

December 2025

All Home Types
Detached
Attached

Local Market Insight

Garnet Valley (Delaware, PA)

December 2025

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings**13**

-35.0%
 from Nov 2025: **20**

-53.6%
 from Dec 2024: **28**

YTD	2025	2024	+/-
	428	398	7.5%

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

-33.3%
 from Nov 2025: **21**

7.7%
 from Dec 2024: **13**

YTD	2025	2024	+/-
	337	315	7.0%

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

-12.5%
 from Nov 2025: **24**

-19.2%
 from Dec 2024: **26**

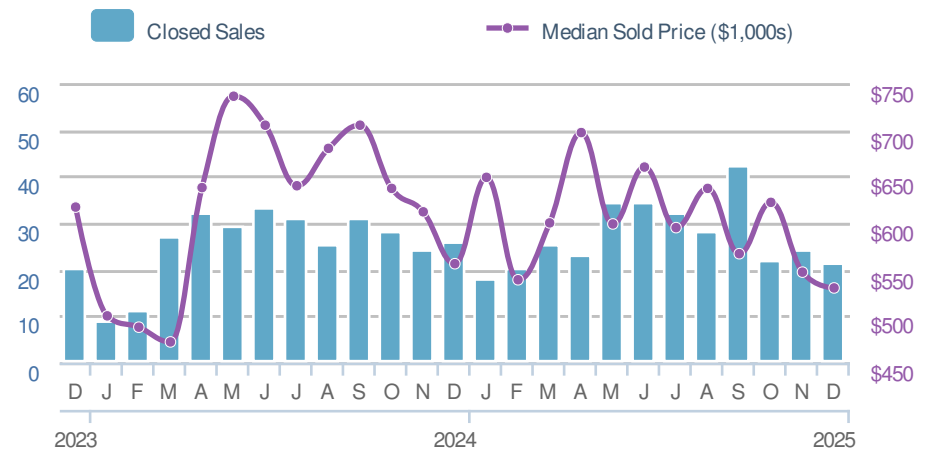
YTD	2025	2024	+/-
	343	310	10.6%

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

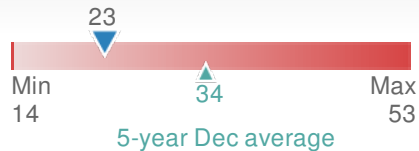
-3.2%
 from Nov 2025: **\$547,500**

-4.7%
 from Dec 2024: **\$556,425**

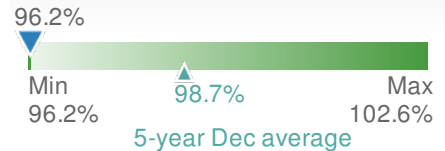
YTD	2025	2024	+/-
	\$622,165	\$640,000	-2.8%

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%

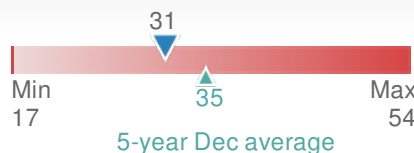
5-year Dec average: **\$653,000****Summary**

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.

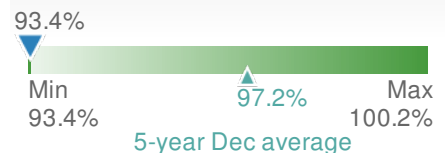
This activity resulted in a Contract Ratio of 1.86 pendings per active listing, up from 1.52 in November and an increase from 0.82 in December 2024. The Contract Ratio is 20% higher than the 5-year December average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared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

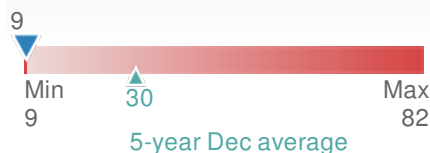
5-year Dec average: **\$406,500****Summary**

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.

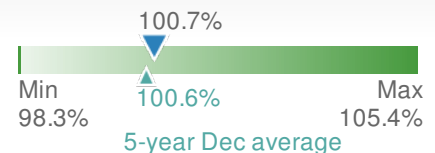
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.15 in November and a decrease from 1.21 in December 2024. The Contract Ratio is 35% lower than the 5-year December average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared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