

December 2025

All Home Types
Detached
Attached

Local Market Insight

Garnet Valley (Delaware, PA)

 **MarketStats**
by ShowingTime

Presented by
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December 2025

Garnet Valley (Delaware, PA)

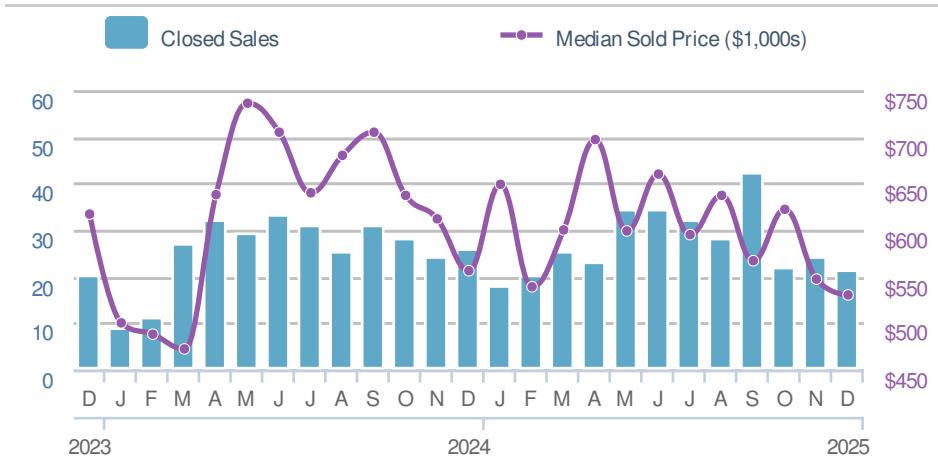
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New Listings	13	
↓ -35.0%	↓ -53.6%	
from Nov 2025: 20	from Dec 2024: 28	
YTD 2025 2024 +/-		
428	398	7.5%
5-year Dec average: 14		

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

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

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



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

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

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

December 2025

Garnet Valley (Delaware, PA) - Detached

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

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

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

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

Summary

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

This activity resulted in a Contract Ratio of 1.86 pendings per active listing, up from 1.52 in November and an increase from 0.82 in December 2024. The Contract Ratio is 20% higher than the 5-year December average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings		14
Min 7	14	Max 28
5-year Dec average		17
Nov 2025 21	Dec 2024 28	

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

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

December 2025

Garnet Valley (Delaware, PA) - Attached

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

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

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

Median Sold Price	\$352,500	
↓ -9.6%	↓ -17.1%	
from Nov 2025:	from Dec 2024:	
\$390,000	\$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 Pendlings; a 20% MoM decrease in All Pendlings (new contracts + contracts carried over from November) to 12; and a 7.7% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.00 pendlings per active listing, down from 1.15 in November and a decrease from 1.21 in December 2024. The Contract Ratio is 35% lower than the 5-year December average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings	12
Min	8
3	14
5-year Dec average	
Nov 2025	Dec 2024
13	14

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

Avg Sold to OLP Ratio	100.7%
Min	105.4%
98.3%	100.6%
5-year Dec average	
Nov 2025	Dec 2024
97.0%	99.1%
YTD	99.7%