December 2025

All Home Types
Detached
Attached

Local Market Insight

Marple Newtown (Delaware, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 12

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

YTD	2025	2024	+/-
	459	**542**	-15.3%

5-year Dec average: **19**

New Pendings — 24

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

YTD	2025	2024	+/-
	400	**407**	-1.7%

5-year Dec average: **22**

Closed Sales — 38

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

YTD	2025	2024	+/-
	408	**390**	4.6%

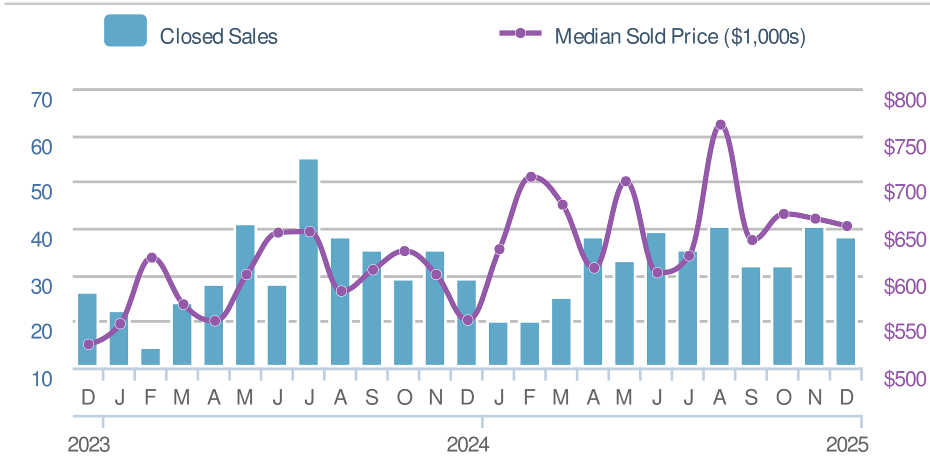
5-year Dec average: **34**

Median Sold Price — $652,500

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

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

5-year Dec average: **$544,200**



Active Listings — 26

26
Min 26
38
Max 49
5-year Dec average

Nov 2025	Dec 2024
43	**49**

Avg DOM — 30

30
Min 16
24
Max 30
5-year Dec average

Nov 2025	Dec 2024	YTD
19	**16**	**24**

Avg Sold to OLP Ratio — 100.2%

100.2%
Min 97.8%
99.3%
Max 100.2%
5-year Dec average

Nov 2025	Dec 2024	YTD
99.3%	**100.1%**	**101.3%**

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New Listings 9

-43.8% from Nov 2025: **16**
-43.8% from Dec 2024: **16**

YTD	2025	2024	+/-
	338	**401**	-15.7%

5-year Dec average: **15**

New Pendings 17

-22.7% from Nov 2025: **22**
41.7% from Dec 2024: **12**

YTD	2025	2024	+/-
	283	**285**	-0.7%

5-year Dec average: **15**

Closed Sales 25

-13.8% from Nov 2025: **29**
8.7% from Dec 2024: **23**

YTD	2025	2024	+/-
	282	**280**	0.7%

5-year Dec average: **26**

Median Sold Price $620,000

-4.8% from Nov 2025: **$651,000**
12.5% 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 Pendings; a 20.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 35; and a 39.4% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 1.33 in November and an increase from 0.92 in December 2024. The Contract Ratio is 43% higher than the 5-year December average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 20

20

Min	29	Max
20	5-year Dec average	38

Nov 2025	Dec 2024
33	**38**

Avg DOM 19

19

Min	21	Max
13	5-year Dec average	31

Nov 2025	Dec 2024	YTD
17	**13**	**21**

Avg Sold to OLP Ratio 102.3%

102.3%

Min	99.1%	Max
96.8%	5-year Dec average	102.3%

Nov 2025	Dec 2024	YTD
99.5%	**100.0%**	**101.7%**

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New Listings — 3

	0.0% from Nov 2025:	0.0% from Dec 2024:
	3	**3**

YTD	2025	2024	+/-
	121	**141**	-14.2%

5-year Dec average: **5**

New Pendings — 7

	0.0% from Nov 2025:	0.0% from Dec 2024:
	7	**7**

YTD	2025	2024	+/-
	117	**122**	-4.1%

5-year Dec average: **7**

Closed Sales — 13

	18.2% from Nov 2025:	116.7% from Dec 2024:
	11	**6**

YTD	2025	2024	+/-
	126	**110**	14.5%

5-year Dec average: **8**

Median Sold Price — $750,000

	11.9% from Nov 2025:	19.5% from Dec 2024:
	$670,000	**$627,500**

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

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

Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for December was $750,000, representing an increase of 11.9% compared to last month and an increase of 19.5% from Dec 2024. The average days on market for units sold in December was 52 days, 72% above the 5-year December average of 30 days. There was no month over month change in new contract activity with 7 New 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

6
Min 3 — 9 (5-year Dec average) — Max 13

Nov 2025	Dec 2024
10	**11**

Avg DOM — 52

52
Min 12 — 30 (5-year Dec average) — Max 52

Nov 2025	Dec 2024	YTD
24	**26**	**33**

Avg Sold to OLP Ratio — 96.0%

96.0%
Min 96.0% — 100.7% (5-year Dec average) — Max 104.7%

Nov 2025	Dec 2024	YTD
98.8%	**100.6%**	**100.3%**

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

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