
98.4%	98.0%	101.1%

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: from Dec 2024:
12 **1**



YTD	2025	2024	+/-
	145	120	20.8%

5-year Dec average: **5****New Pendings****6**

 **-25.0%**  **200.0%**
 from Nov 2025: from Dec 2024:
8 **2**



YTD	2025	2024	+/-
	129	120	7.5%

5-year Dec average: **6****Closed Sales****11**

 **10.0%**  **22.2%**
 from Nov 2025: from Dec 2024:
10 **9**

YTD	2025	2024	+/-
	124	121	2.5%

5-year Dec average: **10****Median Sold Price****\$455,000**

 **27.4%**  **2.7%**
 from Nov 2025: from Dec 2024:
\$357,250 **\$443,000**

YTD	2025	2024	+/-
	\$425,000	\$405,000	4.9%

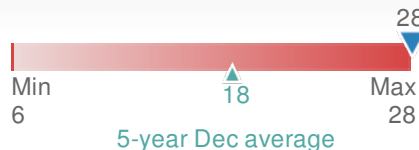
5-year Dec average: **\$388,400****Summary**

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 Pendings; a 41.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 7; and a 33.3% decrease in supply to 6 active units.

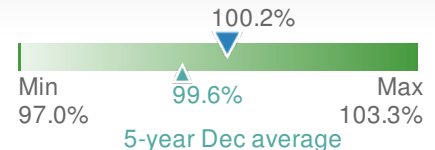
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.33 in November and an increase from 0.75 in December 2024. The Contract Ratio is 39% lower than the 5-year December average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
9	4

Avg DOM**28**

Nov 2025	Dec 2024	YTD
26	6	12

Avg Sold to OLP Ratio**100.2%**

Nov 2025	Dec 2024	YTD
96.2%	103.3%	101.2%

December 2025

Interboro (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**6**

↓ **-71.4%**
from Nov 2025:
21

↓ **-25.0%**
from Dec 2024:
8

YTD	2025	2024	+/-
	262	279	-6.1%

5-year Dec average: **13****New Pendings****14**

↓ **-33.3%**
from Nov 2025:
21

↓ **-30.0%**
from Dec 2024:
20

YTD	2025	2024	+/-
	212	246	-13.8%

5-year Dec average: **17****Closed Sales****25**

↑ **78.6%**
from Nov 2025:
14

↑ **13.6%**
from Dec 2024:
22

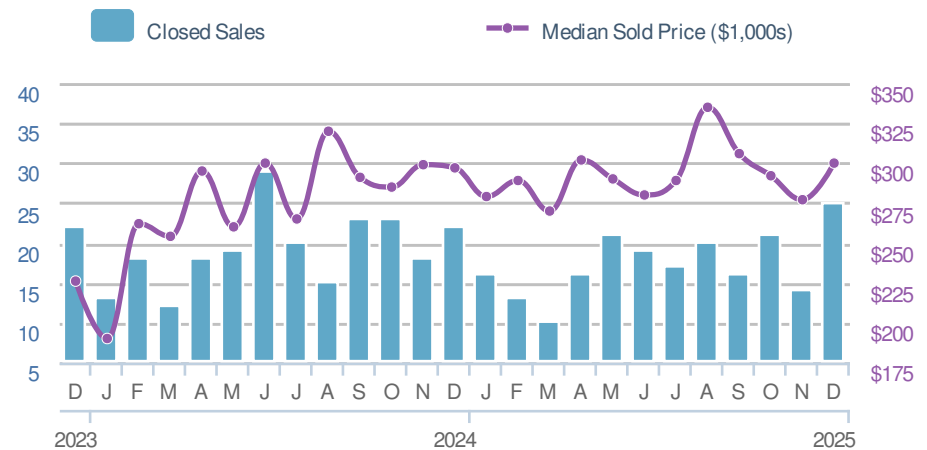
YTD	2025	2024	+/-
	216	240	-10.0%

5-year Dec average: **21****Median Sold Price****\$300,000**

↑ **8.1%**
from Nov 2025:
\$277,500

↑ **0.9%**
from Dec 2024:
\$297,250

YTD	2025	2024	+/-
	\$289,950	\$280,000	3.6%

5-year Dec average: **\$251,910****Active Listings****26**

Nov 2025	Dec 2024
37	20

Avg DOM**20**

Nov 2025	Dec 2024	YTD
28	26	24

Avg Sold to OLP Ratio**97.8%**

Nov 2025	Dec 2024	YTD
98.9%	93.9%	98.3%

December 2025

Interboro (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**4** **-63.6%**from Nov 2025:
11 **0.0%**from Dec 2024:
4

YTD	2025	2024	+/-
	119	146	-18.5%

5-year Dec average: **7****New Pendings****9** **-30.8%**from Nov 2025:
13 **-30.8%**from Dec 2024:
13

YTD	2025	2024	+/-
	107	131	-18.3%

5-year Dec average: **8****Closed Sales****15** **114.3%**from Nov 2025:
7 **50.0%**from Dec 2024:
10

YTD	2025	2024	+/-
	110	123	-10.6%

5-year Dec average: **10****Median
Sold Price****\$315,500** **-5.8%**from Nov 2025:
\$335,000 **1.8%**from Dec 2024:
\$310,000

YTD	2025	2024	+/-
	\$321,500	\$319,900	0.5%

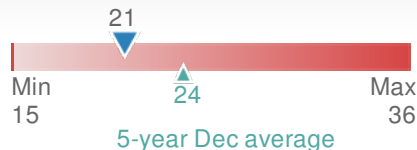
5-year Dec average: **\$288,600****Summary**

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 Pendings; a 41.2% MoM decrease in All Pendings (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**

Nov 2025	Dec 2024
9	8

Avg DOM**21**

Nov 2025	Dec 2024	YTD
44	28	25

**Avg Sold to
OLP Ratio****97.4%**

Nov 2025	Dec 2024	YTD
98.3%	92.6%	98.4%


December 2025


Interboro (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**2**

 **-80.0%**
 from Nov 2025: **10**

 **-50.0%**
 from Dec 2024: **4**

YTD	2025	2024	+/-
	143	133	7.5%

5-year Dec average: **6****New Pendings****5**


 **-37.5%**
 from Nov 2025: **8**

 **-28.6%**
 from Dec 2024: **7**

YTD	2025	2024	+/-
	105	115	-8.7%

5-year Dec average: **8****Closed Sales****10**


 **42.9%**
 from Nov 2025: **7**

 **-16.7%**
 from Dec 2024: **12**

YTD	2025	2024	+/-
	106	117	-9.4%

5-year Dec average: **11****Median Sold Price****\$294,950**

 **15.7%**
 from Nov 2025: **\$254,900**

 **32.6%**
 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 Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 6; and a 28.6% decrease in supply to 20 active units.

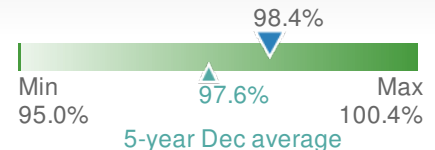
This activity resulted in a Contract Ratio of 0.30 pendings per active listing, down from 0.43 in November and a decrease from 0.67 in December 2024. The Contract Ratio is 76% lower than the 5-year December average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
28	12

Avg DOM**19**

Nov 2025	Dec 2024	YTD
13	24	23

Avg Sold to OLP Ratio**98.4%**

Nov 2025	Dec 2024	YTD
99.6%	95.0%	98.3%

December 2025

Marple Newtown (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**12**

↓ -36.8% ↓ -36.8%
from Nov 2025: from Dec 2024:
19 19

YTD	2025	2024	+/-
	459	542	-15.3%

5-year Dec average: **19****New Pendings****24**

↓ -17.2% ↑ 26.3%
from Nov 2025: from Dec 2024:
29 19

YTD	2025	2024	+/-
	400	407	-1.7%

5-year Dec average: **22****Closed Sales****38**

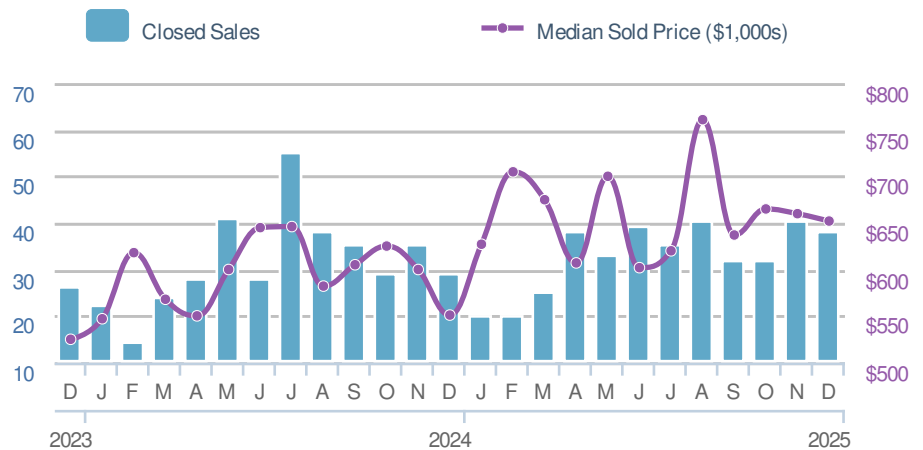
↓ -5.0% ↑ 31.0%
from Nov 2025: from Dec 2024:
40 29

YTD	2025	2024	+/-
	408	390	4.6%

5-year Dec average: **34****Median Sold Price****\$652,500**

↓ -1.2% ↑ 18.4%
from Nov 2025: from Dec 2024:
\$660,500 \$551,000

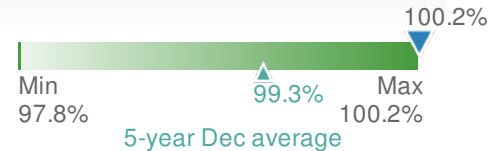
YTD	2025	2024	+/-
	\$656,750	\$595,500	10.3%

5-year Dec average: **\$544,200****Active Listings****26**

Nov 2025	Dec 2024
43	49

Avg DOM**30**

Nov 2025	Dec 2024	YTD
19	16	24



Avg Sold to OLP Ratio**100.2%**

Nov 2025	Dec 2024	YTD
99.3%	100.1%	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 Pending****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%

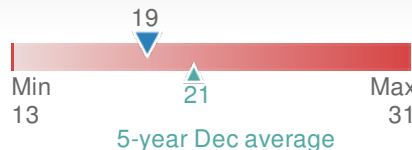
5-year Dec average: **\$526,200****Summary**

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 Pending; a 20.5% MoM decrease in All Pending (new contracts + contracts carried over from November) to 35; and a 39.4% decrease in supply to 20 active units.

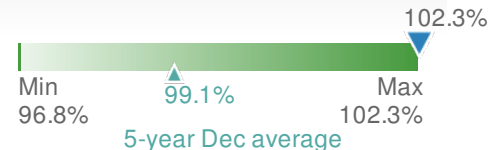
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 1.33 in November and an increase from 0.92 in December 2024. The Contract Ratio is 43% higher than the 5-year December average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
33	38

Avg DOM**19**

Nov 2025	Dec 2024	YTD
17	13	21

Avg Sold to OLP Ratio**102.3%**

Nov 2025	Dec 2024	YTD
99.5%	100.0%	101.7%

December 2025

Marple Newtown (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****3**

↔ 0.0%

from Nov 2025:
3

↔ 0.0%

from Dec 2024:
3

YTD	2025	2024	+/-
	121	141	-14.2%

5-year Dec average: **5****New Pendings****7**

↔ 0.0%

from Nov 2025:
7

↔ 0.0%

from Dec 2024:
7

YTD	2025	2024	+/-
	117	122	-4.1%

5-year Dec average: **7****Closed Sales****13**

↑ 18.2%

from Nov 2025:
11

↑ 116.7%

from Dec 2024:
6

YTD	2025	2024	+/-
	126	110	14.5%

5-year Dec average: **8****Median Sold Price****\$750,000**

↑ 11.9%

from Nov 2025:
\$670,000

↑ 19.5%

from Dec 2024:
\$627,500

YTD	2025	2024	+/-
	\$660,050	\$634,500	4.0%

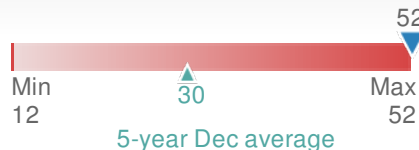
5-year Dec average: **\$628,300****Summary**

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 Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 9; and a 40% decrease in supply to 6 active units.

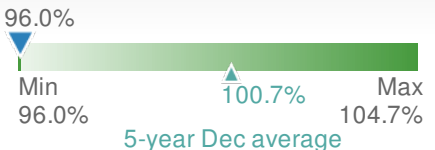
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, no change from November and a decrease from 1.82 in December 2024. The Contract Ratio is 53% lower than the 5-year December average of 3.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
10	11

Avg DOM**52**

Nov 2025	Dec 2024	YTD
24	26	33

Avg Sold to OLP Ratio**96.0%**

Nov 2025	Dec 2024	YTD
98.8%	100.6%	100.3%

December 2025

Penn-Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**10**

↓ **-41.2%**
from Nov 2025:
17

↓ **-56.5%**
from Dec 2024:
23

YTD	2025	2024	+/-
	337	433	-22.2%

5-year Dec average: **18****New Pendings****13**

↓ **-35.0%**
from Nov 2025:
20

↓ **-35.0%**
from Dec 2024:
20

YTD	2025	2024	+/-
	322	393	-18.1%

5-year Dec average: **20****Closed Sales****23**

↓ **-25.8%**
from Nov 2025:
31

↓ **-20.7%**
from Dec 2024:
29

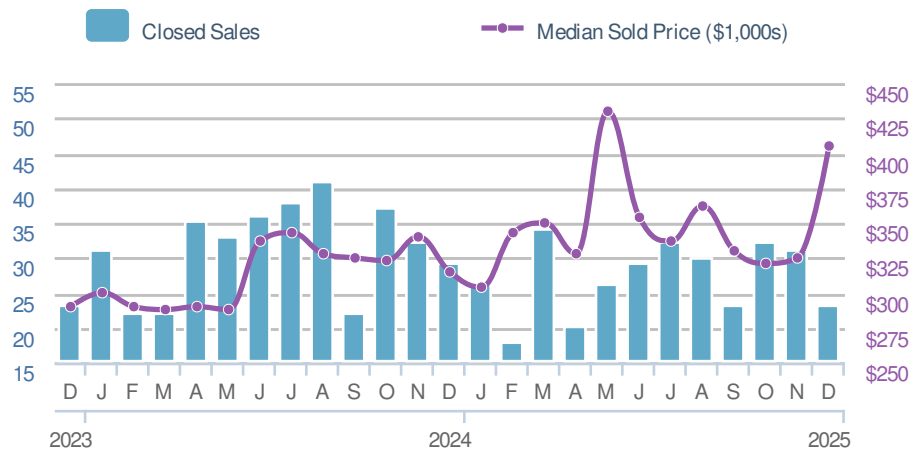
YTD	2025	2024	+/-
	331	397	-16.6%

5-year Dec average: **27****Median Sold Price****\$405,000**

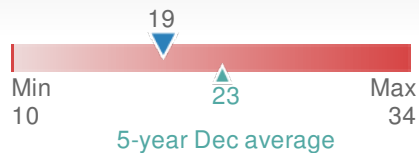
↑ **24.6%**
from Nov 2025:
\$325,000

↑ **28.6%**
from Dec 2024:
\$315,000

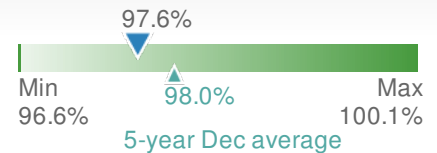
YTD	2025	2024	+/-
	\$335,000	\$315,000	6.3%

5-year Dec average: **\$317,500****Active Listings****22**

Nov 2025	Dec 2024
30	32

Avg DOM**19**

Nov 2025	Dec 2024	YTD
29	27	22


Avg Sold to OLP Ratio**97.6%**

Nov 2025	Dec 2024	YTD
98.7%	96.8%	98.6%

December 2025

Penn-Delco (Delaware, PA) - Detached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**


 **-36.4%**
 from Nov 2025: **11**

 **-36.4%**
 from Dec 2024: **11**

YTD	2025	2024	+/-
	213	245	-13.1%


5-year Dec average: **11****New Pendings****6**


 **-60.0%**
 from Nov 2025: **15**

 **-33.3%**
 from Dec 2024: **9**

YTD	2025	2024	+/-
	205	218	-6.0%

5-year Dec average: **10****Closed Sales****16**

 **-20.0%**
 from Nov 2025: **20**

 **6.7%**
 from Dec 2024: **15**

YTD	2025	2024	+/-
	210	218	-3.7%

5-year Dec average: **16****Median Sold Price****\$407,500**

 **10.1%**
 from Nov 2025: **\$370,000**

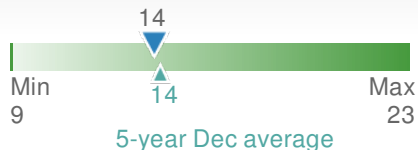
 **16.4%**
 from Dec 2024: **\$350,000**

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 Pendings; a 52.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 9; and a 6.7% decrease in supply to 14 active units.

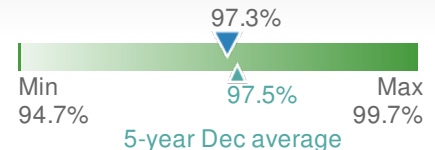
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 1.27 in November and an increase from 0.61 in December 2024. The Contract Ratio is 51% lower than the 5-year December average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
15	23

Avg DOM**16**

Nov 2025	Dec 2024	YTD
20	39	21

Avg Sold to OLP Ratio**97.3%**

Nov 2025	Dec 2024	YTD
99.4%	94.7%	98.9%


December 2025


Penn-Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**3**

 **-50.0%**
 from Nov 2025: **6**

 **-75.0%**
 from Dec 2024: **12**

YTD	2025	2024	+/-
	124	188	-34.0%


5-year Dec average: **8****New Pendings****7**


 **40.0%**
 from Nov 2025: **5**

 **-36.4%**
 from Dec 2024: **11**

YTD	2025	2024	+/-
	117	175	-33.1%

5-year Dec average: **9****Closed Sales****7**

 **-36.4%**
 from Nov 2025: **11**

 **-50.0%**
 from Dec 2024: **14**

YTD	2025	2024	+/-
	121	179	-32.4%

5-year Dec average: **11****Median Sold Price****\$270,000**

 **-11.5%**
 from Nov 2025: **\$305,000**

 **-3.6%**
 from Dec 2024: **\$279,950**

YTD	2025	2024	+/-
	\$260,000	\$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 Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 11; and a 46.7% decrease in supply to 8 active units.

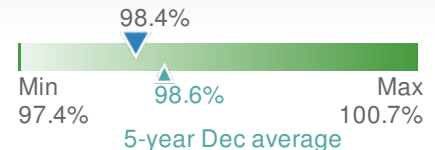
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 0.73 in November and a decrease from 1.67 in December 2024. The Contract Ratio is 39% lower than the 5-year December average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
15	9

Avg DOM**28**

Nov 2025	Dec 2024	YTD
44	14	25

Avg Sold to OLP Ratio**98.4%**

Nov 2025	Dec 2024	YTD
97.4%	99.1%	98.2%

December 2025

Radnor Township (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**12**

↔ 0.0%

from Nov 2025:
12

↑ 71.4%

from Dec 2024:
7

YTD	2025	2024	+/-
	320	362	-11.6%

5-year Dec average: **10****New Pendings****8**

↓ -20.0%

from Nov 2025:
10

↓ -11.1%

from Dec 2024:
9

YTD	2025	2024	+/-
	262	303	-13.5%

5-year Dec average: **12****Closed Sales****12**

↓ -40.0%

from Nov 2025:
20

↓ -42.9%

from Dec 2024:
21

YTD	2025	2024	+/-
	271	301	-10.0%

5-year Dec average: **21****Median Sold Price****\$1,225,000**

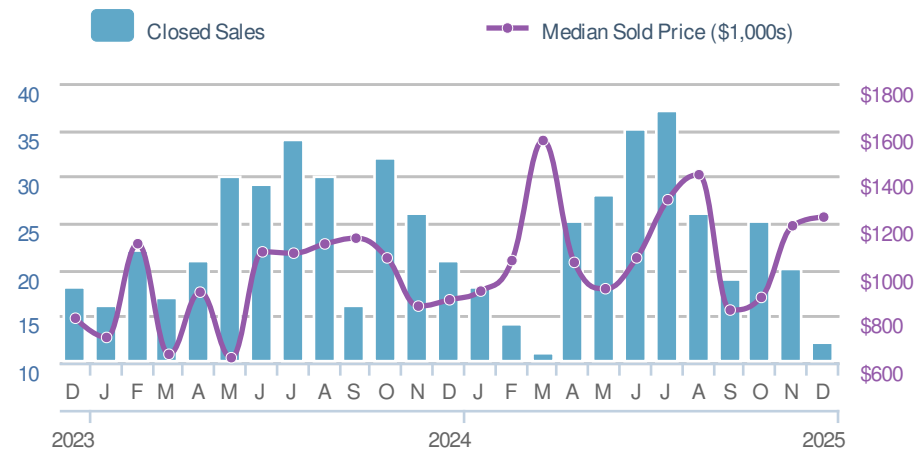
↑ 3.2%

from Nov 2025:
\$1,187,500

↑ 40.8%

from Dec 2024:
\$870,000

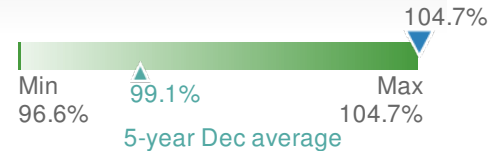
YTD	2025	2024	+/-
	\$1,150,000	\$900,000	27.8%

5-year Dec average: **\$821,600****Active Listings****26**

Nov 2025	Dec 2024
24	23

Avg DOM**9**

Nov 2025	Dec 2024	YTD
18	21	23

Avg Sold to OLP Ratio**104.7%**

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%

from Nov 2025:
5

↑ 25.0%

from Dec 2024:
4

YTD	2025	2024	+/-
	217	249	-12.9%

5-year Dec average: **7****New Pending****1**

↓ -83.3%

from Nov 2025:
6

↓ -83.3%

from Dec 2024:
6

YTD	2025	2024	+/-
	177	208	-14.9%

5-year Dec average: **8****Closed Sales****8**

↓ -42.9%

from Nov 2025:
14

↓ -33.3%

from Dec 2024:
12

YTD	2025	2024	+/-
	188	205	-8.3%

5-year Dec average: **13****Median
Sold Price****\$1,412,500**

↑ 3.3%

from Nov 2025:
\$1,367,500

↑ 36.2%

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 Pending; a 41.2% MoM decrease in All Pending (new contracts + contracts carried over from November) to 10; and a 5.9% increase in supply to 18 active units.

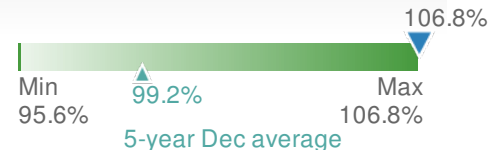
This activity resulted in a Contract Ratio of 0.56 pendencies per active listing, down from 1.00 in November and a decrease from 1.67 in December 2024. The Contract Ratio is 55% lower than the 5-year December average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity 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**

Nov 2025	Dec 2024
17	15

Avg DOM**11**

Nov 2025	Dec 2024	YTD
13	19	22

**Avg Sold to
OLP Ratio****106.8%**

Nov 2025	Dec 2024	YTD
105.1%	100.9%	103.5%

December 2025

Radnor Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****7**

↔ 0.0%

from Nov 2025:

7

↑ 133.3%

from Dec 2024:

3

YTD	2025	2024	+/-
	103	113	-8.8%

5-year Dec average: **3****New Pending****7**

↑ 75.0%

from Nov 2025:

4

↑ 133.3%

from Dec 2024:

3

YTD	2025	2024	+/-
	85	95	-10.5%

5-year Dec average: **4****Closed Sales****4**

↓ -33.3%

from Nov 2025:

6

↓ -55.6%

from Dec 2024:

9

YTD	2025	2024	+/-
	83	96	-13.5%

5-year Dec average: **8****Median
Sold Price****\$500,000**

↑ 21.2%

from Nov 2025:

\$412,500

↑ 28.2%

from Dec 2024:

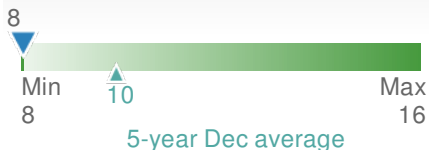
\$389,900

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 Pending; a 14.3% MoM increase in All Pending (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 pendings 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**

Nov 2025	Dec 2024
7	8

Avg DOM**5**

Nov 2025	Dec 2024	YTD
30	24	27

**Avg Sold to
OLP Ratio****100.5%**

Nov 2025	Dec 2024	YTD
97.3%	94.4%	97.9%

December 2025

Ridley (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**13**

↓ **-56.7%**
from Nov 2025:
30

↓ **-43.5%**
from Dec 2024:
23

YTD	2025	2024	+/-
	504	409	23.2%

5-year Dec average: **18****New Pendings****23**

↓ **-23.3%**
from Nov 2025:
30

↑ **9.5%**
from Dec 2024:
21

YTD	2025	2024	+/-
	437	349	25.2%

5-year Dec average: **23****Closed Sales****40**

↑ **11.1%**
from Nov 2025:
36

↑ **5.3%**
from Dec 2024:
38

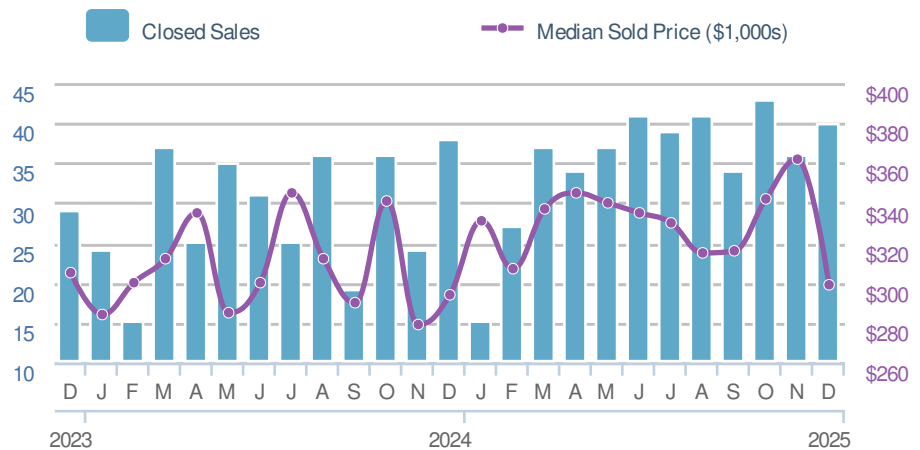
YTD	2025	2024	+/-
	430	354	21.5%

5-year Dec average: **37****Median Sold Price****\$299,999**

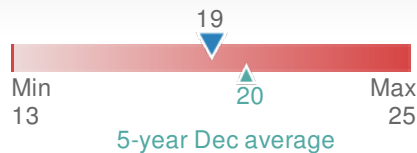
↓ **-17.2%**
from Nov 2025:
\$362,500

↑ **1.7%**
from Dec 2024:
\$294,999

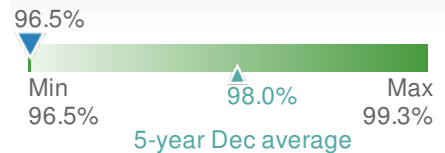
YTD	2025	2024	+/-
	\$325,000	\$310,000	4.8%

5-year Dec average: **\$286,000****Active Listings****29**

Nov 2025	Dec 2024
45	34

Avg DOM**19**

Nov 2025	Dec 2024	YTD
15	22	22

Avg Sold to OLP Ratio**96.5%**

Nov 2025	Dec 2024	YTD
99.2%	98.6%	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 Pendings****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 Pendings; a 28.6% MoM decrease in All Pendings (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 pendings 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**

Nov 2025	Dec 2024
27	15

Avg DOM**27**

Nov 2025	Dec 2024	YTD
16	28	20

Avg Sold to OLP Ratio**94.0%**

Nov 2025	Dec 2024	YTD
99.3%	97.6%	100.2%


December 2025


Ridley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor


New Listings**6**


 **-62.5%**
 from Nov 2025: **16**

 **-45.5%**
 from Dec 2024: **11**

YTD	2025	2024	+/-
	198	172	15.1%

5-year Dec average: **9****New Pendings****9**

 **-43.8%**
 from Nov 2025: **16**

 **0.0%**
 from Dec 2024: **9**

YTD	2025	2024	+/-
	178	138	29.0%


5-year Dec average: **9****Closed Sales****20**


 **33.3%**
 from Nov 2025: **15**

 **-4.8%**
 from Dec 2024: **21**

YTD	2025	2024	+/-
	170	143	18.9%

5-year Dec average: **17****Median Sold Price****\$280,000**

 **-11.1%**
 from Nov 2025: **\$315,000**

 **5.7%**
 from Dec 2024: **\$265,000**

YTD	2025	2024	+/-
	\$280,000	\$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 Pendings; a 47.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 11; and a 27.8% decrease in supply to 13 active units.

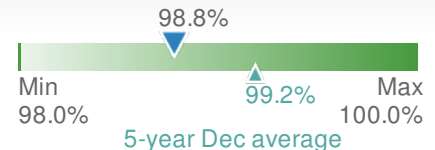
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.17 in November and an increase from 0.21 in December 2024. The Contract Ratio is 55% lower than the 5-year December average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
18	19

Avg DOM**12**

Nov 2025	Dec 2024	YTD
12	17	24

Avg Sold to OLP Ratio**98.8%**

Nov 2025	Dec 2024	YTD
99.0%	99.5%	98.2%

December 2025

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**12****↓ -53.8%**from Nov 2025:
26**↑ 9.1%**from Dec 2024:
11

YTD	2025	2024	+/-
	444	482	-7.9%

5-year Dec average: **19****New Pendings****16****↓ -23.8%**from Nov 2025:
21**↑ 128.6%**from Dec 2024:
7

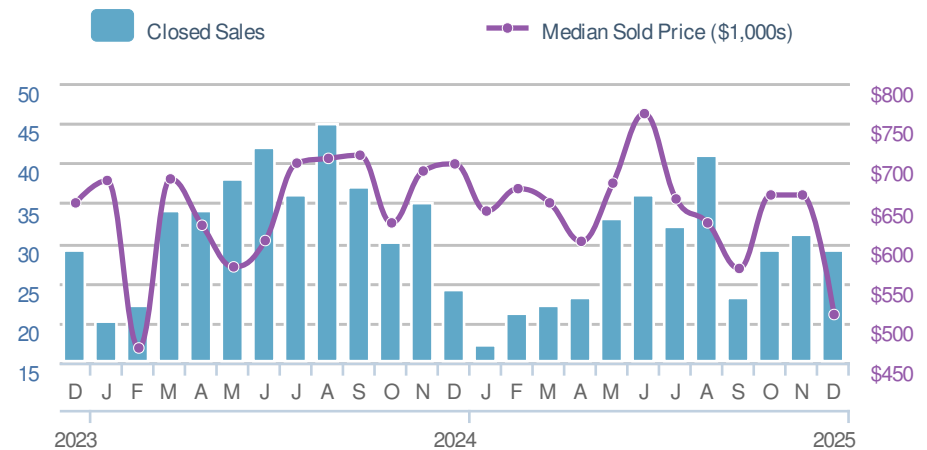
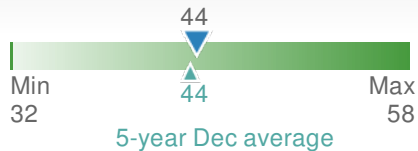
YTD	2025	2024	+/-
	344	394	-12.7%

5-year Dec average: **21****Closed Sales****29****↓ -6.5%**from Nov 2025:
31**↑ 20.8%**from Dec 2024:
24

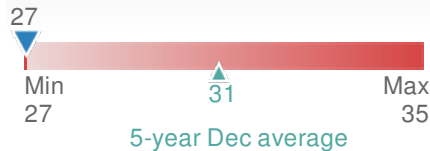
YTD	2025	2024	+/-
	349	432	-19.2%

5-year Dec average: **34****Median Sold Price****\$510,000****↓ -22.7%**from Nov 2025:
\$660,000**↓ -27.1%**from Dec 2024:
\$699,750

YTD	2025	2024	+/-
	\$651,000	\$639,995	1.7%

5-year Dec average: **\$613,700****Active Listings****44**

Nov 2025	Dec 2024
56	32

Avg DOM**27**

Nov 2025	Dec 2024	YTD
30	31	25



Avg Sold to OLP Ratio**96.6%**

Nov 2025	Dec 2024	YTD
96.3%	97.3%	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 Pending****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**

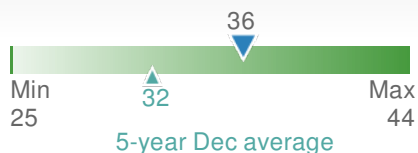
 **-6.3%**  **-10.1%**
 from Nov 2025: **\$720,000** from Dec 2024: **\$751,250**

YTD	2025	2024	+/-
	\$710,000	\$681,000	4.3%

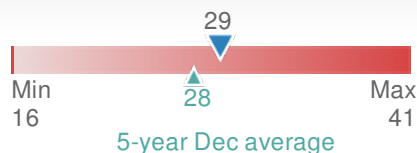
5-year Dec average: **\$646,050****Summary**

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 Pending; a 26.1% MoM decrease in All Pending (new contracts + contracts carried over from November) to 17; and a 21.7% decrease in supply to 36 active units.

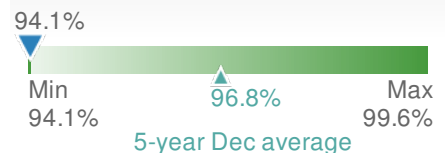
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.50 in November and a decrease from 0.76 in December 2024. The Contract Ratio is 39% lower than the 5-year December average of 0.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
46	25

Avg DOM**29**

Nov 2025	Dec 2024	YTD
29	29	26

Avg Sold to OLP Ratio**94.1%**

Nov 2025	Dec 2024	YTD
97.2%	97.4%	100.8%

December 2025

Rose Tree Media (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5** **-28.6%**from Nov 2025:
7 **0.0%**from Dec 2024:
5

YTD	2025	2024	+/-
	129	174	-25.9%

5-year Dec average: **9****New Pendings****8** **0.0%**from Nov 2025:
8 **166.7%**from Dec 2024:
3

YTD	2025	2024	+/-
	113	160	-29.4%

5-year Dec average: **11****Closed Sales****15** **50.0%**from Nov 2025:
10 **275.0%**from Dec 2024:
4

YTD	2025	2024	+/-
	118	196	-39.8%

5-year Dec average: **11****Median
Sold Price****\$445,000** **-3.8%**from Nov 2025:
\$462,500 **8.9%**from Dec 2024:
\$408,500

YTD	2025	2024	+/-
	\$529,000	\$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 Pendings; a 53.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 7; and a 20% decrease in supply to 8 active units.

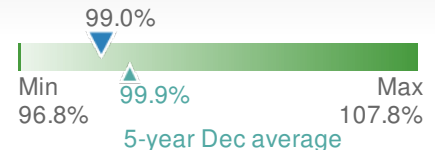
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.50 in November and a decrease from 1.86 in December 2024. The Contract Ratio is 68% lower than the 5-year December average of 2.79. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
10	7

Avg DOM**25**

Nov 2025	Dec 2024	YTD
33	39	22

**Avg Sold to
OLP Ratio****99.0%**

Nov 2025	Dec 2024	YTD
94.3%	96.8%	98.8%

December 2025

Southeast Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**17**

↓ **-41.4%** ↑ **13.3%**
from Nov 2025: **29** from Dec 2024: **15**

YTD	2025	2024	+/-
	391	398	-1.8%

5-year Dec average: **25****New Pendings****22**

↓ **-40.5%** ↑ **29.4%**
from Nov 2025: **37** from Dec 2024: **17**

YTD	2025	2024	+/-
	319	330	-3.3%

5-year Dec average: **25****Closed Sales****29**

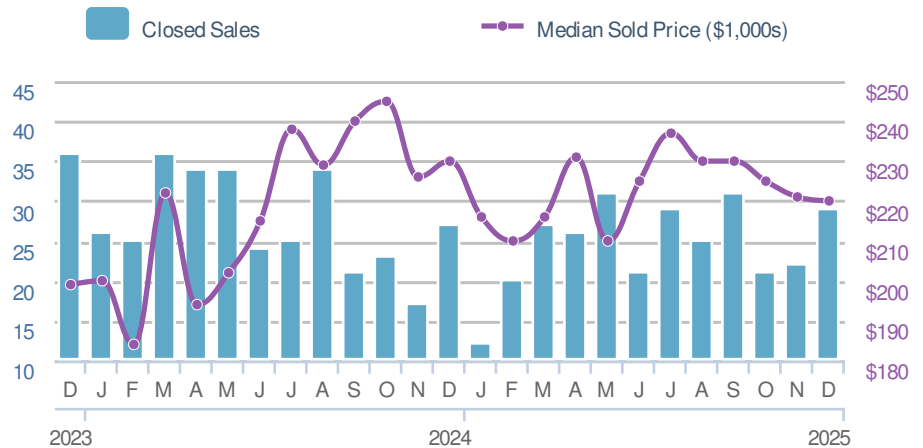
↑ **31.8%** ↑ **7.4%**
from Nov 2025: **22** from Dec 2024: **27**

YTD	2025	2024	+/-
	306	338	-9.5%

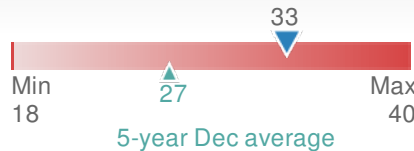
5-year Dec average: **36****Median Sold Price****\$220,000**

↓ **-0.7%** ↓ **-4.3%**
from Nov 2025: **\$221,500** from Dec 2024: **\$230,000**

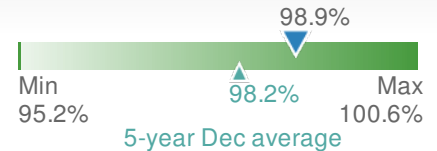
YTD	2025	2024	+/-
	\$225,000	\$215,000	4.7%

5-year Dec average: **\$204,800****Active Listings****41**

Nov 2025	Dec 2024
46	34

Avg DOM**33**

Nov 2025	Dec 2024	YTD
30	40	28



Avg Sold to OLP Ratio**98.9%**

Nov 2025	Dec 2024	YTD
94.1%	95.2%	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 Pendings****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 Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 7; and a 14.3% increase in supply to 8 active units.

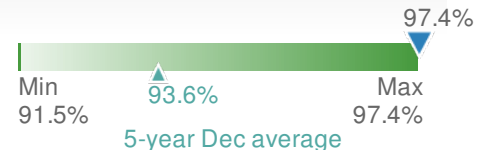
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.29 in November and an increase from 0.40 in December 2024. The Contract Ratio is 22% higher than the 5-year December average of 0.72. A higher Contract Ratio signifies a relative increase in contract activity 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**

Nov 2025	Dec 2024
7	5

Avg DOM**24**

Nov 2025	Dec 2024	YTD
29	47	36

Avg Sold to OLP Ratio**97.4%**

Nov 2025	Dec 2024	YTD
99.5%	91.5%	97.5%

December 2025

Southeast Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**14** **-44.0%**from Nov 2025:
25 **7.7%**from Dec 2024:
13

YTD	2025	2024	+/-
	337	333	1.2%

5-year Dec average: **22****New Pendings****18** **-41.9%**from Nov 2025:
31 **28.6%**from Dec 2024:
14

YTD	2025	2024	+/-
	276	281	-1.8%

5-year Dec average: **22****Closed Sales****23** **21.1%**from Nov 2025:
19 **35.3%**from Dec 2024:
17

YTD	2025	2024	+/-
	268	291	-7.9%

5-year Dec average: **29****Median
Sold Price****\$205,000** **-3.8%**from Nov 2025:
\$213,000 **-4.7%**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 Pendings; a 35.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 24; and a 15.4% decrease in supply to 33 active units.

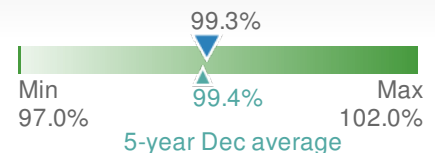
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.95 in November and an increase from 0.69 in December 2024. The Contract Ratio is 25% lower than the 5-year December average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
39	29

Avg DOM**35**

Nov 2025	Dec 2024	YTD
31	36	27

**Avg Sold to
OLP Ratio****99.3%**

Nov 2025	Dec 2024	YTD
93.2%	97.3%	97.6%

December 2025

Springfield (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**7** **-41.7%**from Nov 2025:
12 **40.0%**from Dec 2024:
5

YTD	2025	2024	+/-
	266	250	6.4%

5-year Dec average: **8****New Pendings****13** **-31.6%**from Nov 2025:
19 **18.2%**from Dec 2024:
11

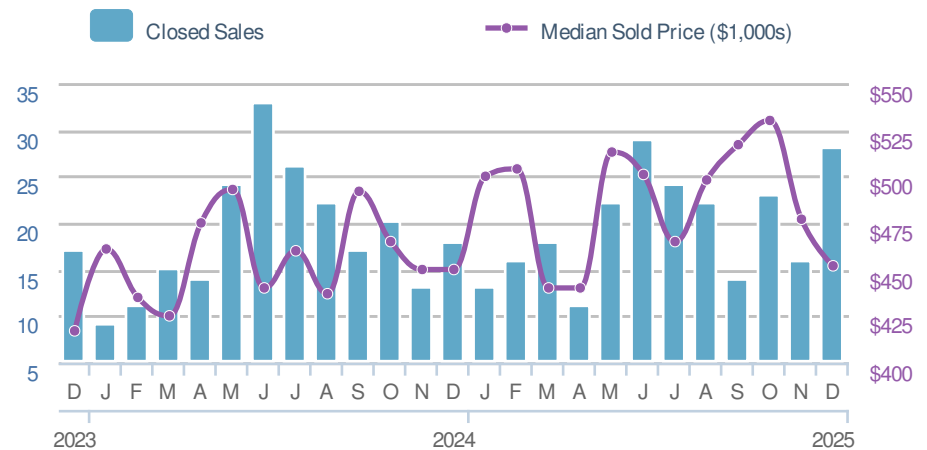
YTD	2025	2024	+/-
	248	232	6.9%

5-year Dec average: **13****Closed Sales****28** **75.0%**from Nov 2025:
16 **55.6%**from Dec 2024:
18

YTD	2025	2024	+/-
	243	225	8.0%

5-year Dec average: **24****Median Sold Price****\$452,500** **-5.2%**from Nov 2025:
\$477,500 **0.6%**from Dec 2024:
\$450,000

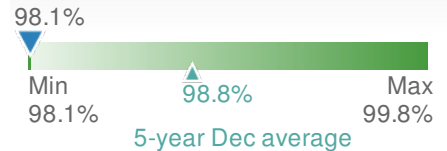
YTD	2025	2024	+/-
	\$480,000	\$453,500	5.8%

5-year Dec average: **\$417,900****Active Listings****9**

Nov 2025	Dec 2024
16	11

Avg DOM**22**

Nov 2025	Dec 2024	YTD
17	14	16

Avg Sold to OLP Ratio**98.1%**

Nov 2025	Dec 2024	YTD
99.2%	99.8%	100.6%


December 2025


Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor


New Listings**4**


 **-63.6%**
 from Nov 2025: **11**

 **-20.0%**
 from Dec 2024: **5**

YTD	2025	2024	+/-
	221	214	3.3%


5-year Dec average: **7****New Pendings****11**


 **-26.7%**
 from Nov 2025: **15**

 **10.0%**
 from Dec 2024: **10**

YTD	2025	2024	+/-
	206	199	3.5%

5-year Dec average: **11****Closed Sales****21**

 **40.0%**
 from Nov 2025: **15**

 **31.3%**
 from Dec 2024: **16**

YTD	2025	2024	+/-
	204	193	5.7%

5-year Dec average: **19****Median Sold Price****\$475,000**

 **-1.0%**
 from Nov 2025: **\$480,000**

 **-0.9%**
 from Dec 2024: **\$479,500**

YTD	2025	2024	+/-
	\$505,500	\$475,000	6.4%

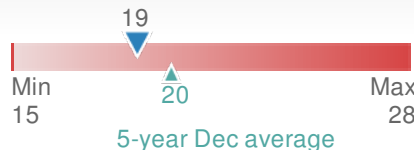
5-year Dec average: **\$437,200****Summary**

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 Pendings; a 32% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 17; and a 61.5% decrease in supply to 5 active units.

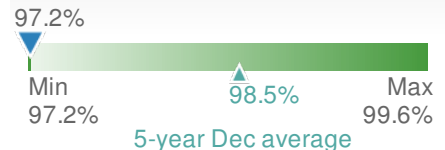
This activity resulted in a Contract Ratio of 3.40 pendings per active listing, up from 1.92 in November and an increase from 2.13 in December 2024. The Contract Ratio is 7% lower than the 5-year December average of 3.65. A higher Contract Ratio signifies a relative increase in contract activity compared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

Nov 2025	Dec 2024
13	8

Avg DOM**19**

Nov 2025	Dec 2024	YTD
18	15	16

Avg Sold to OLP Ratio**97.2%**

Nov 2025	Dec 2024	YTD
99.2%	99.6%	100.7%

December 2025

Springfield (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**3** **200.0%**

from Nov 2025:

1 **0.0%**

from Dec 2024:

0

YTD	2025	2024	+/-
	45	36	25.0%

5-year Dec average: **1****New Pendings****2** **-50.0%**

from Nov 2025:

4 **100.0%**

from Dec 2024:

1

YTD	2025	2024	+/-
	42	33	27.3%

5-year Dec average: **2****Closed Sales****7** **600.0%**

from Nov 2025:

1 **250.0%**

from Dec 2024:

2

YTD	2025	2024	+/-
	39	32	21.9%

5-year Dec average: **5****Median
Sold Price****\$403,000** **27.9%**

from Nov 2025:

\$315,000 **6.8%**

from Dec 2024:

\$377,500

YTD	2025	2024	+/-
	\$400,000	\$367,500	8.8%

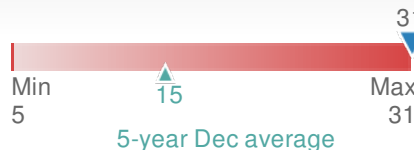
5-year Dec average: **\$350,260****Summary**

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 Pendings; a 55.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 4; and a 33.3% increase in supply to 4 active units.

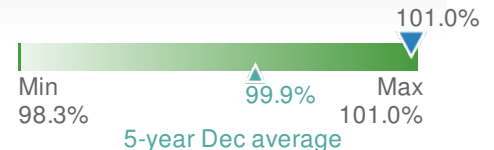
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 3.00 in November and an increase from 0.67 in December 2024. The Contract Ratio is 50% higher than the 5-year December average of 0.67. A higher Contract Ratio signifies a relative increase in contract activity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

Active Listings**4**

Nov 2025	Dec 2024
3	3

Avg DOM**31**

Nov 2025	Dec 2024	YTD
4	5	16

**Avg Sold to
OLP Ratio****101.0%**

Nov 2025	Dec 2024	YTD
100.0%	101.0%	100.4%

December 2025

Unionville-Chadds Ford (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**8****↑ 166.7%**from Nov 2025:
3**↑ 300.0%**from Dec 2024:
2

YTD	2025	2024	+/-
	115	66	74.2%

5-year Dec average: **3****New Pendings****3****↓ -25.0%**from Nov 2025:
4**↔ 0.0%**from Dec 2024:
3

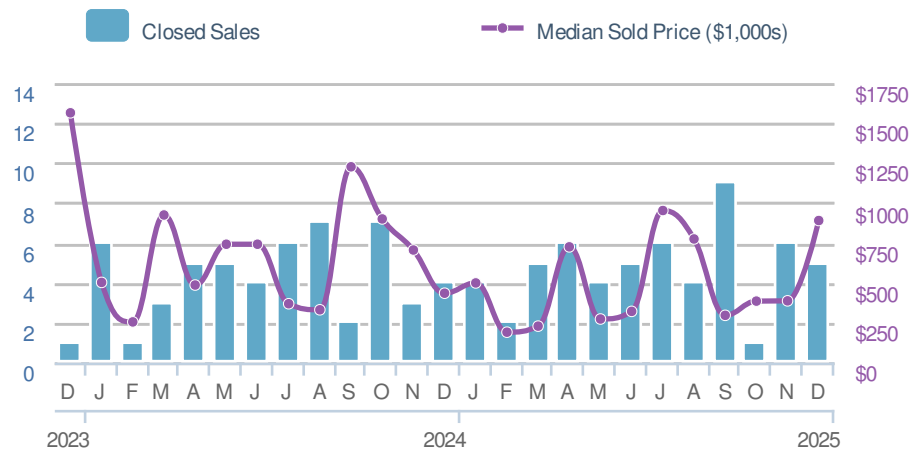
YTD	2025	2024	+/-
	60	53	13.2%

5-year Dec average: **3****Closed Sales****5****↓ -16.7%**from Nov 2025:
6**↑ 25.0%**from Dec 2024:
4

YTD	2025	2024	+/-
	59	55	7.3%

5-year Dec average: **3****Median Sold Price****\$890,000****↑ 129.7%**from Nov 2025:
\$387,500**↑ 104.6%**from Dec 2024:
\$435,000

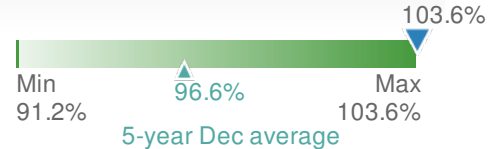
YTD	2025	2024	+/-
	\$382,000	\$645,000	-40.8%

5-year Dec average: **\$664,700****Active Listings****18**

Nov 2025	Dec 2024
22	7

Avg DOM**6**

Nov 2025	Dec 2024	YTD
34	43	22

Avg Sold to OLP Ratio**103.6%**

Nov 2025	Dec 2024	YTD
99.2%	95.8%	98.9%

December 2025

Unionville-Chadds Ford (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****6**

↑ **500.0%** ↑ **200.0%**
from Nov 2025: **1** from Dec 2024: **2**

YTD	2025	2024	+/-
	69	41	68.3%

5-year Dec average: **2****New Pendings****1**

↓ **-75.0%** ↔ **0.0%**
from Nov 2025: **4** from Dec 2024: **1**

YTD	2025	2024	+/-
	27	31	-12.9%

5-year Dec average: **1****Closed Sales****4**

↑ **100.0%** ↑ **300.0%**
from Nov 2025: **2** from Dec 2024: **1**

YTD	2025	2024	+/-
	26	32	-18.8%

5-year Dec average: **1****Median
Sold Price****\$945,000**

↑ **13.0%** ↓ **-9.9%**
from Nov 2025: **\$836,250** from Dec 2024: **\$1,049,000**

YTD	2025	2024	+/-
	\$855,000	\$865,000	-1.2%

5-year Dec average: **\$861,800****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 Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 3; and a 30.8% decrease in supply to 9 active units.

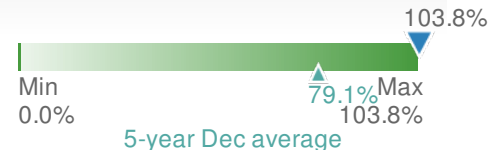
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.46 in November and a decrease from 0.40 in December 2024. The Contract Ratio is 35% lower than the 5-year December average of 0.51. A higher Contract Ratio signifies a relative increase in contract activity compared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

Active Listings**9**

Nov 2025	Dec 2024
13	5

Avg DOM**5**

Nov 2025	Dec 2024	YTD
71	73	30

**Avg Sold to
OLP Ratio****103.8%**

Nov 2025	Dec 2024	YTD
99.3%	98.1%	96.5%

December 2025

Unionville-Chadds Ford (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****2**

↔ 0.0%

from Nov 2025:
2

↔ 0.0%

from Dec 2024:
0

YTD	2025	2024	+/-
	46	25	84.0%

5-year Dec average: 1

New Pendings**2**

↔ 0.0%

from Nov 2025:
0

↔ 0.0%

from Dec 2024:
2

YTD	2025	2024	+/-
	33	22	50.0%

5-year Dec average: 2

Closed Sales**1**

↓ -75.0%

from Nov 2025:
4

↓ -66.7%

from Dec 2024:
3

YTD	2025	2024	+/-
	33	23	43.5%

5-year Dec average: 2

Median Sold Price**\$370,000**

↑ 5.4%

from Nov 2025:
\$351,000

↑ 7.2%

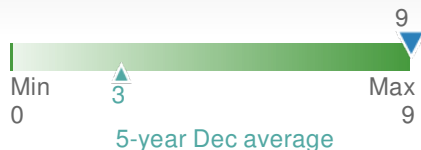
from Dec 2024:
\$345,000

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 Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from November) to 2; and no change in supply with 9 active units.

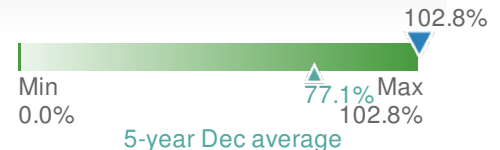
This activity resulted in a Contract Ratio of 0.22 pendings per active listing, up from 0.11 in November and a decrease from 1.00 in December 2024. The Contract Ratio is 36% lower than the 5-year December average of 0.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
9	2

Avg DOM**7**

Nov 2025	Dec 2024	YTD
16	33	16

Avg Sold to OLP Ratio**102.8%**

Nov 2025	Dec 2024	YTD
99.1%	95.1%	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	2024	+/-
	1,062	1,105	-3.9%

5-year Dec average: **53****New Pendings****54****↑ 10.2%**from Nov 2025:
49**↓ -14.3%**from Dec 2024:
63

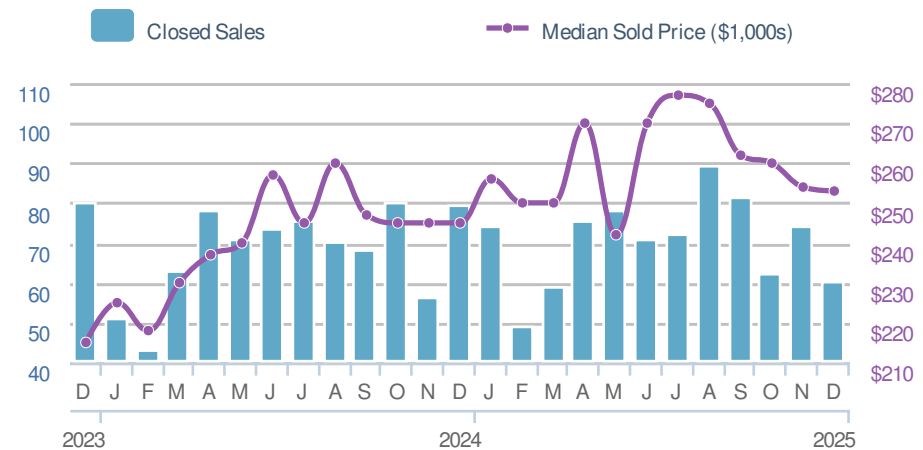
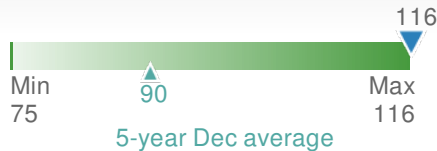
YTD	2025	2024	+/-
	859	880	-2.4%

5-year Dec average: **62****Closed Sales****60****↓ -18.9%**from Nov 2025:
74**↓ -24.1%**from Dec 2024:
79

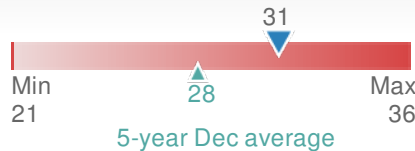
YTD	2025	2024	+/-
	877	848	3.4%

5-year Dec average: **87****Median Sold Price****\$253,250****↓ -0.5%**from Nov 2025:
\$254,500**↑ 3.4%**from Dec 2024:
\$245,000

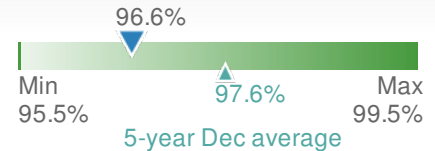
YTD	2025	2024	+/-
	\$259,900	\$242,750	7.1%

5-year Dec average: **\$223,350****Active Listings****116**

Nov 2025	Dec 2024
134	98

Avg DOM**31**

Nov 2025	Dec 2024	YTD
26	36	26

Avg Sold to OLP Ratio**96.6%**

Nov 2025	Dec 2024	YTD
97.7%	95.5%	98.2%

December 2025

Upper Darby (Delaware, PA) - Detached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****8**


 **-63.6%**
 from Nov 2025: **22**

 **-38.5%**
 from Dec 2024: **13**

YTD	2025	2024	+/-
	310	305	1.6%

5-year Dec average: **13****New Pendings****14**

 **27.3%**
 from Nov 2025: **11**

 **0.0%**
 from Dec 2024: **14**

YTD	2025	2024	+/-
	263	254	3.5%

5-year Dec average: **17****Closed Sales****19**

 **-26.9%**
 from Nov 2025: **26**

 **-29.6%**
 from Dec 2024: **27**

YTD	2025	2024	+/-
	273	240	13.8%

5-year Dec average: **26****Median Sold Price****\$350,000**

 **-11.1%**
 from Nov 2025: **\$393,500**

 **12.9%**
 from Dec 2024: **\$310,000**

YTD	2025	2024	+/-
	\$380,000	\$375,500	1.2%

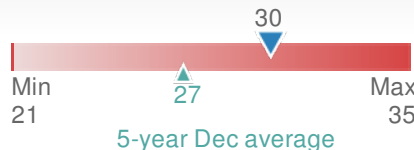
5-year Dec average: **\$338,900****Summary**

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 Pendings; a 26.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 19; and a 24.3% decrease in supply to 28 active units.

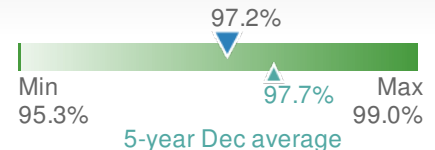
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.70 in November and a decrease from 1.19 in December 2024. The Contract Ratio is 47% lower than the 5-year December average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
37	26

Avg DOM**30**

Nov 2025	Dec 2024	YTD
21	35	25

Avg Sold to OLP Ratio**97.2%**

Nov 2025	Dec 2024	YTD
100.8%	95.3%	99.2%

December 2025

Upper Darby (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****34** **-37.0%**from Nov 2025:
54 **21.4%**from Dec 2024:
28

YTD	2025	2024	+/-
	752	799	-5.9%

5-year Dec average: **40****New Pendings****40** **5.3%**from Nov 2025:
38 **-18.4%**from Dec 2024:
49

YTD	2025	2024	+/-
	596	625	-4.6%

5-year Dec average: **45****Closed Sales****41** **-14.6%**from Nov 2025:
48 **-21.2%**from Dec 2024:
52

YTD	2025	2024	+/-
	604	607	-0.5%

5-year Dec average: **61****Median
Sold Price****\$225,000** **-0.7%**from Nov 2025:
\$226,500 **4.7%**from Dec 2024:
\$215,000

YTD	2025	2024	+/-
	\$235,000	\$216,500	8.5%

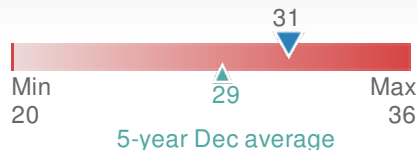
5-year Dec average: **\$200,740****Summary**

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 Pendings; an 8.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 51; and a 9.3% decrease in supply to 88 active units.

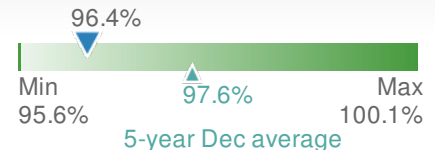
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, no change from November and a decrease from 0.89 in December 2024. The Contract Ratio is 44% lower than the 5-year December average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
97	72

Avg DOM**31**

Nov 2025	Dec 2024	YTD
28	36	27

**Avg Sold to
OLP Ratio****96.4%**

Nov 2025	Dec 2024	YTD
96.0%	95.6%	97.7%

December 2025

Wallingford-Swarthmore (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**6**

-45.5%
 from Nov 2025: **11**

-60.0%
 from Dec 2024: **15**

YTD	2025	2024	+/-
	330	304	8.6%

5-year Dec average: **11****New Pendings****11**

-50.0%
 from Nov 2025: **22**

-42.1%
 from Dec 2024: **19**

YTD	2025	2024	+/-
	261	265	-1.5%

5-year Dec average: **12****Closed Sales****27**

-28.9%
 from Nov 2025: **38**

50.0%
 from Dec 2024: **18**

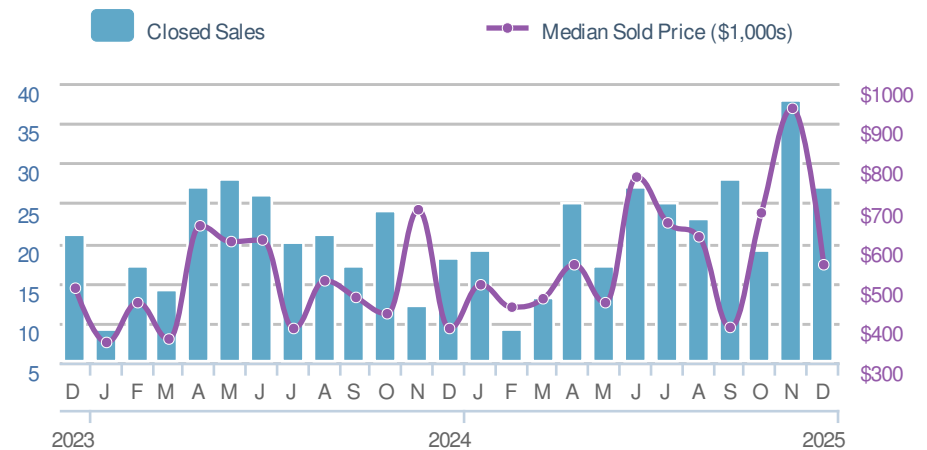
YTD	2025	2024	+/-
	280	237	18.1%

5-year Dec average: **20****Median Sold Price****\$545,000**

-41.9%
 from Nov 2025: **\$937,500**

41.6%
 from Dec 2024: **\$385,000**

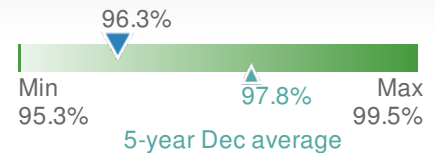
YTD	2025	2024	+/-
	\$638,500	\$495,000	29.0%

5-year Dec average: **\$435,960****Active Listings****36**

Nov 2025	Dec 2024
44	21

Avg DOM**50**

Nov 2025	Dec 2024	YTD
62	42	28


Avg Sold to OLP Ratio**96.3%**


Nov 2025	Dec 2024	YTD
99.5%	99.0%	99.6%

December 2025

Wallingford-Swarthmore (Delaware, PA) - Detached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**


 **-83.3%**
 from Nov 2025: **6**

 **-90.0%**
 from Dec 2024: **10**

YTD	2025	2024	+/-
	210	186	12.9%


5-year Dec average: **6****New Pendings****7**


 **-46.2%**
 from Nov 2025: **13**

 **-36.4%**
 from Dec 2024: **11**

YTD	2025	2024	+/-
	172	165	4.2%

5-year Dec average: **8****Closed Sales****15**

 **25.0%**
 from Nov 2025: **12**

 **36.4%**
 from Dec 2024: **11**

YTD	2025	2024	+/-
	177	154	14.9%

5-year Dec average: **13****Median Sold Price****\$660,000**

 **-14.8%**
 from Nov 2025: **\$775,000**

 **13.8%**
 from Dec 2024: **\$579,900**

YTD	2025	2024	+/-
	\$692,000	\$639,500	8.2%

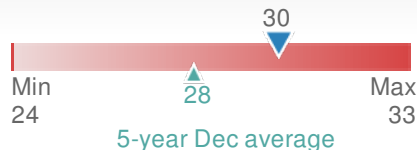
5-year Dec average: **\$556,230****Summary**

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 Pendings; a 42.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 11; and a 44.4% decrease in supply to 10 active units.

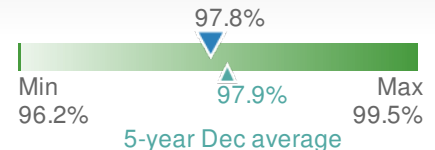
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 1.06 in November and a decrease from 1.55 in December 2024. The Contract Ratio is 17% lower than the 5-year December average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
18	11

Avg DOM**30**

Nov 2025	Dec 2024	YTD
13	24	17

Avg Sold to OLP Ratio**97.8%**

Nov 2025	Dec 2024	YTD
99.8%	99.5%	100.2%

December 2025

Wallingford-Swarthmore (Delaware, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****5**

↔ 0.0%

from Nov 2025:
5

↔ 0.0%

from Dec 2024:
5

YTD	2025	2024	+/-
	120	118	1.7%

5-year Dec average: **4****New Pending****4**

↓ -55.6%

from Nov 2025:
9

↓ -50.0%

from Dec 2024:
8

YTD	2025	2024	+/-
	89	100	-11.0%

5-year Dec average: **5****Closed Sales****12**

↓ -53.8%

from Nov 2025:
26

↑ 71.4%

from Dec 2024:
7

YTD	2025	2024	+/-
	103	83	24.1%

5-year Dec average: **7****Median
Sold Price****\$271,500**

↓ -72.2%

from Nov 2025:
\$975,000

↑ 8.6%

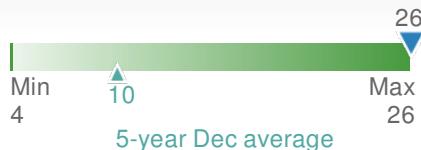
from Dec 2024:
\$249,900

YTD	2025	2024	+/-
	\$300,000	\$250,000	20.0%

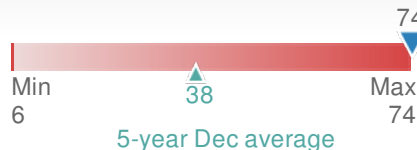
5-year Dec average: **\$294,980****Summary**

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 Pending; a 60% MoM decrease in All Pending (new contracts + contracts carried over from November) to 6; and no change in supply with 26 active units.

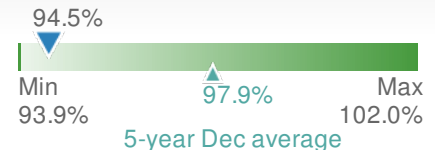
This activity resulted in a Contract Ratio of 0.23 pendings per active listing, down from 0.58 in November and a decrease from 2.30 in December 2024. The Contract Ratio is 89% lower than the 5-year December average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
26	10

Avg DOM**74**

Nov 2025	Dec 2024	YTD
84	70	46

**Avg Sold to
OLP Ratio****94.5%**

Nov 2025	Dec 2024	YTD
99.4%	98.3%	98.6%

December 2025

West Chester Area (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**1**

↔ 0.0%

from Nov 2025:
0

↓ -50.0%

from Dec 2024:
2

YTD	2025	2024	+/-
	81	75	8.0%

5-year Dec average: 1

New Pendings**1**

↓ -80.0%

from Nov 2025:
5

↓ -80.0%

from Dec 2024:
5

YTD	2025	2024	+/-
	73	57	28.1%

5-year Dec average: 3

Closed Sales**4**

↓ -33.3%

from Nov 2025:
6

↓ -55.6%

from Dec 2024:
9

YTD	2025	2024	+/-
	77	59	30.5%

5-year Dec average: 5

Median Sold Price**\$657,000**

↓ -13.8%

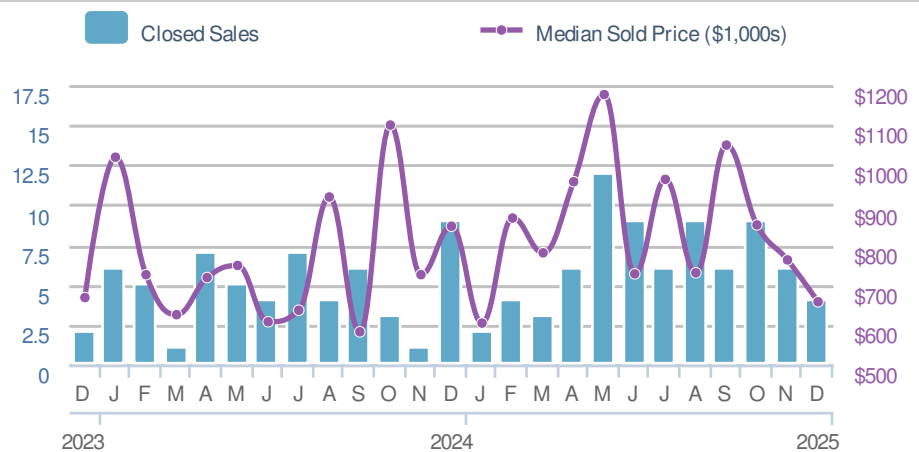
from Nov 2025:
\$762,500

↓ -22.4%

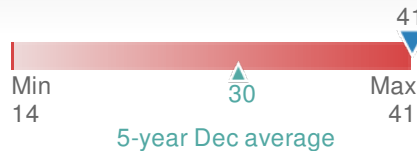
from Dec 2024:
\$847,000

YTD	2025	2024	+/-
	\$810,000	\$737,500	9.8%

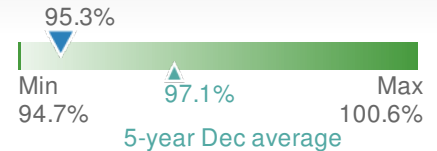
5-year Dec average: \$702,990

**Active Listings****7**

Nov 2025	Dec 2024
9	9

Avg DOM**41**

Nov 2025	Dec 2024	YTD
27	28	25

Avg Sold to OLP Ratio**95.3%**

Nov 2025	Dec 2024	YTD
103.7%	97.2%	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: 0 from Dec 2024: 2

YTD	2025	2024	+/-
	64	54	18.5%

5-year Dec average: 1

New Pendings**0**

↓ -100.0% ↓ -100.0%
from Nov 2025: 5 from Dec 2024: 4

YTD	2025	2024	+/-
	58	40	45.0%

5-year Dec average: 2

Closed Sales**3**

↓ -40.0% ↓ -57.1%
from Nov 2025: 5 from Dec 2024: 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: \$760,000 from Dec 2024: \$865,000

YTD	2025	2024	+/-
	\$912,500	\$855,000	6.7%

5-year Dec average: \$775,190

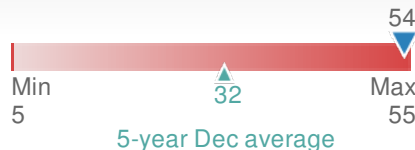
Summary

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 Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 4; and a 12.5% decrease in supply to 7 active units.

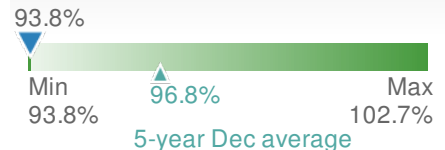
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.88 in November and a decrease from 0.86 in December 2024. The Contract Ratio is 60% lower than the 5-year December average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
8	7

Avg DOM**54**

Nov 2025	Dec 2024	YTD
28	17	27

Avg Sold to OLP Ratio**93.8%**

Nov 2025	Dec 2024	YTD
104.6%	97.7%	100.1%

December 2025**West Chester Area (Delaware, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**

↔ 0.0%

from Nov 2025:
0

↔ 0.0%

from Dec 2024:
0

YTD	2025	2024	+/-
	17	21	-19.0%

5-year Dec average: **1****New Pendings****1**

↔ 0.0%

from Nov 2025:
0

↔ 0.0%

from Dec 2024:
1

YTD	2025	2024	+/-
	15	17	-11.8%

5-year Dec average: **1****Closed Sales****1**

↔ 0.0%

from Nov 2025:
1

↓ -50.0%

from Dec 2024:
2

YTD	2025	2024	+/-
	17	17	0.0%

5-year Dec average: **1****Median Sold Price****\$565,000**

↓ -26.1%

from Nov 2025:
\$765,000

↓ -27.0%

from Dec 2024:
\$773,500

YTD	2025	2024	+/-
	\$632,500	\$615,000	2.8%

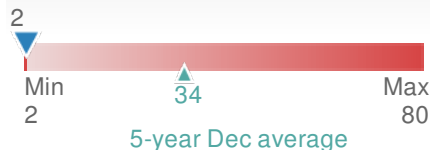
5-year Dec average: **\$646,400****Summary**

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 Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 0; and a 100% decrease in supply to 0 active units.

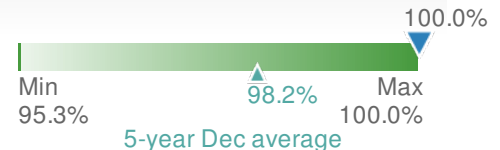
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and a decrease from 1.00 in December 2024. The Contract Ratio is 100% lower than the 5-year December average of 0.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
1	2

Avg DOM**2**

Nov 2025	Dec 2024	YTD
23	65	16

Avg Sold to OLP Ratio**100.0%**

Nov 2025	Dec 2024	YTD
99.4%	95.3%	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	2024	+/-
	472	491	-3.9%

5-year Dec average: **31****New Pendings****21** **-8.7%**from Nov 2025:
23 **-25.0%**from Dec 2024:
28

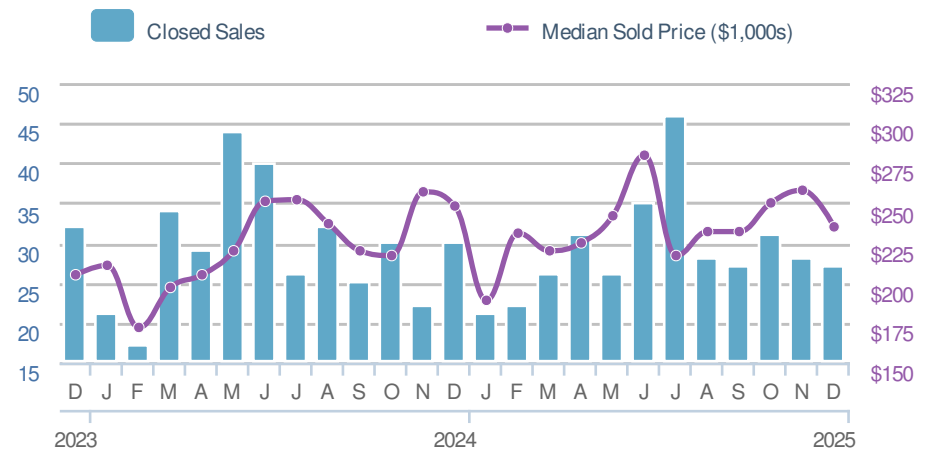
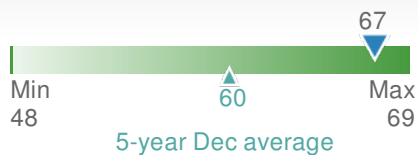
YTD	2025	2024	+/-
	367	384	-4.4%

5-year Dec average: **29****Closed Sales****27** **-3.6%**from Nov 2025:
28 **-10.0%**from Dec 2024:
30

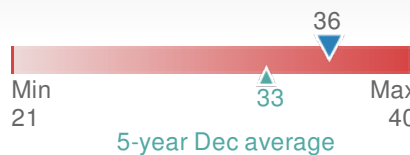
YTD	2025	2024	+/-
	361	374	-3.5%

5-year Dec average: **33****Median Sold Price****\$235,000** **-9.2%**from Nov 2025:
\$258,675 **-5.4%**from Dec 2024:
\$248,500

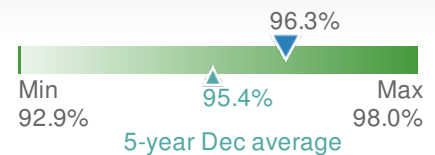
YTD	2025	2024	+/-
	\$239,900	\$230,000	4.3%

5-year Dec average: **\$211,111****Active Listings****67**

Nov 2025	Dec 2024
71	51

Avg DOM**36**

Nov 2025	Dec 2024	YTD
34	34	31

Avg Sold to OLP Ratio**96.3%**

Nov 2025	Dec 2024	YTD
97.4%	95.7%	97.6%

December 2025

William Penn (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****6**

0.0%

from Nov 2025:
6

20.0%

from Dec 2024:
5

YTD	2025	2024	+/-
	125	144	-13.2%

5-year Dec average: **7****New Pendings****5**

-16.7%

from Nov 2025:
6

-50.0%

from Dec 2024:
10

YTD	2025	2024	+/-
	113	119	-5.0%

5-year Dec average: **9****Closed Sales****9**

28.6%

from Nov 2025:
7

-10.0%

from Dec 2024:
10

YTD	2025	2024	+/-
	115	117	-1.7%

5-year Dec average: **10****Median
Sold Price****\$370,000**

7.2%

from Nov 2025:
\$345,000

16.1%

from Dec 2024:
\$318,750

YTD	2025	2024	+/-
	\$320,000	\$315,000	1.6%

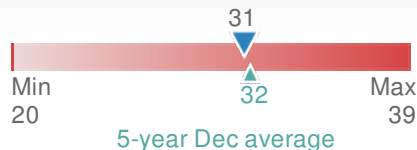
5-year Dec average: **\$305,450****Summary**

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 Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 6; and no change in supply with 10 active units.

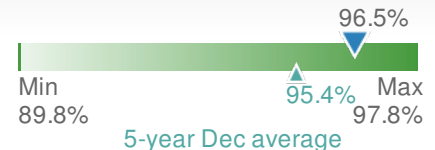
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.90 in November and a decrease from 0.90 in December 2024. The Contract Ratio is 51% lower than the 5-year December average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
10	10

Avg DOM**31**

Nov 2025	Dec 2024	YTD
13	34	25

**Avg Sold to
OLP Ratio****96.5%**

Nov 2025	Dec 2024	YTD
100.3%	96.8%	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 Pendings****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%

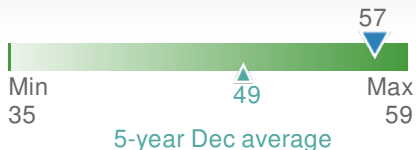
5-year Dec average: **23****Median
Sold Price****\$187,500** **-13.6%**from Nov 2025:
\$217,000 **-12.6%**from Dec 2024:
\$214,600

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 Pendings; a 6.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 27; and a 6.6% decrease in supply to 57 active units.

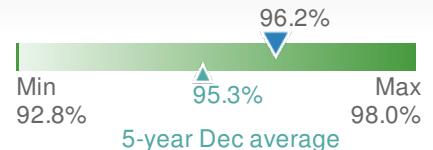
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.48 in November and a decrease from 0.71 in December 2024. The Contract Ratio is 35% lower than the 5-year December average of 0.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Nov 2025	Dec 2024
61	41

Avg DOM**39**

Nov 2025	Dec 2024	YTD
41	34	33

**Avg Sold to
OLP Ratio****96.2%**

Nov 2025	Dec 2024	YTD
96.4%	95.2%	96.7%