December 2025

All Home Types
Detached
Attached

Local Market Insight

William Penn (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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New Listings — 30

36.4% from Nov 2025:	20.0% from Dec 2024:
22	**25**

YTD	2025	2024	+/-
	472	**491**	-3.9%

5-year Dec average: **31**

New Pendings — 21

-8.7% from Nov 2025:	-25.0% from Dec 2024:
23	**28**

YTD	2025	2024	+/-
	367	**384**	-4.4%

5-year Dec average: **29**

Closed Sales — 27

-3.6% from Nov 2025:	-10.0% from Dec 2024:
28	**30**

YTD	2025	2024	+/-
	361	**374**	-3.5%

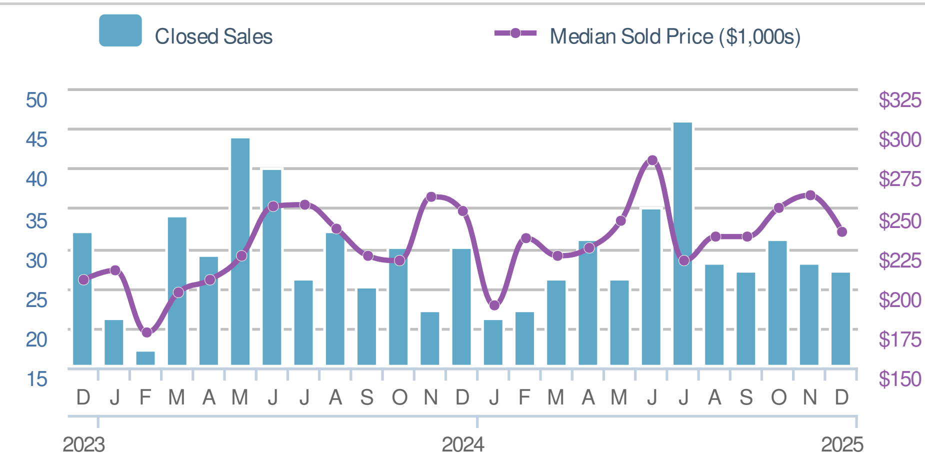
5-year Dec average: **33**

Median Sold Price — $235,000

-9.2% from Nov 2025:	-5.4% from Dec 2024:
$258,675	**$248,500**

YTD	2025	2024	+/-
	$239,900	**$230,000**	4.3%

5-year Dec average: **$211,111**



Active Listings — 67

Min 48 | 5-year Dec average 60 | Max 69 | Current 67

Nov 2025	Dec 2024
71	**51**

Avg DOM — 36

Min 21 | 5-year Dec average 33 | Max 40 | Current 36

Nov 2025	Dec 2024	YTD
34	**34**	**31**

Avg Sold to OLP Ratio — 96.3%

Min 92.9% | 5-year Dec average 95.4% | Max 98.0% | Current 96.3%

Nov 2025	Dec 2024	YTD
97.4%	**95.7%**	**97.6%**

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

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William Penn (Delaware, PA) - Detached

New Listings 6

0.0% from Nov 2025: 6

20.0% from Dec 2024: 5

YTD	2025	2024	+/-
	125	144	-13.2%

5-year Dec average: **7**

New Pendings 5

-16.7% from Nov 2025: 6

-50.0% from Dec 2024: 10

YTD	2025	2024	+/-
	113	119	-5.0%

5-year Dec average: **9**

Closed Sales 9

28.6% from Nov 2025: 7

-10.0% from Dec 2024: 10

YTD	2025	2024	+/-
	115	117	-1.7%

5-year Dec average: **10**

Median Sold Price $370,000

7.2% from Nov 2025: $345,000

16.1% from Dec 2024: $318,750

YTD	2025	2024	+/-
	$320,000	$315,000	1.6%

5-year Dec average: **$305,450**

Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for December was $370,000, representing an increase of 7.2% compared to last month and an increase of 16.1% from Dec 2024. The average days on market for units sold in December was 31 days, 2% below the 5-year December average of 32 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 6; and no change in supply with 10 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.90 in November and a decrease from 0.90 in December 2024. The Contract Ratio is 51% lower 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 10

10

Min 5 | 10 | Max 14

5-year Dec average

Nov 2025	Dec 2024
10	10

Avg DOM 31

31

Min 20 | 32 | Max 39

5-year Dec average

Nov 2025	Dec 2024	YTD
13	34	25

Avg Sold to OLP Ratio 96.5%

96.5%

Min 89.8% | 95.4% | Max 97.8%

5-year Dec average

Nov 2025	Dec 2024	YTD
100.3%	96.8%	99.6%

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

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New Listings 24

50.0% from Nov 2025: **16**

20.0% from Dec 2024: **20**

YTD	2025	2024	+/-
	347	**347**	0.0%

5-year Dec average: **24**

New Pendings 16

-5.9% from Nov 2025: **17**

-11.1% from Dec 2024: **18**

YTD	2025	2024	+/-
	254	**265**	-4.2%

5-year Dec average: **20**

Closed Sales 18

-14.3% from Nov 2025: **21**

-10.0% from Dec 2024: **20**

YTD	2025	2024	+/-
	246	**257**	-4.3%

5-year Dec average: **23**

Median Sold Price $187,500

-13.6% from Nov 2025: **$217,000**

-12.6% from Dec 2024: **$214,600**

YTD	2025	2024	+/-
	$204,950	**$195,000**	5.1%

5-year Dec average: **$174,460**

Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for December was $187,500, representing a decrease of 13.6% compared to last month and a decrease of 12.6% from Dec 2024. The average days on market for units sold in December was 39 days, 13% above the 5-year December average of 34 days. There was a 5.9% month over month decrease in new contract activity with 16 New Pendings; a 6.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 27; and a 6.6% decrease in supply to 57 active units.

This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 0.48 in November and a decrease from 0.71 in December 2024. The Contract Ratio is 35% lower 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 57

57

Min 35 | 49 5-year Dec average | Max 59

Nov 2025	Dec 2024
61	**41**

Avg DOM 39

39

Min 21 | 34 5-year Dec average | Max 41

Nov 2025	Dec 2024	YTD
41	**34**	**33**

Avg Sold to OLP Ratio 96.2%

96.2%

Min 92.8% | 95.3% 5-year Dec average | Max 98.0%

Nov 2025	Dec 2024	YTD
96.4%	**95.2%**	**96.7%**

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