December 2025

All Home Types
Detached
Attached

Local Market **Insight**

Springfield (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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December 2025

Springfield (Delaware, PA)

New Listings 7

-41.7% from Nov 2025: **12**

40.0% from Dec 2024: **5**

YTD	2025	2024	+/-
	266	**250**	6.4%

5-year Dec average: **8**

New Pendings 13

-31.6% from Nov 2025: **19**

18.2% from Dec 2024: **11**

YTD	2025	2024	+/-
	248	**232**	6.9%

5-year Dec average: **13**

Closed Sales 28

75.0% from Nov 2025: **16**

55.6% from Dec 2024: **18**

YTD	2025	2024	+/-
	243	**225**	8.0%

5-year Dec average: **24**

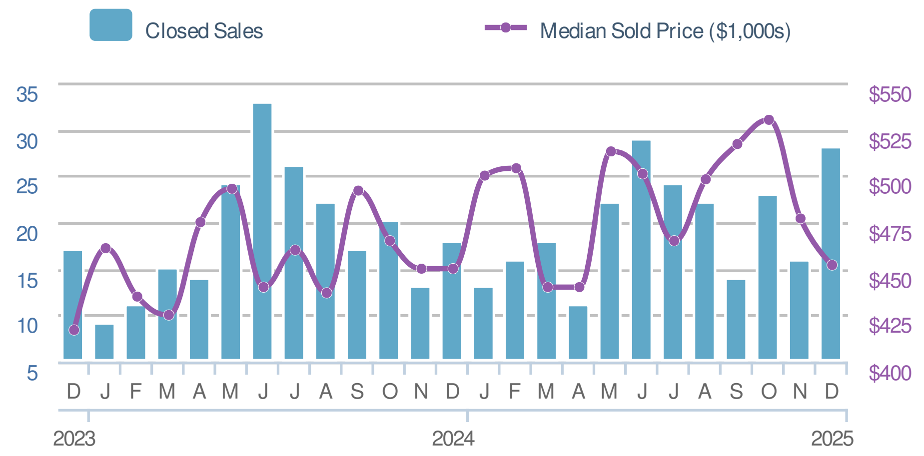
Median Sold Price $452,500

-5.2% from Nov 2025: **$477,500**

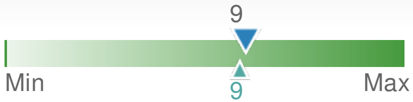
0.6% from Dec 2024: **$450,000**

YTD	2025	2024	+/-
	$480,000	**$453,500**	5.8%

5-year Dec average: **$417,900**



Active Listings 9



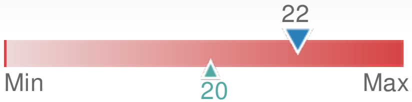
Min 6

Max 11

5-year Dec average

Nov 2025	Dec 2024
16	**11**

Avg DOM 22



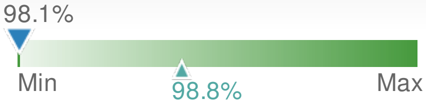
Min 14

Max 25

5-year Dec average

Nov 2025	Dec 2024	YTD
17	**14**	**16**

Avg Sold to OLP Ratio 98.1%



Min 98.1%

Max 99.8%

5-year Dec average

Nov 2025	Dec 2024	YTD
99.2%	**99.8%**	**100.6%**

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

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December 2025

Springfield (Delaware, PA) - Detached

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New Listings 4

▼-63.6% from Nov 2025: **11**

▼-20.0% from Dec 2024: **5**

YTD	2025	2024	+/-
	221	**214**	3.3%

5-year Dec average: **7**

New Pendings 11

▼-26.7% from Nov 2025: **15**

▲10.0% from Dec 2024: **10**

YTD	2025	2024	+/-
	206	**199**	3.5%

5-year Dec average: **11**

Closed Sales 21

▲40.0% from Nov 2025: **15**

▲31.3% from Dec 2024: **16**

YTD	2025	2024	+/-
	204	**193**	5.7%

5-year Dec average: **19**

Median Sold Price $475,000

▼-1.0% from Nov 2025: **$480,000**

▼-0.9% from Dec 2024: **$479,500**

YTD	2025	2024	+/-
	$505,500	**$475,000**	6.4%

5-year Dec average: **$437,200**

Summary

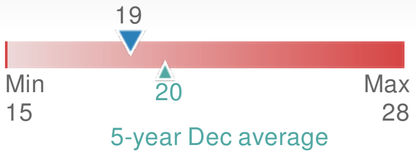
In Springfield (Delaware, PA), the median sold price for Detached properties for December was $475,000, representing a decrease of 1% compared to last month and a decrease of 0.9% from Dec 2024. The average days on market for units sold in December was 19 days, 7% below the 5-year December average of 20 days. There was a 26.7% month over month decrease in new contract activity with 11 New Pendings; a 32% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 17; and a 61.5% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 3.40 pendings per active listing, up from 1.92 in November and an increase from 2.13 in December 2024. The Contract Ratio is 7% lower than the 5-year December average of 3.65. 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 5

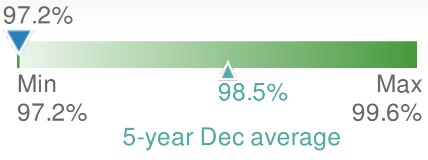
Nov 2025	Dec 2024
13	**8**

Avg DOM 19



Nov 2025	Dec 2024	YTD
18	**15**	**16**

Avg Sold to OLP Ratio 97.2%



Nov 2025	Dec 2024	YTD
99.2%	**99.6%**	**100.7%**

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

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New Listings 3

▲ 200.0% from Nov 2025: **1**

↔ 0.0% from Dec 2024: **0**

YTD	2025	2024	+/-
	45	**36**	25.0%

5-year Dec average: **1**

New Pendings 2

▼ -50.0% from Nov 2025: **4**

▲ 100.0% from Dec 2024: **1**

YTD	2025	2024	+/-
	42	**33**	27.3%

5-year Dec average: **2**

Closed Sales 7

▲ 600.0% from Nov 2025: **1**

▲ 250.0% from Dec 2024: **2**

YTD	2025	2024	+/-
	39	**32**	21.9%

5-year Dec average: **5**

Median Sold Price $403,000

▲ 27.9% from Nov 2025: **$315,000**

▲ 6.8% from Dec 2024: **$377,500**

YTD	2025	2024	+/-
	$400,000	**$367,500**	8.8%

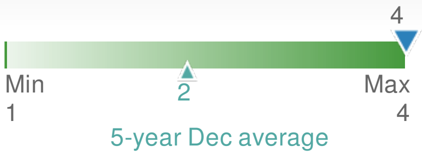
5-year Dec average: **$350,260**

Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for December was $403,000, representing an increase of 27.9% compared to last month and an increase of 6.8% from Dec 2024. The average days on market for units sold in December was 31 days, 104% above the 5-year December average of 15 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 55.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 4; and a 33.3% increase in supply to 4 active units.

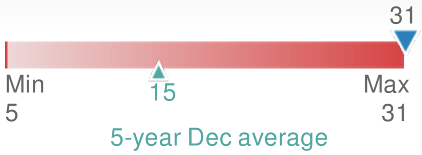
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 3.00 in November and an increase from 0.67 in December 2024. The Contract Ratio is 50% higher than the 5-year December average of 0.67. A higher Contract Ratio signifies a relative increase in contract activity 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 4



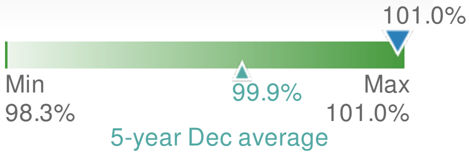
Nov 2025	Dec 2024
3	**3**

Avg DOM 31



Nov 2025	Dec 2024	YTD
4	**5**	**16**

Avg Sold to OLP Ratio 101.0%



Nov 2025	Dec 2024	YTD
100.0%	**101.0%**	**100.4%**

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

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