December 2025

All Home Types
Detached
Attached

Local Market Insight

Rose Tree Media (Delaware, PA)

MarketStats by ShowingTime

Presented by
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December 2025

Rose Tree Media (Delaware, PA)

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%

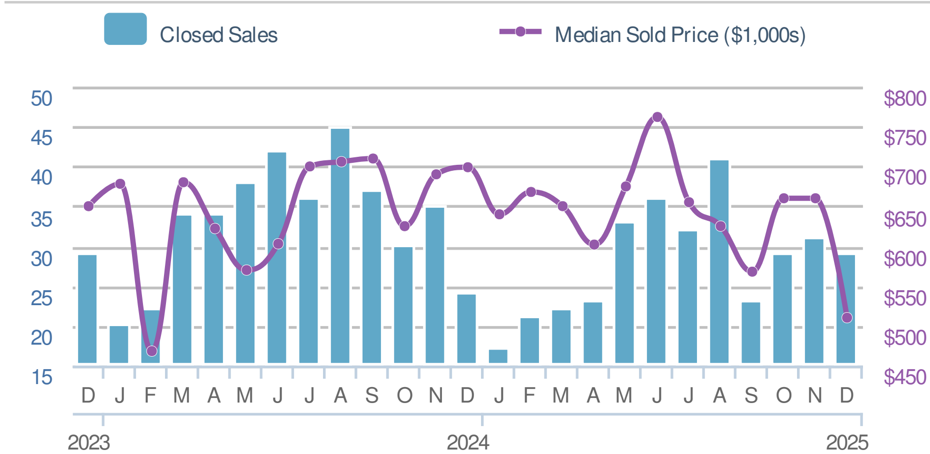
5-year Dec average: **34**

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

44
Min 32 | 44 | Max 58
5-year Dec average

Nov 2025	Dec 2024
56	**32**

Avg DOM: 27

27
Min 27 | 31 | Max 35
5-year Dec average

Nov 2025	Dec 2024	YTD
30	**31**	**25**

Avg Sold to OLP Ratio: 96.6%

96.6%
Min 96.6% | 98.2% | Max 99.2%
5-year Dec average

Nov 2025	Dec 2024	YTD
96.3%	**97.3%**	**100.2%**

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

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Rose Tree Media (Delaware, PA) - Detached

New Listings — 7

-63.2% from Nov 2025: **19**
16.7% from Dec 2024: **6**

YTD	2025	2024	+/-
	315	**308**	2.3%

5-year Dec average: **10**

New Pendings — 8

-38.5% from Nov 2025: **13**
100.0% from Dec 2024: **4**

YTD	2025	2024	+/-
	231	**234**	-1.3%

5-year Dec average: **10**

Closed Sales — 14

-33.3% from Nov 2025: **21**
-30.0% from Dec 2024: **20**

YTD	2025	2024	+/-
	231	**236**	-2.1%

5-year Dec average: **22**

Median Sold Price — $675,000

-6.3% from Nov 2025: **$720,000**
-10.1% 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 Pendings; a 26.1% MoM decrease in All Pendings (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

36
Min 25 — 32 — Max 44
5-year Dec average

Nov 2025	Dec 2024
46	**25**

Avg DOM — 29

29
Min 16 — 28 — Max 41
5-year Dec average

Nov 2025	Dec 2024	YTD
29	**29**	**26**

Avg Sold to OLP Ratio — 94.1%

94.1%
Min 94.1% — 96.8% — Max 99.6%
5-year Dec average

Nov 2025	Dec 2024	YTD
97.2%	**97.4%**	**100.8%**

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

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Rose Tree Media (Delaware, PA) - Attached

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%

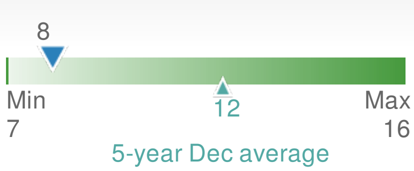
5-year Dec average: **$568,064**

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

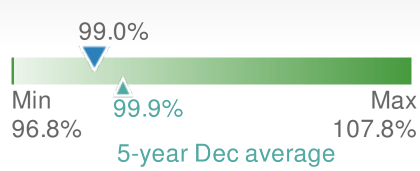


Nov 2025	Dec 2024
10	7

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%