December 2025

All Home Types
Detached
Attached

Local Market Insight

Southeast Delco (Delaware, PA)

Presented by
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New Listings — 17

-41.4% from Nov 2025: **29**
13.3% from Dec 2024: **15**

YTD	2025	2024	+/-
	391	**398**	-1.8%

5-year Dec average: **25**

New Pendings — 22

-40.5% from Nov 2025: **37**
29.4% from Dec 2024: **17**

YTD	2025	2024	+/-
	319	**330**	-3.3%

5-year Dec average: **25**

Closed Sales — 29

31.8% from Nov 2025: **22**
7.4% from Dec 2024: **27**

YTD	2025	2024	+/-
	306	**338**	-9.5%

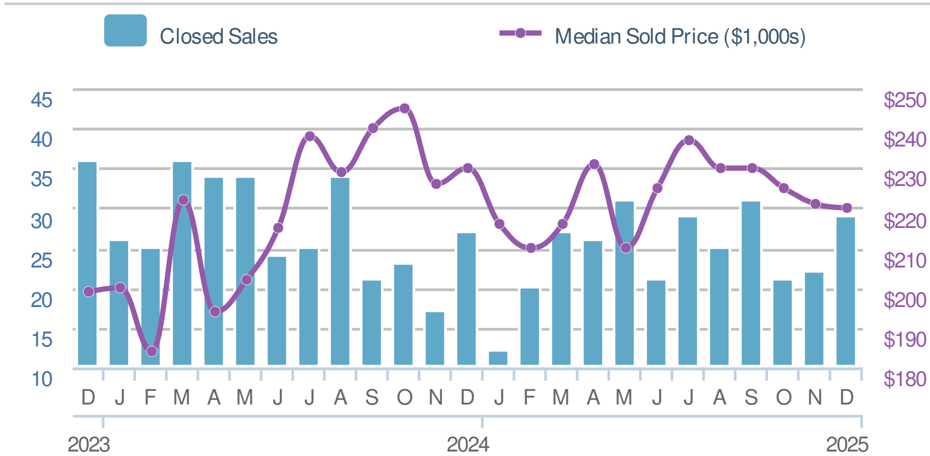
5-year Dec average: **36**

Median Sold Price — $220,000

-0.7% from Nov 2025: **$221,500**
-4.3% from Dec 2024: **$230,000**

YTD	2025	2024	+/-
	$225,000	**$215,000**	4.7%

5-year Dec average: **$204,800**



Active Listings — 41

Min 31 — Max 51
Current: 41
5-year Dec average: 39

Nov 2025	Dec 2024
46	**34**

Avg DOM — 33

Min 18 — Max 40
Current: 33
5-year Dec average: 27

Nov 2025	Dec 2024	YTD
30	**40**	**28**

Avg Sold to OLP Ratio — 98.9%

Min 95.2% — Max 100.6%
Current: 98.9%
5-year Dec average: 98.2%

Nov 2025	Dec 2024	YTD
94.1%	**95.2%**	**97.6%**

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

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Southeast Delco (Delaware, PA) - Detached

New Listings — 3

-25.0%	50.0%
from Nov 2025: **4**	from Dec 2024: **2**

YTD	2025	2024	+/-
	54	**65**	-16.9%

5-year Dec average: **3**

New Pendings — 4

-33.3%	33.3%
from Nov 2025: **6**	from Dec 2024: **3**

YTD	2025	2024	+/-
	43	**49**	-12.2%

5-year Dec average: **3**

Closed Sales — 6

100.0%	-40.0%
from Nov 2025: **3**	from Dec 2024: **10**

YTD	2025	2024	+/-
	38	**47**	-19.1%

5-year Dec average: **7**

Median Sold Price — $252,500

-19.8%	-4.7%
from Nov 2025: **$315,000**	from Dec 2024: **$265,000**

YTD	2025	2024	+/-
	$272,000	**$275,000**	-1.1%

5-year Dec average: **$232,490**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for December was $252,500, representing a decrease of 19.8% compared to last month and a decrease of 4.7% from Dec 2024. The average days on market for units sold in December was 24 days, 23% below the 5-year December average of 31 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 7; and a 14.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.29 in November and an increase from 0.40 in December 2024. The Contract Ratio is 22% higher than the 5-year December average of 0.72. 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

8

Min	5	Max
2	5-year Dec average	8

Nov 2025	Dec 2024
7	**5**

Avg DOM — 24

24

Min	31	Max
24	5-year Dec average	47

Nov 2025	Dec 2024	YTD
29	**47**	**36**

Avg Sold to OLP Ratio — 97.4%

97.4%

Min	93.6%	Max
91.5%	5-year Dec average	97.4%

Nov 2025	Dec 2024	YTD
99.5%	**91.5%**	**97.5%**

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

MarketStats by ShowingTime

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New Listings 14

-44.0%	7.7%
from Nov 2025: **25**	from Dec 2024: **13**

YTD	2025	2024	+/-
	337	**333**	1.2%

5-year Dec average: **22**

New Pendings 18

-41.9%	28.6%
from Nov 2025: **31**	from Dec 2024: **14**

YTD	2025	2024	+/-
	276	**281**	-1.8%

5-year Dec average: **22**

Closed Sales 23

21.1%	35.3%
from Nov 2025: **19**	from Dec 2024: **17**

YTD	2025	2024	+/-
	268	**291**	-7.9%

5-year Dec average: **29**

Median Sold Price $205,000

-3.8%	-4.7%
from Nov 2025: **$213,000**	from Dec 2024: **$215,000**

YTD	2025	2024	+/-
	$223,250	**$210,000**	6.3%

5-year Dec average: **$196,980**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for December was $205,000, representing a decrease of 3.8% compared to last month and a decrease of 4.7% from Dec 2024. The average days on market for units sold in December was 35 days, 34% above the 5-year December average of 26 days. There was a 41.9% month over month decrease in new contract activity with 18 New Pendings; a 35.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 24; and a 15.4% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.95 in November and an increase from 0.69 in December 2024. The Contract Ratio is 25% lower than the 5-year December average of 0.97. 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 33

33

Min 29 | 34 | Max 45

5-year Dec average

Nov 2025	Dec 2024
39	**29**

Avg DOM 35

35

Min 17 | 26 | Max 36

5-year Dec average

Nov 2025	Dec 2024	YTD
31	**36**	**27**

Avg Sold to OLP Ratio 99.3%

99.3%

Min 97.0% | 99.4% | Max 102.0%

5-year Dec average

Nov 2025	Dec 2024	YTD
93.2%	**97.3%**	**97.6%**

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