December 2025

All Home Types
Detached
Attached

Local Market Insight

Haverford Township (Delaware, PA)

MarketStats by ShowingTime

Presented by
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December 2025
Haverford Township (Delaware, PA)

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%

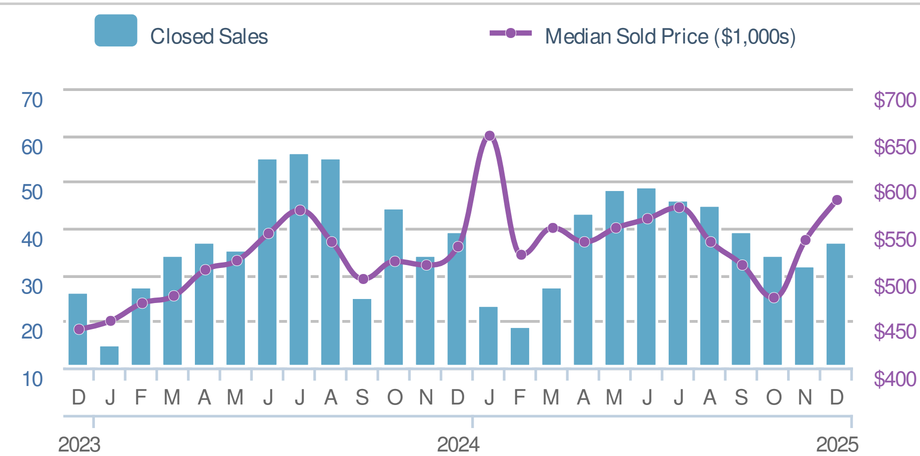
5-year Dec average: **39**

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

28
Min 20
24
Max 28
5-year Dec average

Nov 2025	Dec 2024
28	25

Avg DOM 29

29
Min 14
21
Max 29
5-year Dec average

Nov 2025	Dec 2024	YTD
20	15	15

Avg Sold to OLP Ratio 97.6%

97.6%
Min 97.4%
98.2%
Max 99.2%
5-year Dec average

Nov 2025	Dec 2024	YTD
97.7%	99.2%	101.1%

Data Source: Bright MLS. Statistics calculated January 07, 2026.
MarketStats by ShowingTime

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December 2025

Haverford Township (Delaware, PA) - Detached

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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

22

Min 12 — 19 — Max 22

5-year Dec average

Nov 2025	Dec 2024
19	**21**

Avg DOM 30

30

Min 16 — 22 — Max 30

5-year Dec average

Nov 2025	Dec 2024	YTD
17	**18**	**16**

Avg Sold to OLP Ratio 96.5%

96.5%

Min 96.5% — 97.8% — Max 99.5%

5-year Dec average

Nov 2025	Dec 2024	YTD
98.4%	**98.0%**	**101.1%**

Data Source: Bright MLS. Statistics calculated January 07, 2026.

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Haverford Township (Delaware, PA) - Attached

New Listings — 3

-75.0% from Nov 2025: **12**

200.0% from Dec 2024: **1**

YTD	2025	2024	+/-
	145	120	20.8%

5-year Dec average: **5**

New Pendings — 6

-25.0% from Nov 2025: **8**

200.0% from Dec 2024: **2**

YTD	2025	2024	+/-
	129	120	7.5%

5-year Dec average: **6**

Closed Sales — 11

10.0% from Nov 2025: **10**

22.2% from Dec 2024: **9**

YTD	2025	2024	+/-
	124	121	2.5%

5-year Dec average: **10**

Median Sold Price — $455,000

27.4% from Nov 2025: **$357,250**

2.7% from Dec 2024: **$443,000**

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

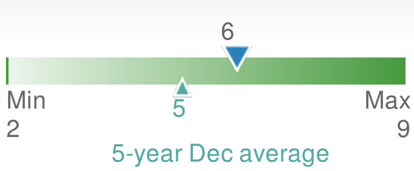
5-year Dec average: **$388,400**

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.

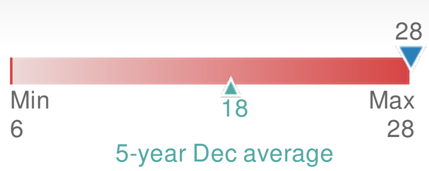
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.33 in November and an increase from 0.75 in December 2024. The Contract Ratio is 39% lower than the 5-year December average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared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



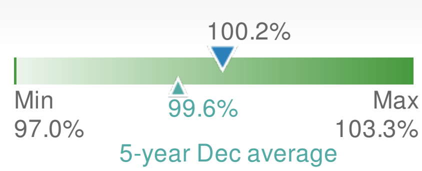
Nov 2025	Dec 2024
9	4

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%

Data Source: Bright MLS. Statistics calculated January 07, 2026.