

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

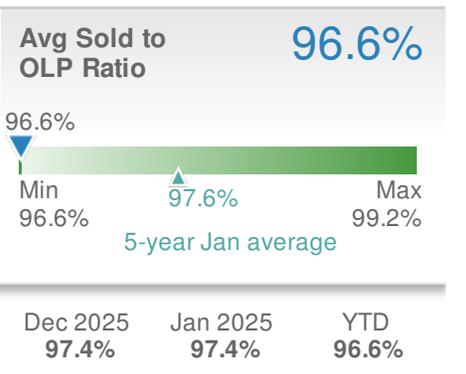
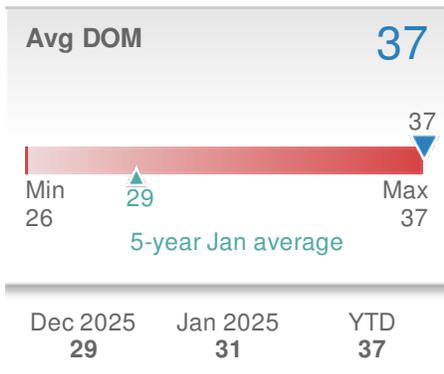
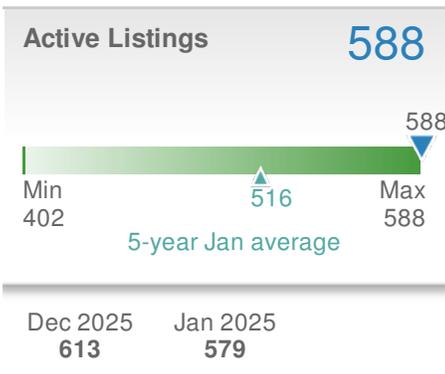
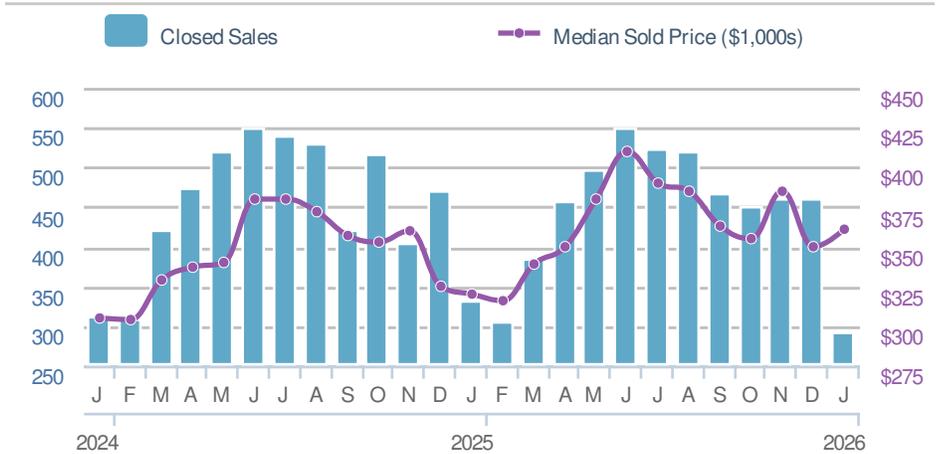
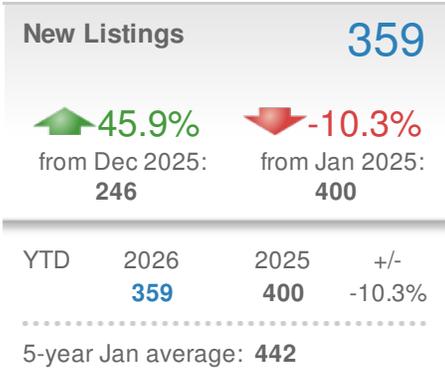
Local Market Insight

Delaware County, PA

January 2026

Delaware County, PA

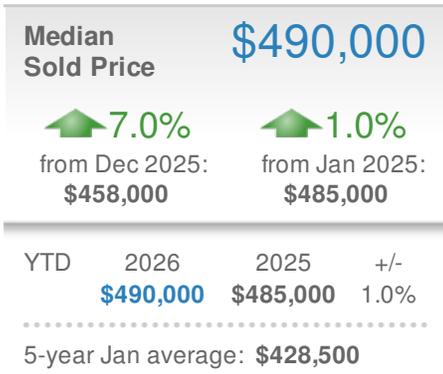
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January 2026

Delaware County, PA - Detached

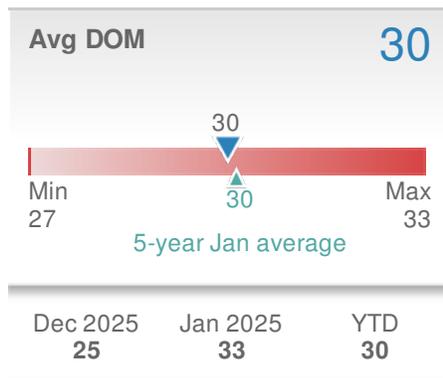
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Summary

In Delaware County, PA, the median sold price for Detached properties for January was \$490,000, representing an increase of 7% compared to last month and an increase of 1% from Jan 2025. The average days on market for units sold in January was 30 days, the same as the 5-year January average of 30 days. There was a 26.2% month over month increase in new contract activity with 159 New Pendings; a 0.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 232; and a 0.4% increase in supply to 245 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, no change from December and no change from January 2025. The Contract Ratio is 27% lower than the 5-year January average of 1.29. 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.



January 2026

Delaware County, PA - Attached

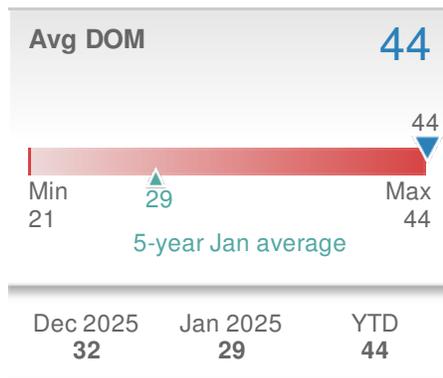
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Summary

In Delaware County, PA, the median sold price for Attached properties for January was \$245,000, representing a decrease of 7.5% compared to last month and an increase of 6.8% from Jan 2025. The average days on market for units sold in January was 44 days, 54% above the 5-year January average of 29 days. There was a 21.7% month over month increase in new contract activity with 196 New Pendings; a 15.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 266; and a 7% decrease in supply to 343 active units.

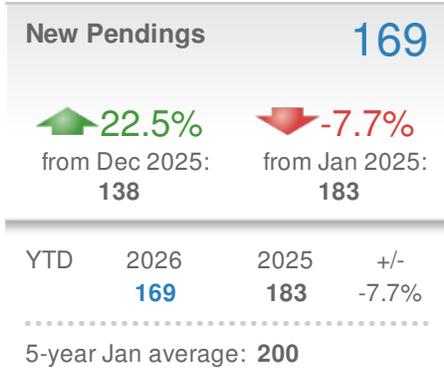
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.63 in December and a decrease from 0.88 in January 2025. The Contract Ratio is 38% lower than the 5-year January average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Delaware County, PA - Attached/Townhouse

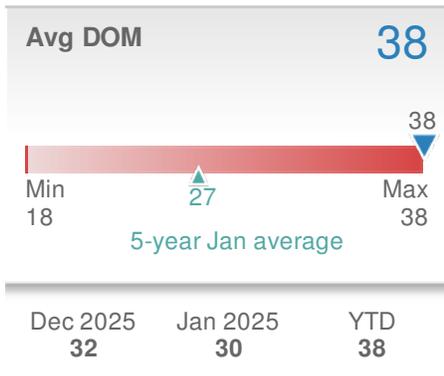
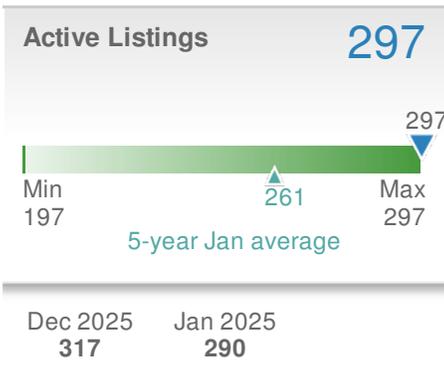
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Summary

In Delaware County, PA, the median sold price for Attached/Townhouse properties for January was \$245,000, representing a decrease of 5.8% compared to last month and an increase of 6.5% from Jan 2025. The average days on market for units sold in January was 38 days, 41% above the 5-year January average of 27 days. There was a 22.5% month over month increase in new contract activity with 169 New Pendings; a 13.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 230; and a 6.3% decrease in supply to 297 active units.

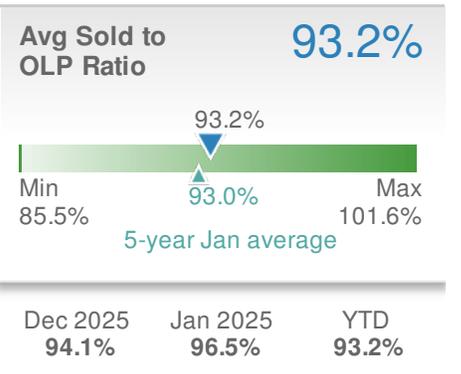
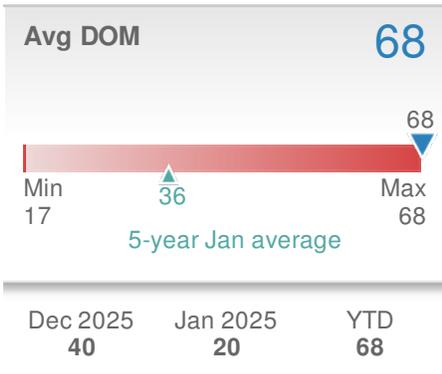
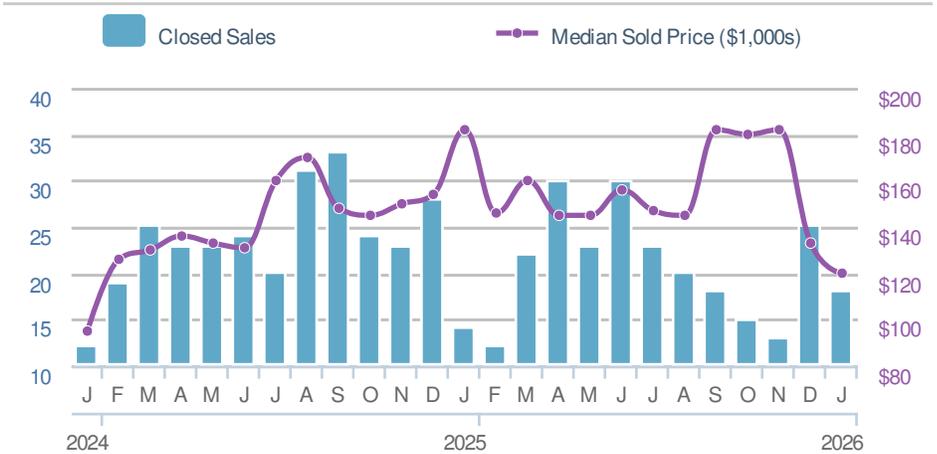
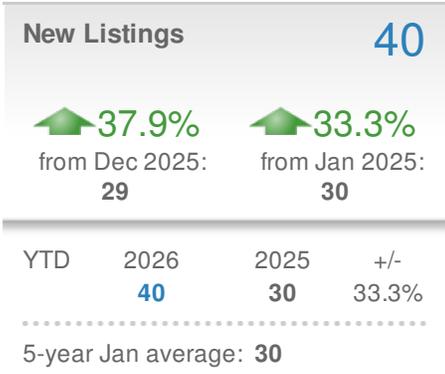
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, up from 0.64 in December and a decrease from 0.86 in January 2025. The Contract Ratio is 37% lower than the 5-year January average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Chester-Upland (Delaware, PA)

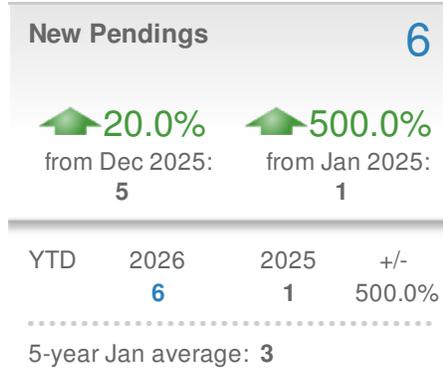
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January 2026

Chester-Upland (Delaware, PA) - Detached

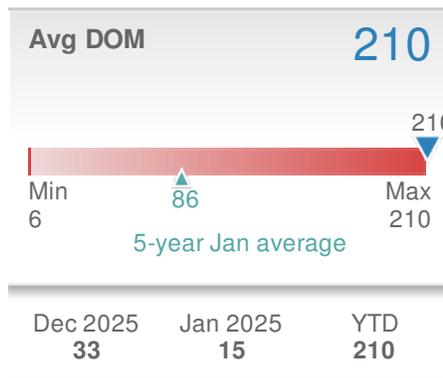
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for January was \$70,000, representing a decrease of 73.9% compared to last month and a decrease of 73.6% from Jan 2025. The average days on market for units sold in January was 210 days, 144% above the 5-year January average of 86 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from December) to 14; and a 40% increase in supply to 7 active units.

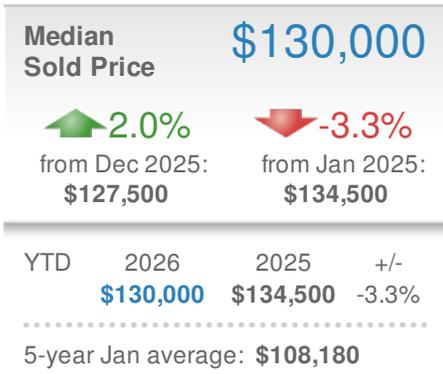
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from December and an increase from 0.43 in January 2025. The Contract Ratio is 161% higher than the 5-year January average of 0.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Chester-Upland (Delaware, PA) - Attached

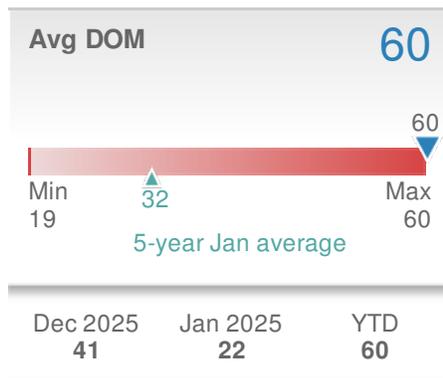
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for January was \$130,000, representing an increase of 2% compared to last month and a decrease of 3.3% from Jan 2025. The average days on market for units sold in January was 60 days, 86% above the 5-year January average of 32 days. There was a 43.8% month over month increase in new contract activity with 23 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 36; and an 8.2% increase in supply to 53 active units.

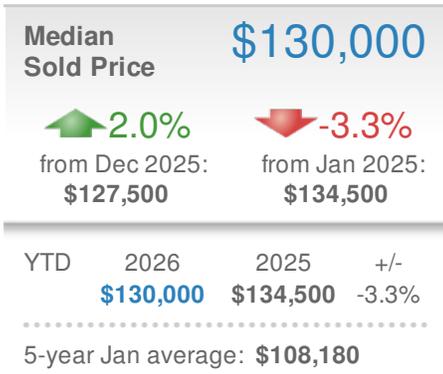
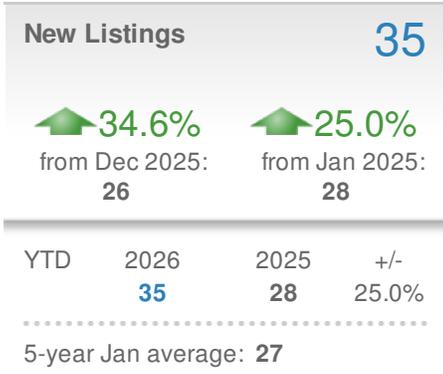
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.73 in December and an increase from 0.53 in January 2025. The Contract Ratio is 11% lower than the 5-year January average of 0.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Chester-Upland (Delaware, PA) - Attached/Townhouse

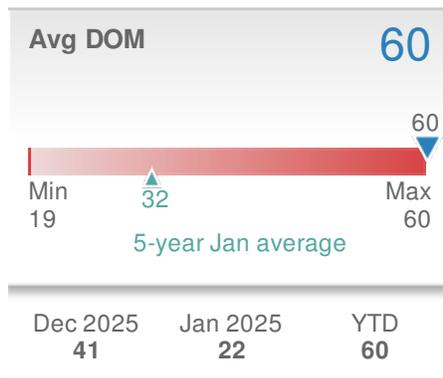
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$130,000, representing an increase of 2% compared to last month and a decrease of 3.3% from Jan 2025. The average days on market for units sold in January was 60 days, 86% above the 5-year January average of 32 days. There was a 43.8% month over month increase in new contract activity with 23 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 36; and an 8.2% increase in supply to 53 active units.

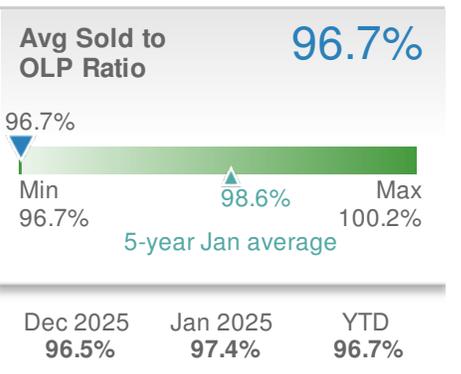
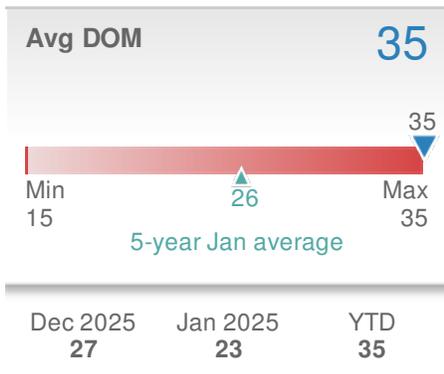
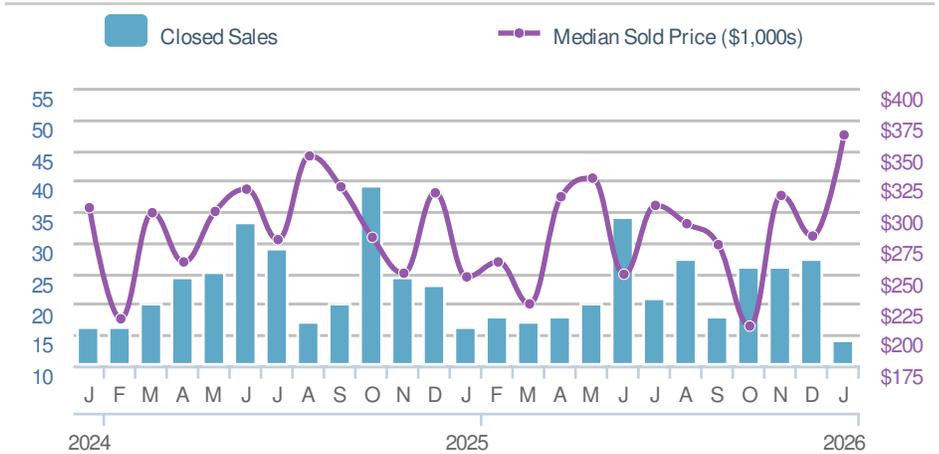
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.73 in December and an increase from 0.53 in January 2025. The Contract Ratio is 11% lower than the 5-year January average of 0.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Chichester (Delaware, PA)

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January 2026

Chichester (Delaware, PA) - Detached

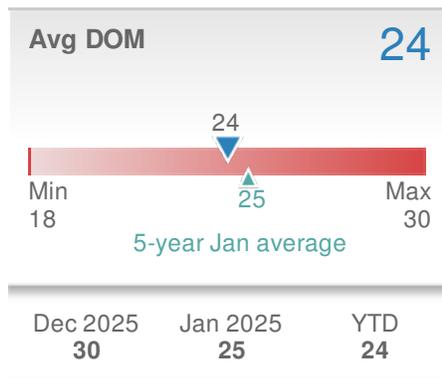
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Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for January was \$379,000, representing an increase of 14% compared to last month and an increase of 33.7% from Jan 2025. The average days on market for units sold in January was 24 days, 3% below the 5-year January average of 25 days. There was a 62.5% month over month increase in new contract activity with 13 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 13; and no change in supply with 12 active units.

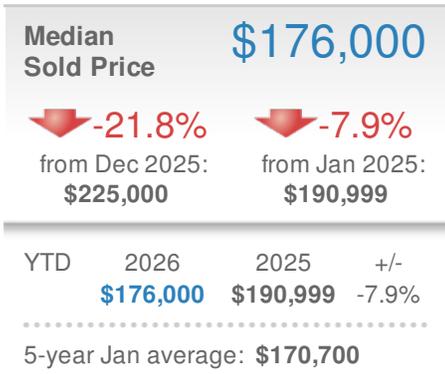
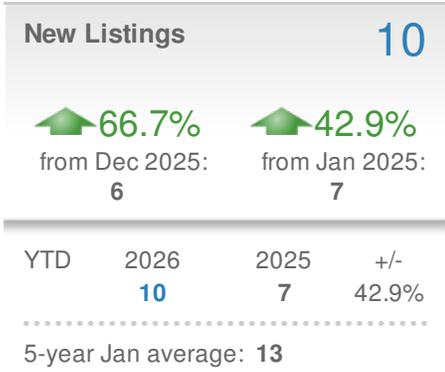
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.75 in December and a decrease from 1.40 in January 2025. The Contract Ratio is 45% lower than the 5-year January average of 1.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Chichester (Delaware, PA) - Attached

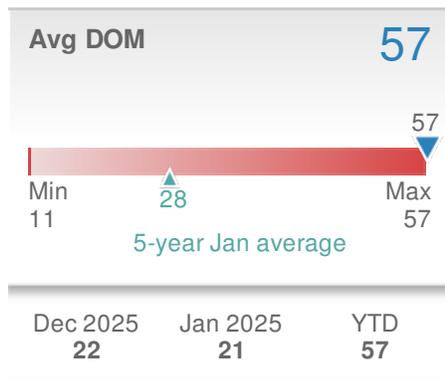
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Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for January was \$176,000, representing a decrease of 21.8% compared to last month and a decrease of 7.9% from Jan 2025. The average days on market for units sold in January was 57 days, 104% above the 5-year January average of 28 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 13; and a 5% increase in supply to 21 active units.

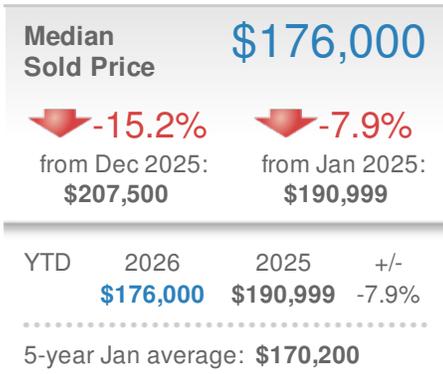
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, up from 0.45 in December and a decrease from 0.67 in January 2025. The Contract Ratio is 61% lower than the 5-year January average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Chichester (Delaware, PA) - Attached/Townhouse

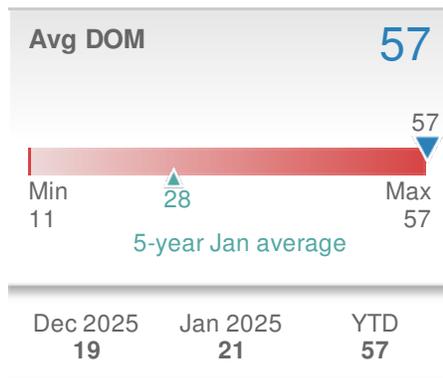
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Summary

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$176,000, representing a decrease of 15.2% compared to last month and a decrease of 7.9% from Jan 2025. The average days on market for units sold in January was 57 days, 102% above the 5-year January average of 28 days. There was no month over month change in new contract activity with 7 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 11; and a 5.3% increase in supply to 20 active units.

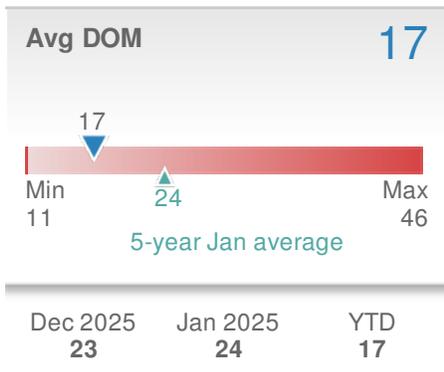
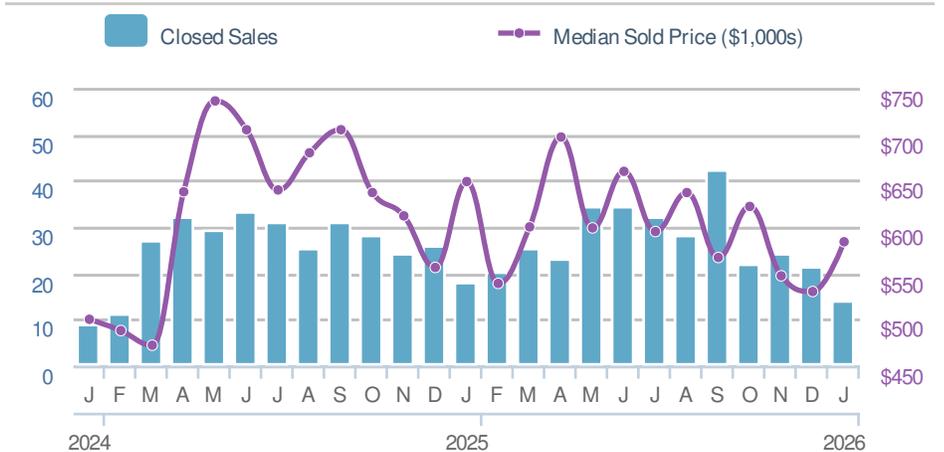
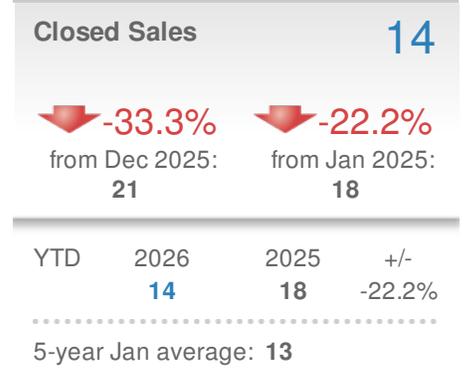
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.47 in December and a decrease from 0.67 in January 2025. The Contract Ratio is 63% lower than the 5-year January average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Garnet Valley (Delaware, PA)

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January 2026

Garnet Valley (Delaware, PA) - Detached

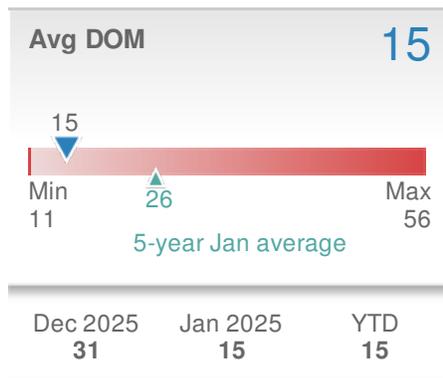
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Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for January was \$660,000, representing a decrease of 20% compared to last month and a decrease of 17.2% from Jan 2025. The average days on market for units sold in January was 15 days, 42% below the 5-year January average of 26 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 22; and a 7.1% increase in supply to 15 active units.

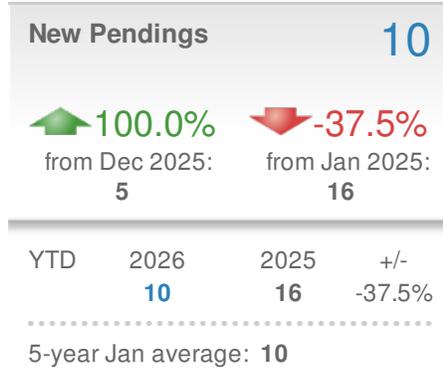
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, down from 1.86 in December and an increase from 0.64 in January 2025. The Contract Ratio is 12% higher than the 5-year January average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Garnet Valley (Delaware, PA) - Attached

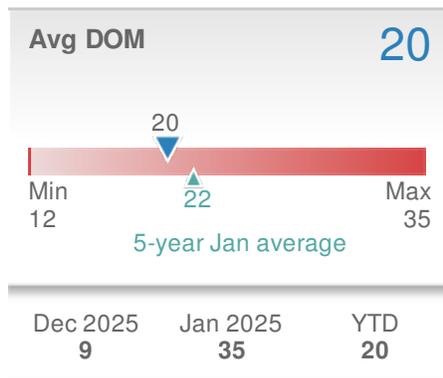
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Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for January was \$405,000, representing an increase of 14.9% compared to last month and a decrease of 26.7% from Jan 2025. The average days on market for units sold in January was 20 days, 8% below the 5-year January average of 22 days. There was a 100% month over month increase in new contract activity with 10 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from December) to 18; and a 16.7% decrease in supply to 10 active units.

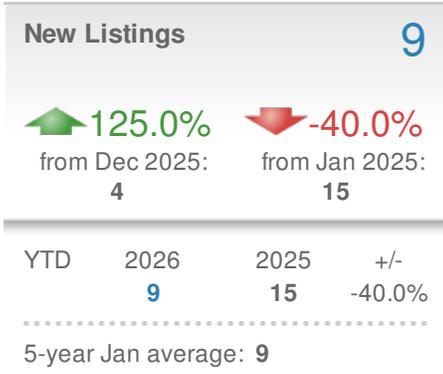
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 1.00 in December and a decrease from 2.27 in January 2025. The Contract Ratio is 23% lower than the 5-year January average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Garnet Valley (Delaware, PA) - Attached/Townhouse

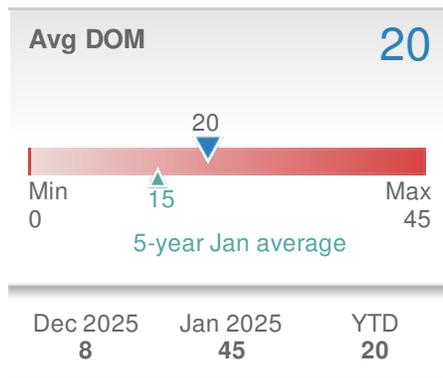
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Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$405,000, representing an increase of 14.9% compared to last month and a decrease of 34.4% from Jan 2025. The average days on market for units sold in January was 20 days, 32% above the 5-year January average of 15 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 14; and a 50% increase in supply to 9 active units.

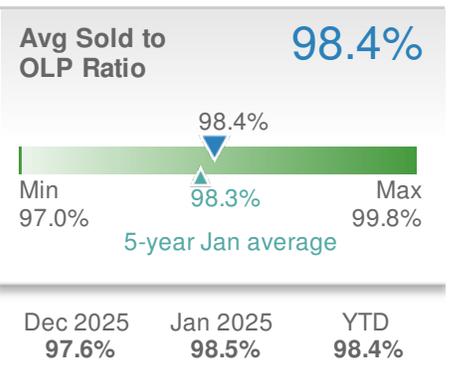
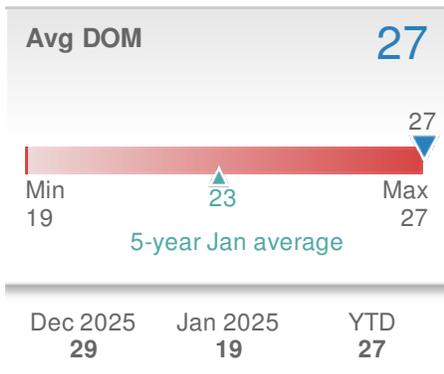
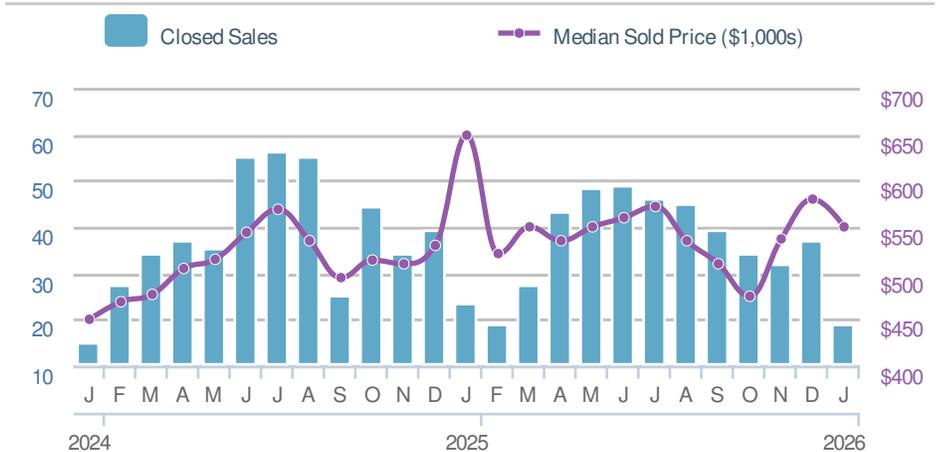
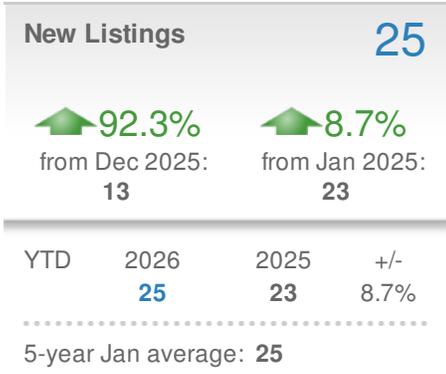
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, down from 1.83 in December and a decrease from 2.30 in January 2025. The Contract Ratio is 22% lower than the 5-year January average of 2.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Haverford Township (Delaware, PA)

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January 2026

Haverford Township (Delaware, PA) - Detached

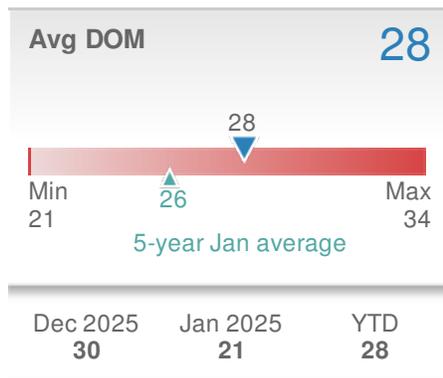
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Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for January was \$602,500, representing a decrease of 12.6% compared to last month and a decrease of 8.7% from Jan 2025. The average days on market for units sold in January was 28 days, 9% above the 5-year January average of 26 days. There was a 228.6% month over month increase in new contract activity with 23 New Pendings; a 23.8% MoM increase in All Pendings (new contracts + contracts carried over from December) to 26; and a 27.3% decrease in supply to 16 active units.

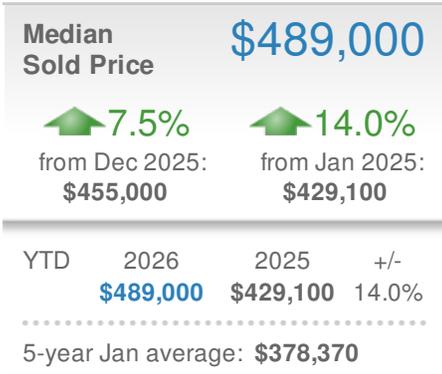
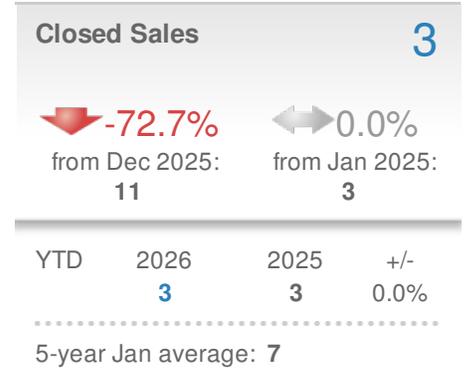
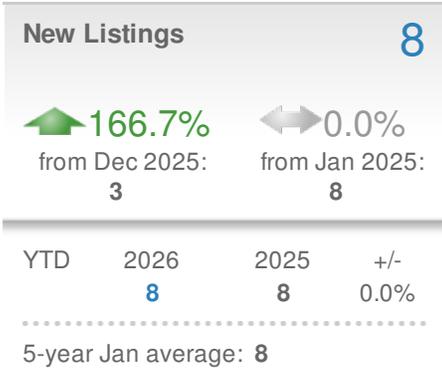
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 0.95 in December and an increase from 1.11 in January 2025. The Contract Ratio is 46% lower than the 5-year January average of 3.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Haverford Township (Delaware, PA) - Attached

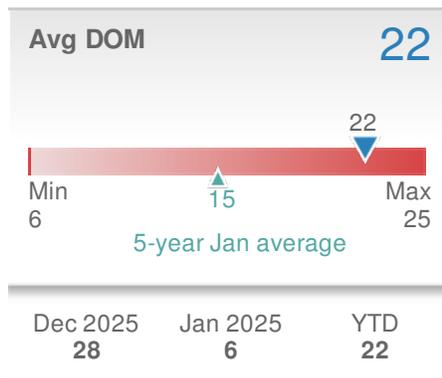
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Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for January was \$489,000, representing an increase of 7.5% compared to last month and an increase of 14% from Jan 2025. The average days on market for units sold in January was 22 days, 45% above the 5-year January average of 15 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; an 85.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 13; and a 16.7% decrease in supply to 5 active units.

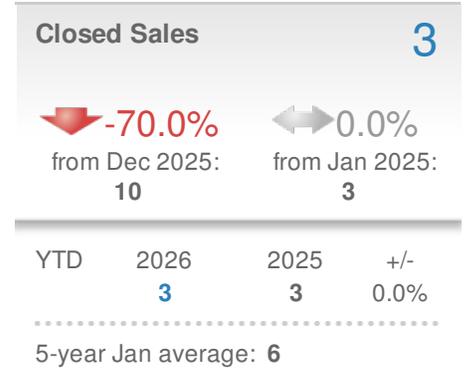
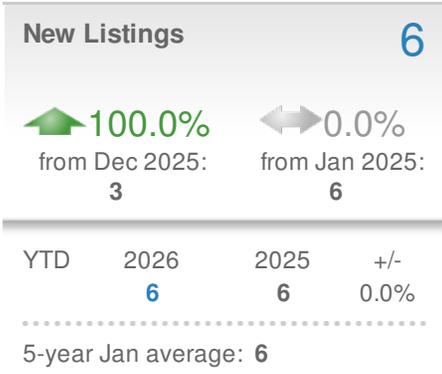
This activity resulted in a Contract Ratio of 2.60 pendings per active listing, up from 1.17 in December and an increase from 1.20 in January 2025. The Contract Ratio is 12% higher than the 5-year January average of 2.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Haverford Township (Delaware, PA) - Attached/Townhouse

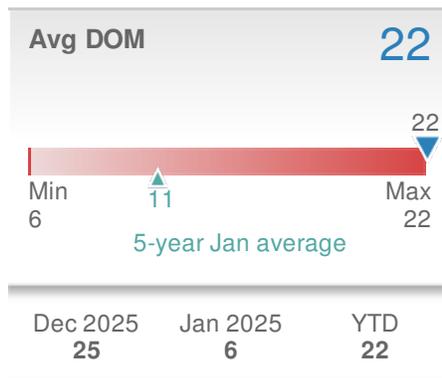
SE County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$489,000, representing an increase of 8.1% compared to last month and an increase of 14% from Jan 2025. The average days on market for units sold in January was 22 days, 93% above the 5-year January average of 11 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; a 71.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 12; and a 33.3% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.17 in December and an increase from 1.25 in January 2025. The Contract Ratio is 12% higher than the 5-year January average of 2.68. 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.



January 2026

Interboro (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 13

▲ **116.7%** ▼ **-27.8%**
 from Dec 2025: 6 from Jan 2025: 18

YTD	2026	2025	+/-
	13	18	-27.8%

5-year Jan average: 16

New Pendings 19

▲ **35.7%** ▲ **46.2%**
 from Dec 2025: 14 from Jan 2025: 13

YTD	2026	2025	+/-
	19	13	46.2%

5-year Jan average: 19

Closed Sales 17

▼ **-32.0%** ▲ **6.3%**
 from Dec 2025: 25 from Jan 2025: 16

YTD	2026	2025	+/-
	17	16	6.3%

5-year Jan average: 17

Median Sold Price \$265,000

▼ **-11.7%** ▼ **-5.3%**
 from Dec 2025: \$300,000 from Jan 2025: \$279,950

YTD	2026	2025	+/-
	\$265,000	\$279,950	-5.3%

5-year Jan average: \$240,390



Active Listings 17

Min 14 | 17 | 19 | Max 22
 5-year Jan average

Dec 2025	Jan 2025
26	21

Avg DOM 36

Min 13 | 29 | 36 | Max 46
 5-year Jan average

Dec 2025	Jan 2025	YTD
20	46	36

Avg Sold to OLP Ratio 94.0%

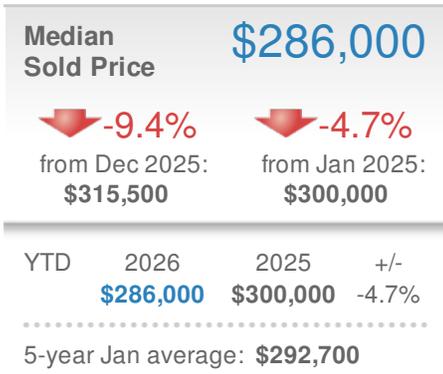
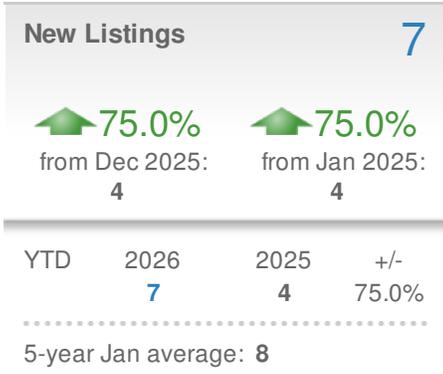
Min 92.1% | 94.0% | 96.8% | Max 100.9%
 5-year Jan average

Dec 2025	Jan 2025	YTD
97.8%	92.1%	94.0%

January 2026

Interboro (Delaware, PA) - Detached

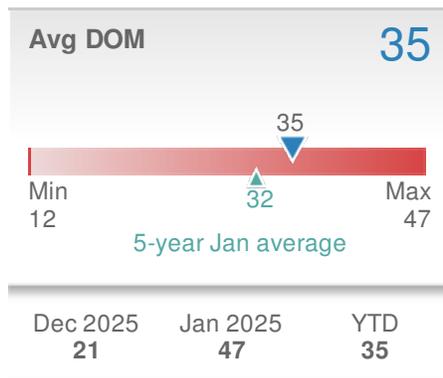
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Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for January was \$286,000, representing a decrease of 9.4% compared to last month and a decrease of 4.7% from Jan 2025. The average days on market for units sold in January was 35 days, 8% above the 5-year January average of 32 days. There was no month over month change in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 10; and a 33.3% decrease in supply to 4 active units.

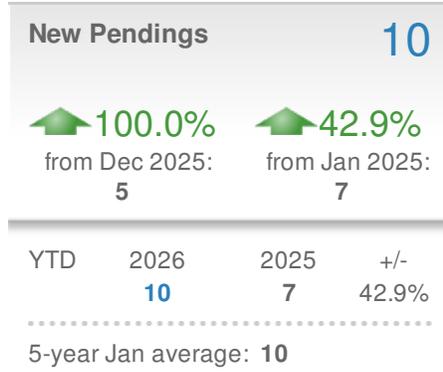
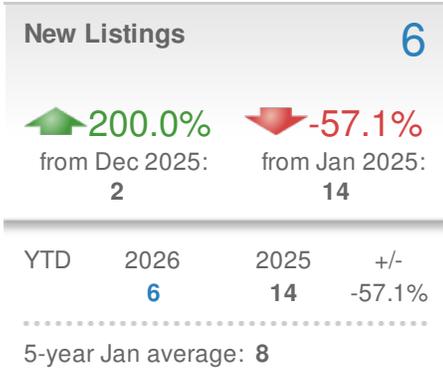
This activity resulted in a Contract Ratio of 2.50 pendencies per active listing, up from 1.67 in December and no change from January 2025. The Contract Ratio is 40% higher than the 5-year January average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



January 2026

Interboro (Delaware, PA) - Attached

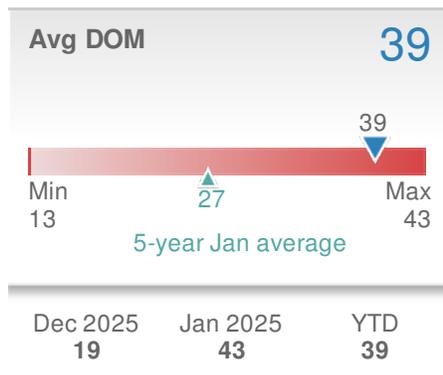
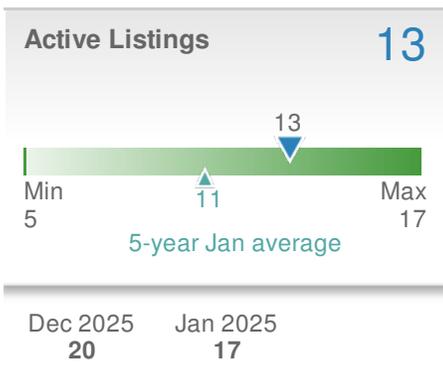
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Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for January was \$255,000, representing a decrease of 13.5% compared to last month and an increase of 37.8% from Jan 2025. The average days on market for units sold in January was 39 days, 46% above the 5-year January average of 27 days. There was a 100% month over month increase in new contract activity with 10 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from December) to 9; and a 35% decrease in supply to 13 active units.

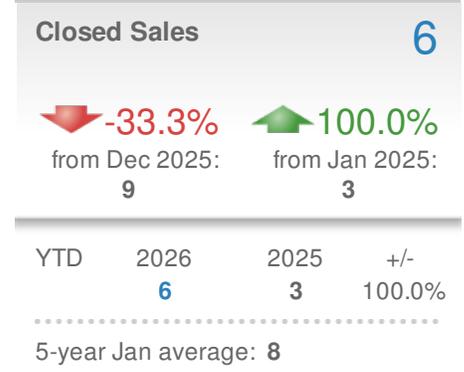
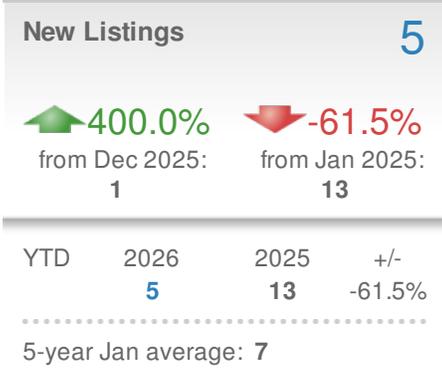
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.30 in December and an increase from 0.59 in January 2025. The Contract Ratio is 54% lower than the 5-year January average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Interboro (Delaware, PA) - Attached/Townhouse

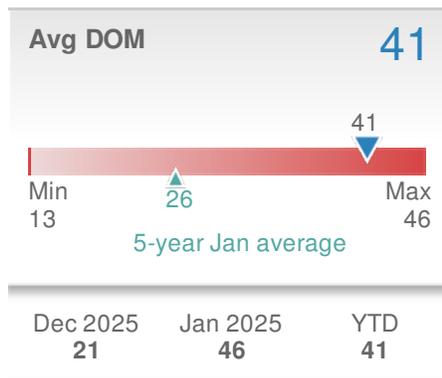
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Summary

In Interboro (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$258,450, representing a decrease of 13.9% compared to last month and an increase of 39.7% from Jan 2025. The average days on market for units sold in January was 41 days, 60% above the 5-year January average of 26 days. There was a 100% month over month increase in new contract activity with 8 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from December) to 7; and a 40% decrease in supply to 9 active units.

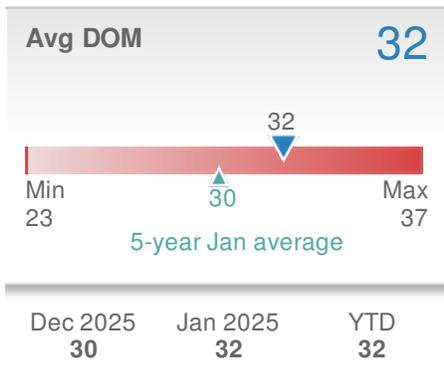
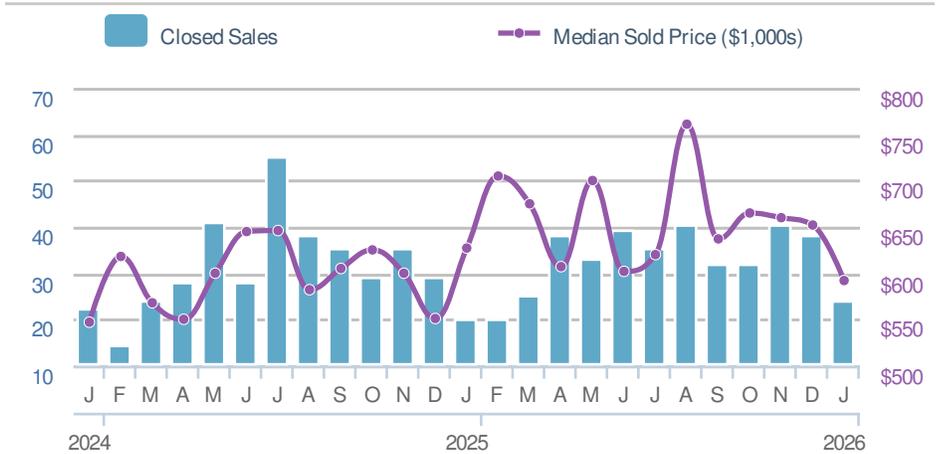
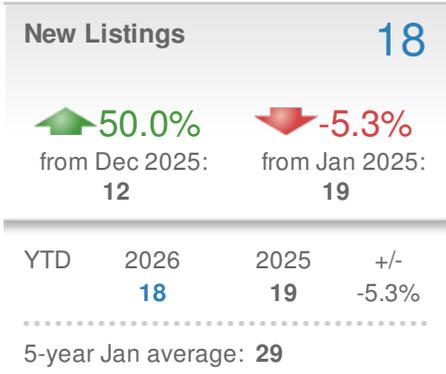
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.33 in December and an increase from 0.57 in January 2025. The Contract Ratio is 50% lower than the 5-year January average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Marple Newtown (Delaware, PA)

Email: ldavis@tcsr.realtor



January 2026

Marple Newtown (Delaware, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 9

↔ 0.0% ↓ -35.7%

from Dec 2025: 9 from Jan 2025: 14

YTD	2026	2025	+/-
	9	14	-35.7%

5-year Jan average: 18

New Pendings 14

↓ -17.6% ↔ 0.0%

from Dec 2025: 17 from Jan 2025: 14

YTD	2026	2025	+/-
	14	14	0.0%

5-year Jan average: 19

Closed Sales 19

↓ -24.0% ↑ 46.2%

from Dec 2025: 25 from Jan 2025: 13

YTD	2026	2025	+/-
	19	13	46.2%

5-year Jan average: 18

Median Sold Price \$595,000

↓ -4.0% ↓ -7.8%

from Dec 2025: \$620,000 from Jan 2025: \$645,000

YTD	2026	2025	+/-
	\$595,000	\$645,000	-7.8%

5-year Jan average: \$594,750

Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for January was \$595,000, representing a decrease of 4% compared to last month and a decrease of 7.8% from Jan 2025. The average days on market for units sold in January was 29 days, 2% below the 5-year January average of 30 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 30; and a 20% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.88 pendings per active listing, up from 1.75 in December and an increase from 1.13 in January 2025. The Contract Ratio is 17% higher than the 5-year January average of 1.61. 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 16

Dec 2025	Jan 2025
20	31

Avg DOM 29

Dec 2025	Jan 2025	YTD
19	33	29

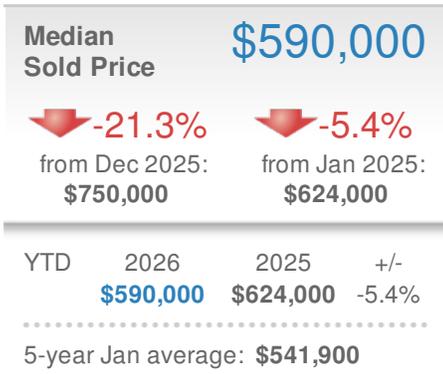
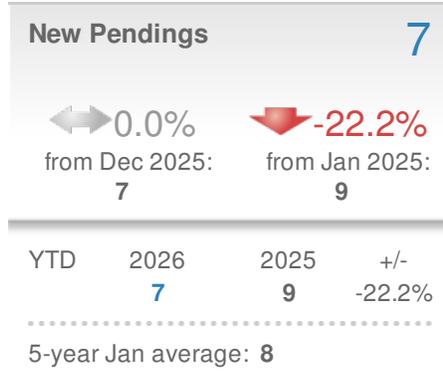
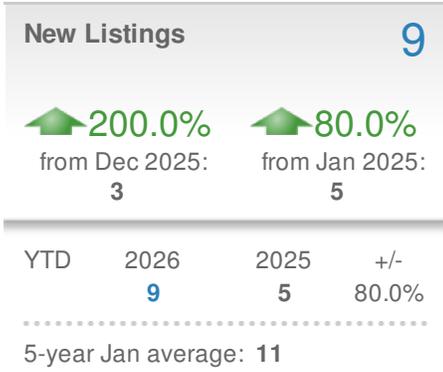
Avg Sold to OLP Ratio 99.0%

Dec 2025	Jan 2025	YTD
102.3%	103.8%	99.0%

January 2026

Marple Newtown (Delaware, PA) - Attached

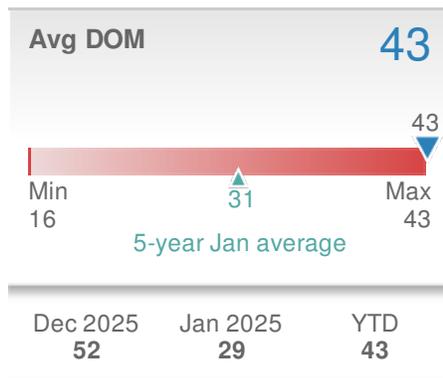
Tri-County Suburban REALTORS
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Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for January was \$590,000, representing a decrease of 21.3% compared to last month and a decrease of 5.4% from Jan 2025. The average days on market for units sold in January was 43 days, 41% above the 5-year January average of 31 days. There was no month over month change in new contract activity with 7 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 11; and an 83.3% increase in supply to 11 active units.

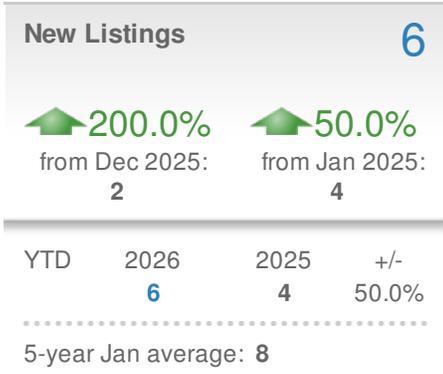
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.50 in December and a decrease from 1.82 in January 2025. The Contract Ratio is 36% lower than the 5-year January average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Marple Newtown (Delaware, PA) - Attached/Townhouse

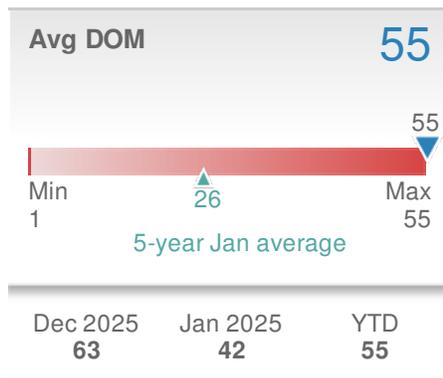
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Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$545,000, representing a decrease of 37.7% compared to last month and a decrease of 20.7% from Jan 2025. The average days on market for units sold in January was 55 days, 115% above the 5-year January average of 26 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from December) to 6; and a 60% increase in supply to 8 active units.

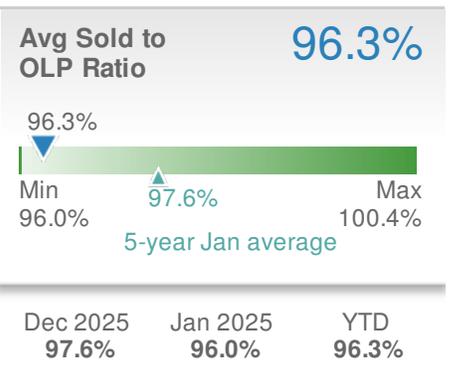
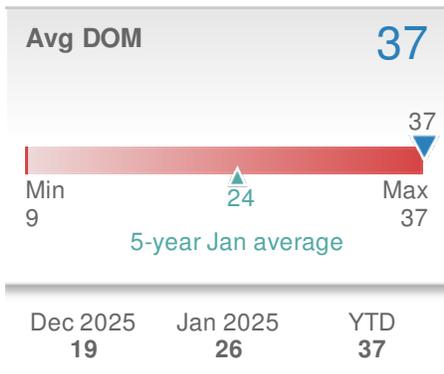
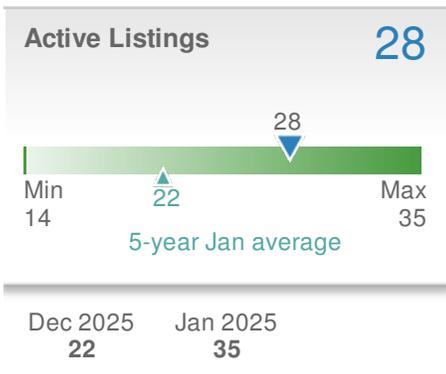
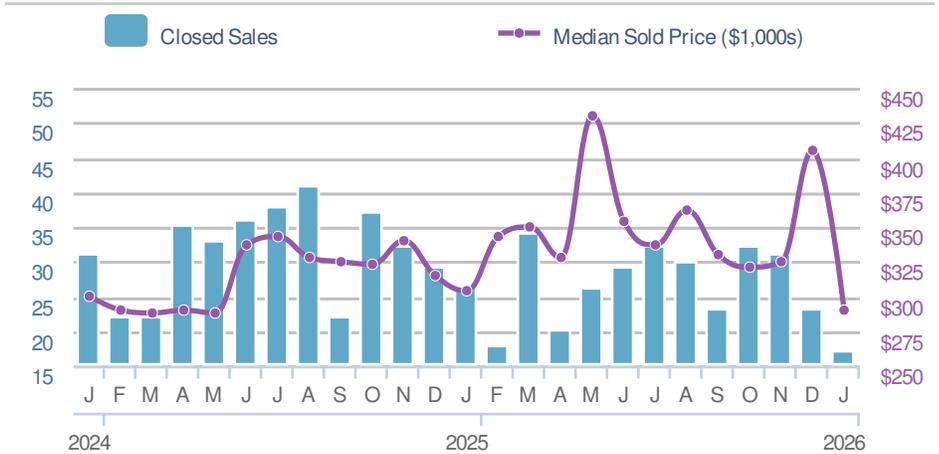
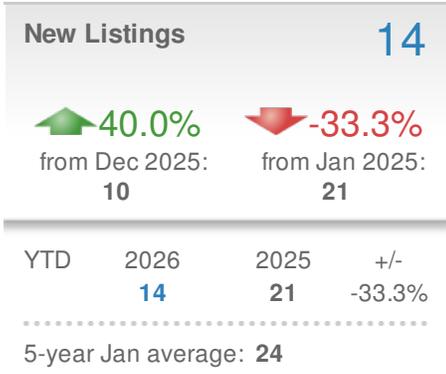
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 1.00 in December and a decrease from 1.67 in January 2025. The Contract Ratio is 64% lower than the 5-year January average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Penn-Delco (Delaware, PA)

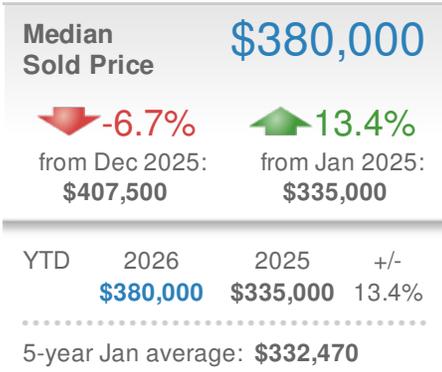
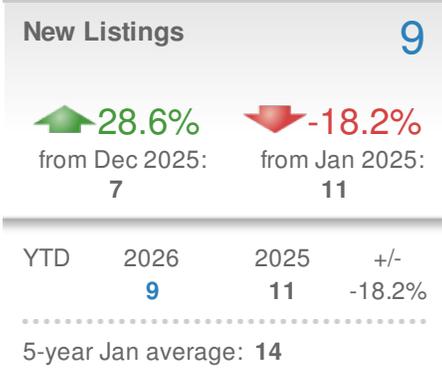
Email: ldavis@tcsr.realtor



January 2026

Penn-Delco (Delaware, PA) - Detached

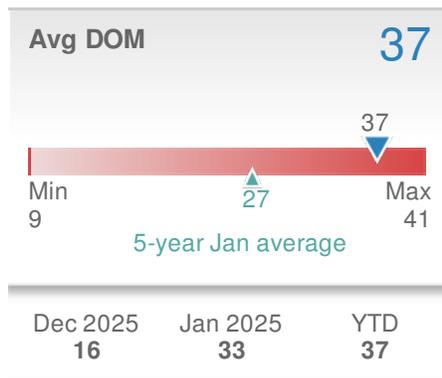
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for January was \$380,000, representing a decrease of 6.7% compared to last month and an increase of 13.4% from Jan 2025. The average days on market for units sold in January was 37 days, 35% above the 5-year January average of 27 days. There was a 16.7% month over month increase in new contract activity with 7 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 7; and a 28.6% increase in supply to 18 active units.

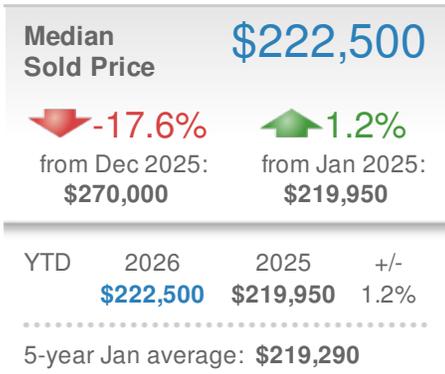
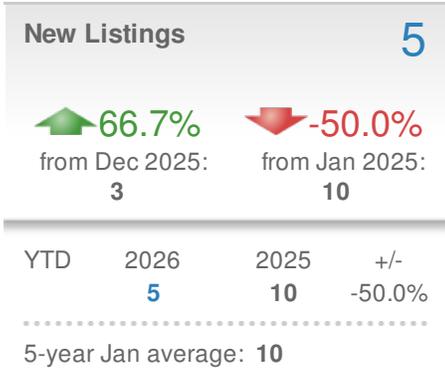
This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.64 in December and a decrease from 0.64 in January 2025. The Contract Ratio is 78% lower than the 5-year January average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Penn-Delco (Delaware, PA) - Attached

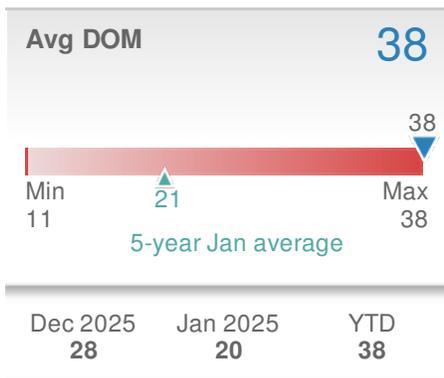
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Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for January was \$222,500, representing a decrease of 17.6% compared to last month and an increase of 1.2% from Jan 2025. The average days on market for units sold in January was 38 days, 83% above the 5-year January average of 21 days. There was a 57.1% month over month decrease in new contract activity with 3 New Pendings; a 45.5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 6; and a 25% increase in supply to 10 active units.

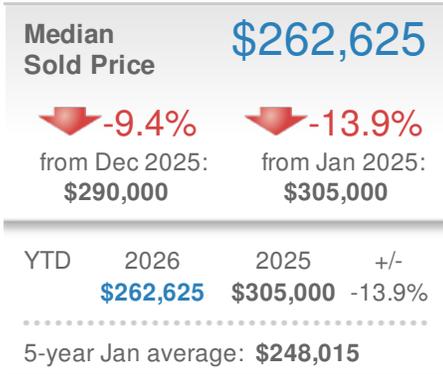
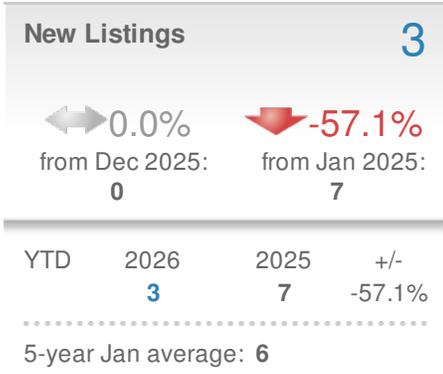
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.38 in December and a decrease from 0.62 in January 2025. The Contract Ratio is 70% lower than the 5-year January average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Penn-Delco (Delaware, PA) - Attached/Townhouse

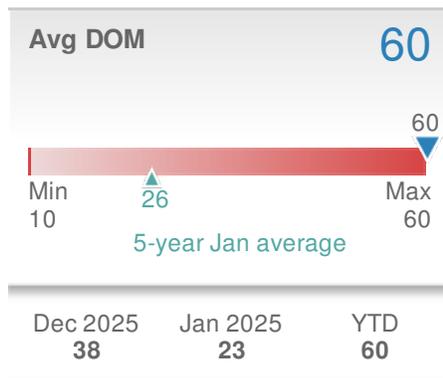
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Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$262,625, representing a decrease of 9.4% compared to last month and a decrease of 13.9% from Jan 2025. The average days on market for units sold in January was 60 days, 129% above the 5-year January average of 26 days. There was no month over month change in new contract activity with 3 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 4; and a 25% decrease in supply to 3 active units.

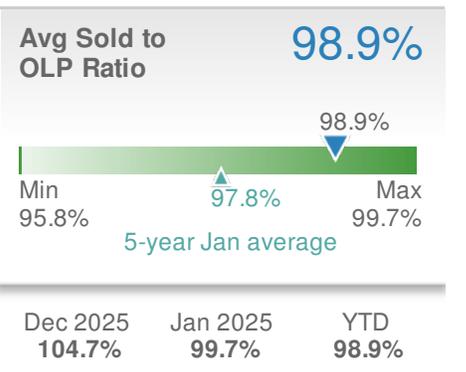
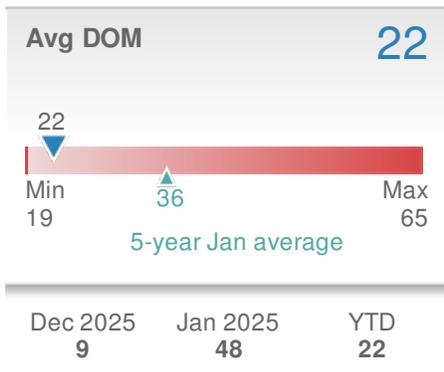
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.25 in December and an increase from 1.17 in January 2025. The Contract Ratio is 39% lower than the 5-year January average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Radnor Township (Delaware, PA)

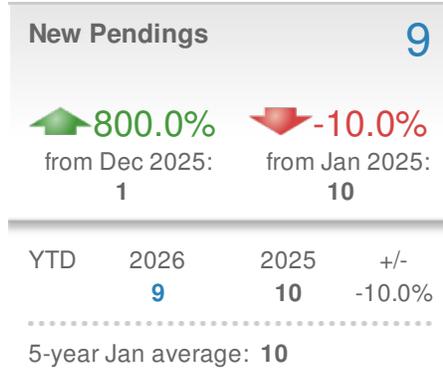
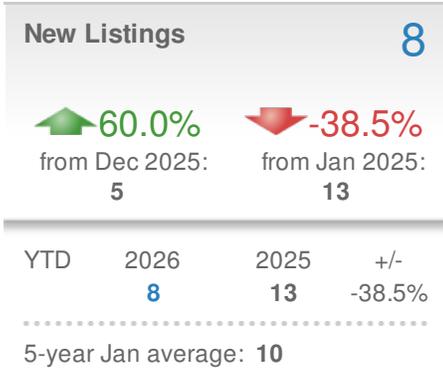
Email: ldavis@tcsr.realtor



January 2026

Radnor Township (Delaware, PA) - Detached

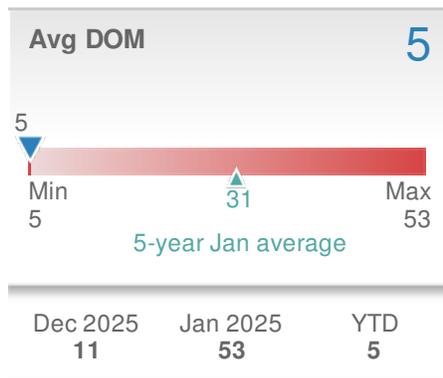
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for January was \$1,399,000, representing a decrease of 1% compared to last month and an increase of 0.1% from Jan 2025. The average days on market for units sold in January was 5 days, 84% below the 5-year January average of 31 days. There was a 800% month over month increase in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 10; and a 33.3% decrease in supply to 12 active units.

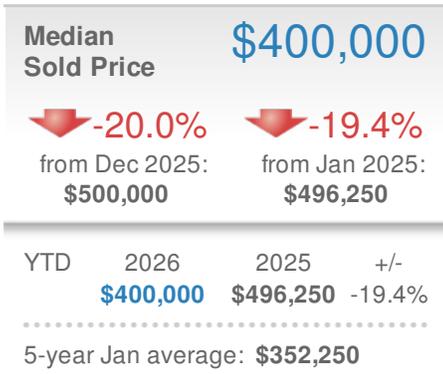
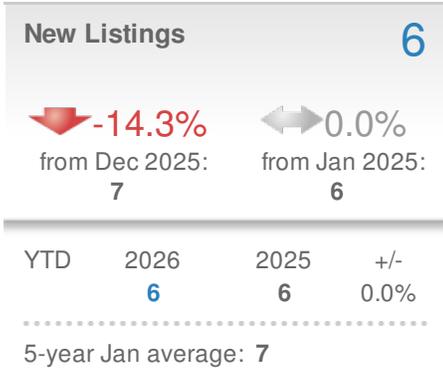
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.56 in December and a decrease from 1.24 in January 2025. The Contract Ratio is 29% lower than the 5-year January average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Radnor Township (Delaware, PA) - Attached

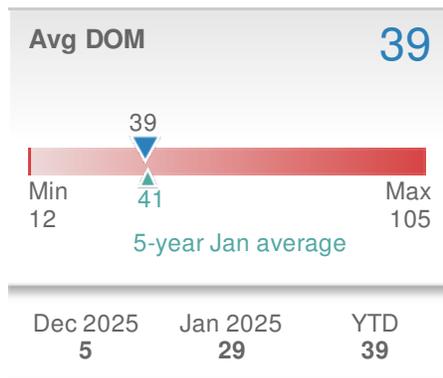
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for January was \$400,000, representing a decrease of 20% compared to last month and a decrease of 19.4% from Jan 2025. The average days on market for units sold in January was 39 days, 5% below the 5-year January average of 41 days. There was no month over month change in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 8; and no change in supply with 8 active units.

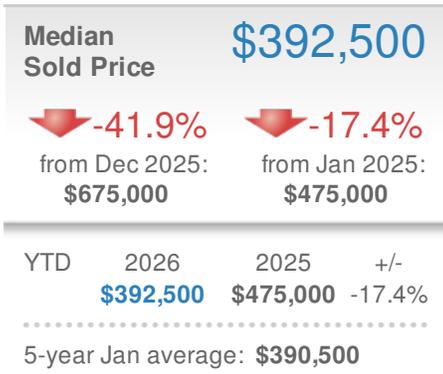
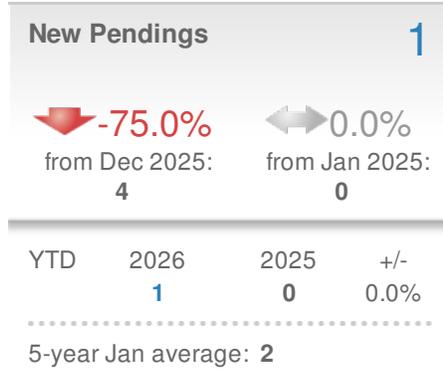
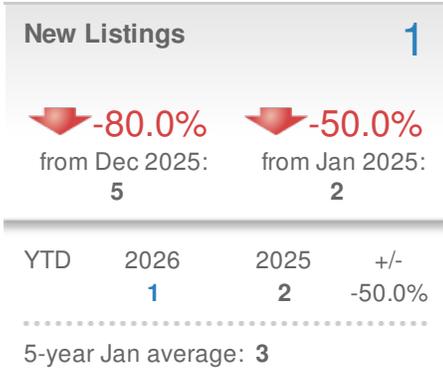
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from December and an increase from 0.71 in January 2025. The Contract Ratio is 16% lower than the 5-year January average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Radnor Township (Delaware, PA) - Attached/Townhouse Tri-County Suburban REALTORS

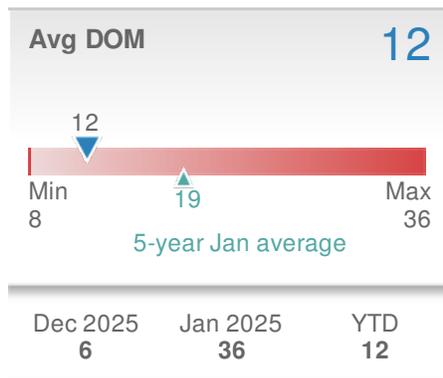
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$392,500, representing a decrease of 41.9% compared to last month and a decrease of 17.4% from Jan 2025. The average days on market for units sold in January was 12 days, 38% below the 5-year January average of 19 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 1; and a 25% increase in supply to 5 active units.

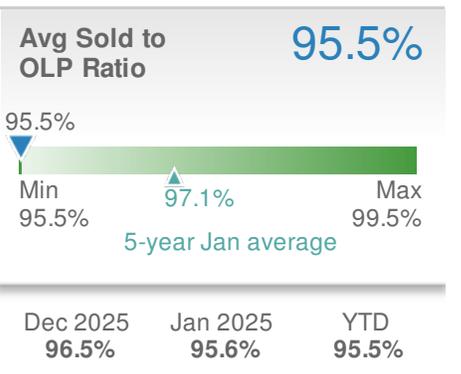
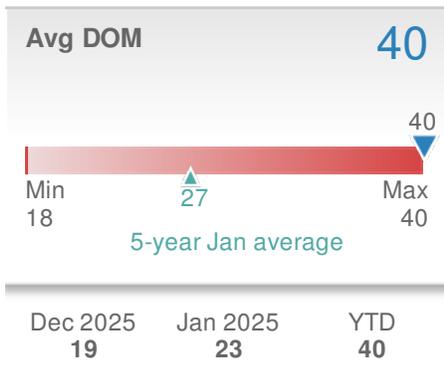
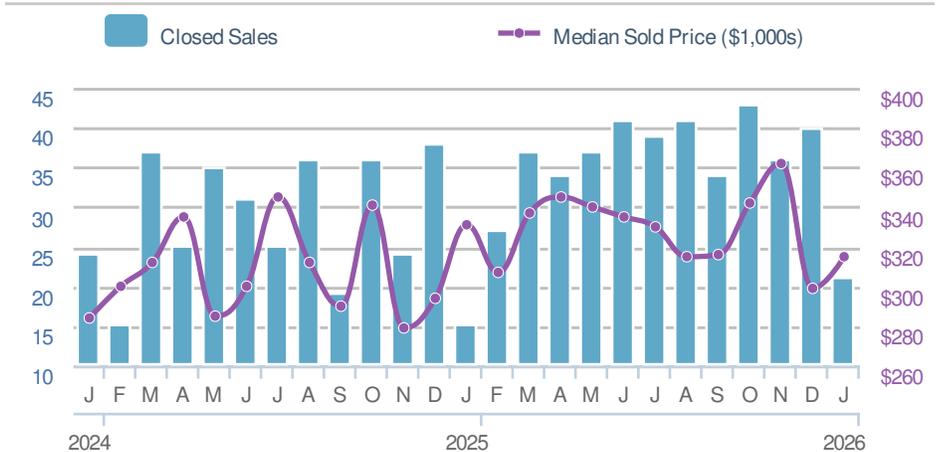
This activity resulted in a Contract Ratio of 0.20 pendings per active listing, down from 1.00 in December and a decrease from 0.40 in January 2025. The Contract Ratio is 75% lower than the 5-year January average of 0.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Ridley (Delaware, PA)

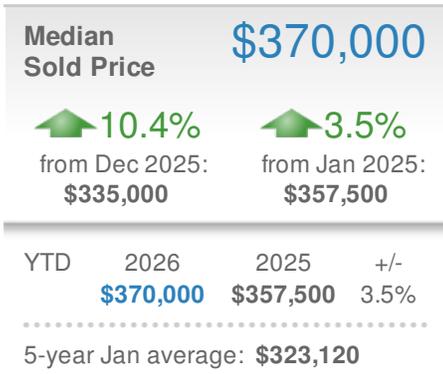
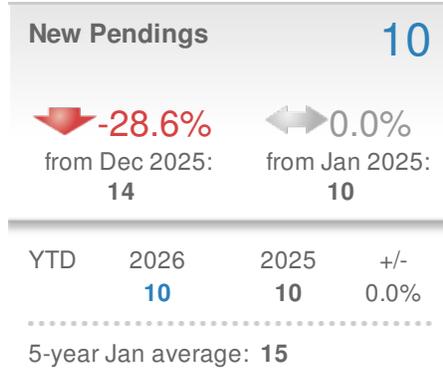
Email: ldavis@tcsr.realtor



January 2026

Ridley (Delaware, PA) - Detached

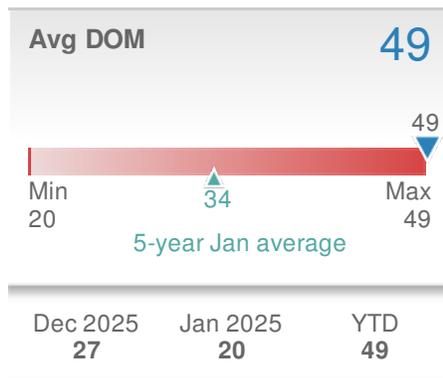
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for January was \$370,000, representing an increase of 10.4% compared to last month and an increase of 3.5% from Jan 2025. The average days on market for units sold in January was 49 days, 44% above the 5-year January average of 34 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 12; and a 6.3% increase in supply to 17 active units.

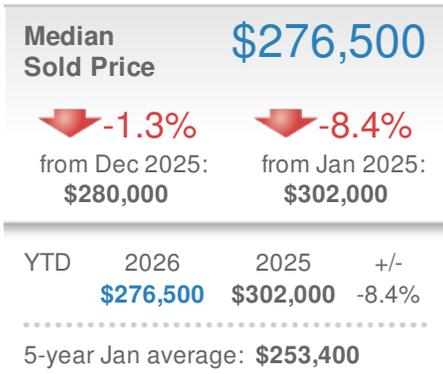
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.94 in December and a decrease from 0.74 in January 2025. The Contract Ratio is 57% lower than the 5-year January average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Ridley (Delaware, PA) - Attached

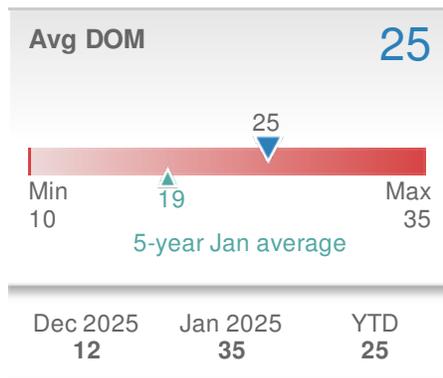
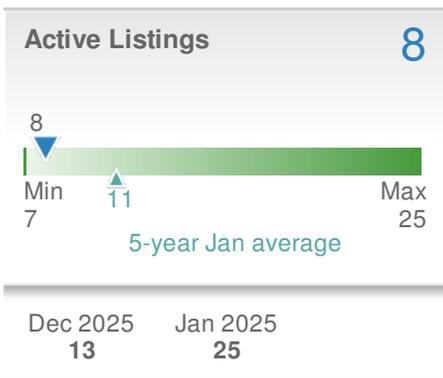
Tri-County Suburban REALTORS
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Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for January was \$276,500, representing a decrease of 1.3% compared to last month and a decrease of 8.4% from Jan 2025. The average days on market for units sold in January was 25 days, 32% above the 5-year January average of 19 days. There was a 33.3% month over month increase in new contract activity with 12 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 14; and a 38.5% decrease in supply to 8 active units.

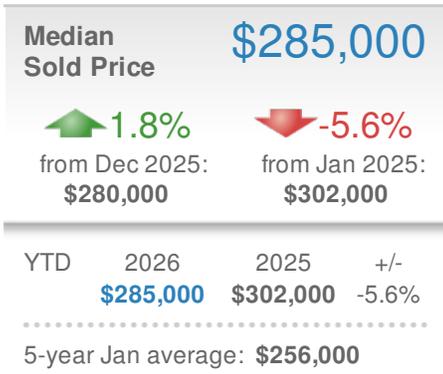
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 0.85 in December and an increase from 0.52 in January 2025. The Contract Ratio is 8% higher than the 5-year January average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Ridley (Delaware, PA) - Attached/Townhouse

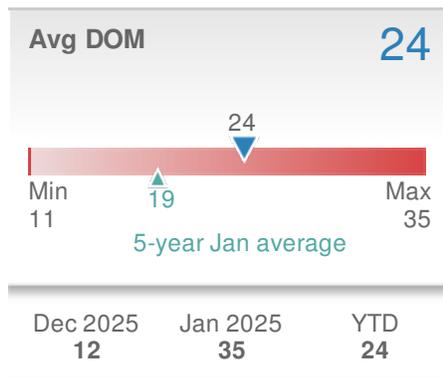
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$285,000, representing an increase of 1.8% compared to last month and a decrease of 5.6% from Jan 2025. The average days on market for units sold in January was 24 days, 26% above the 5-year January average of 19 days. There was a 66.7% month over month increase in new contract activity with 10 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 11; and a 36.4% decrease in supply to 7 active units.

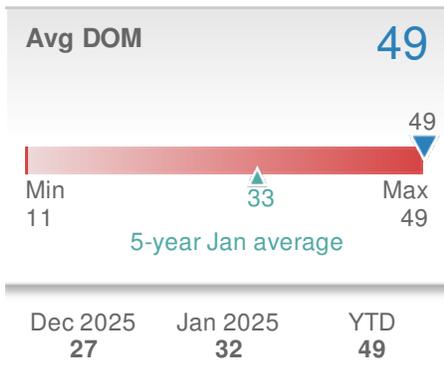
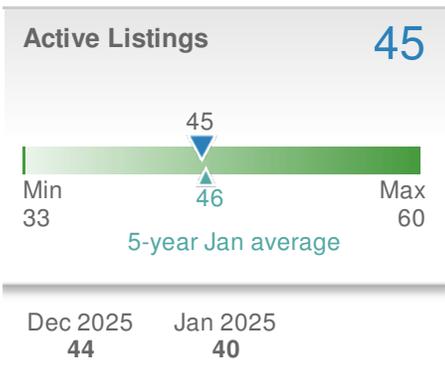
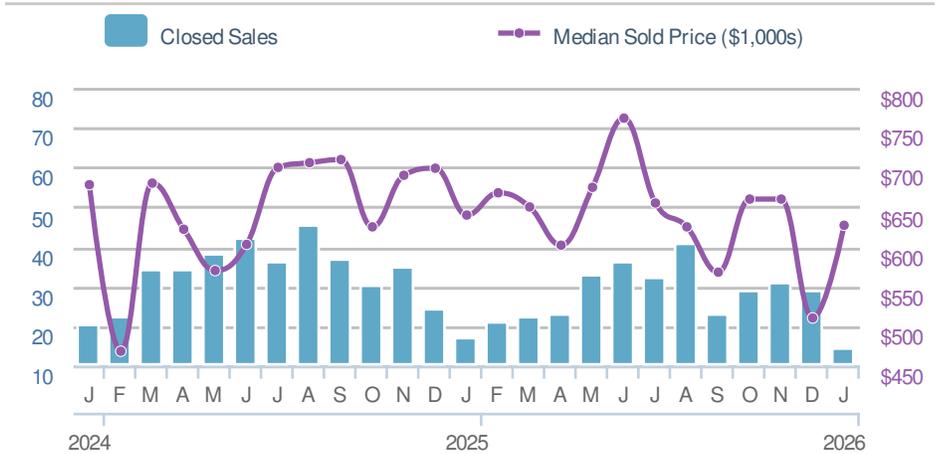
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 0.73 in December and an increase from 0.57 in January 2025. The Contract Ratio is 3% higher than the 5-year January average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Rose Tree Media (Delaware, PA)

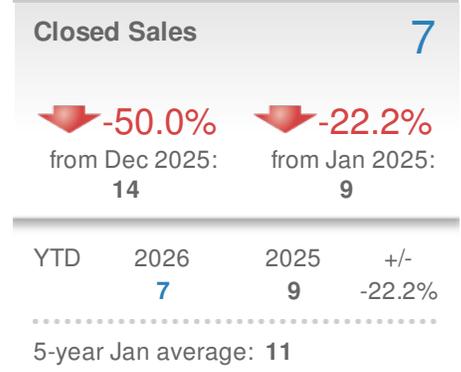
Email: ldavis@tcsr.realtor



January 2026

Rose Tree Media (Delaware, PA) - Detached

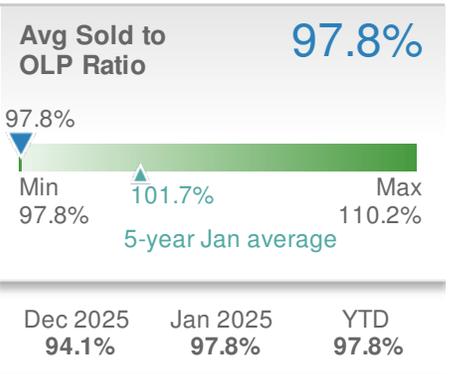
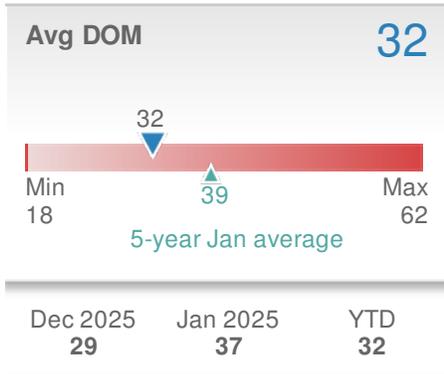
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for January was \$1,180,000, representing an increase of 74.8% compared to last month and an increase of 40.5% from Jan 2025. The average days on market for units sold in January was 32 days, 18% below the 5-year January average of 39 days. There was a 75% month over month increase in new contract activity with 14 New Pendings; a 41.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 24; and an 8.3% decrease in supply to 33 active units.

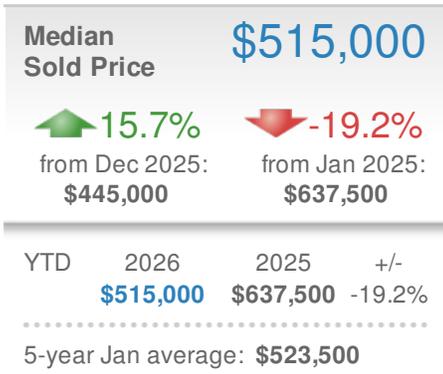
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, up from 0.47 in December and an increase from 0.67 in January 2025. The Contract Ratio is 31% lower than the 5-year January average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Rose Tree Media (Delaware, PA) - Attached

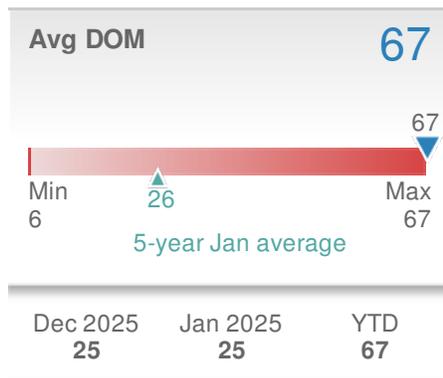
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Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for January was \$515,000, representing an increase of 15.7% compared to last month and a decrease of 19.2% from Jan 2025. The average days on market for units sold in January was 67 days, 154% above the 5-year January average of 26 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 5; and a 50% increase in supply to 12 active units.

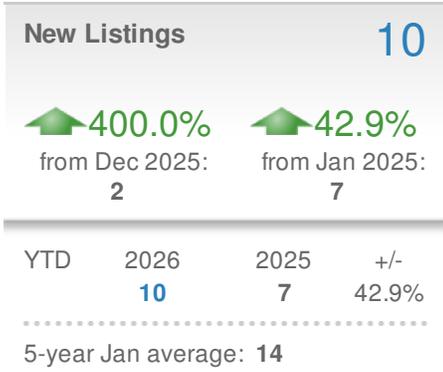
This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 0.88 in December and a decrease from 2.00 in January 2025. The Contract Ratio is 83% lower than the 5-year January average of 2.43. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Rose Tree Media (Delaware, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

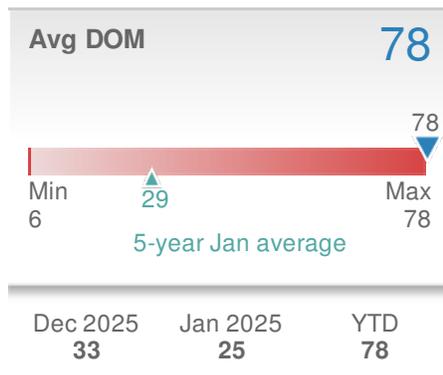
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$570,000, representing an increase of 28.1% compared to last month and a decrease of 10.6% from Jan 2025. The average days on market for units sold in January was 78 days, 169% above the 5-year January average of 29 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 4; and a 42.9% increase in supply to 10 active units.

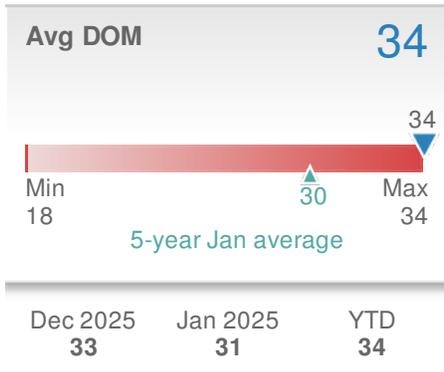
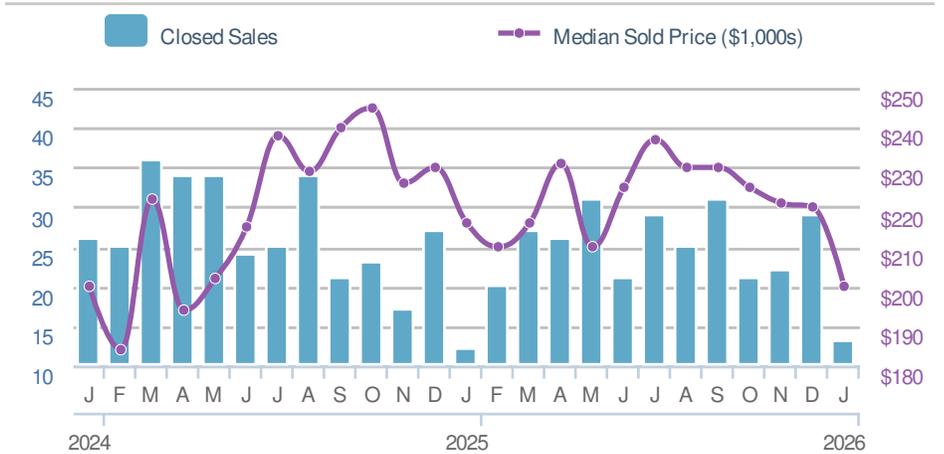
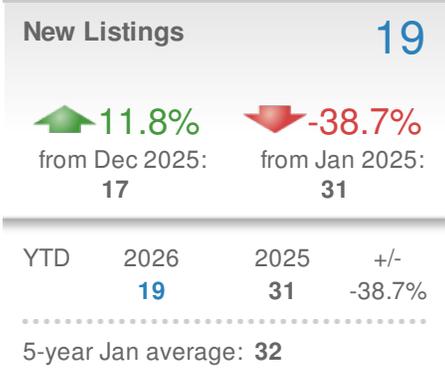
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.71 in December and a decrease from 2.00 in January 2025. The Contract Ratio is 84% lower than the 5-year January average of 2.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Southeast Delco (Delaware, PA)

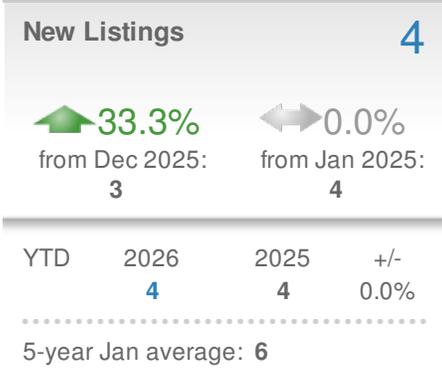
Email: ldavis@tcsr.realtor



January 2026

Southeast Delco (Delaware, PA) - Detached

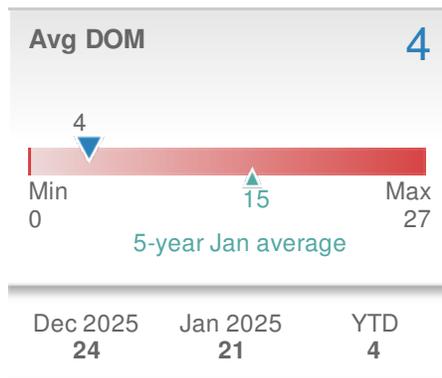
Tri-County Suburban REALTORS
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Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for January was \$187,500, representing a decrease of 25.7% compared to last month and a decrease of 32.6% from Jan 2025. The average days on market for units sold in January was 4 days, 74% below the 5-year January average of 15 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 6; and a 12.5% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.88 in December and a decrease from 1.00 in January 2025. The Contract Ratio is 39% lower than the 5-year January average of 1.10. 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.



January 2026

Southeast Delco (Delaware, PA) - Attached

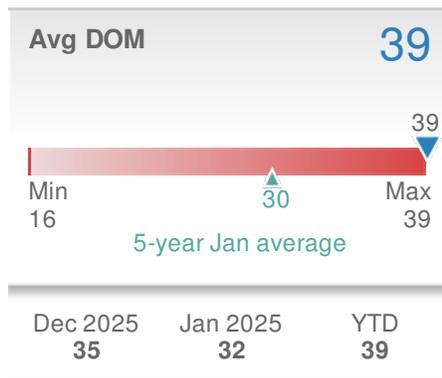
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for January was \$200,000, representing a decrease of 2.4% compared to last month and a decrease of 7% from Jan 2025. The average days on market for units sold in January was 39 days, 28% above the 5-year January average of 30 days. There was a 5.6% month over month decrease in new contract activity with 17 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 27; and a 15.2% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.96 pendings per active listing, up from 0.73 in December and an increase from 0.81 in January 2025. The Contract Ratio is 32% lower than the 5-year January average of 1.41. 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.



January 2026

Southeast Delco (Delaware, PA) - Attached/Townhouse

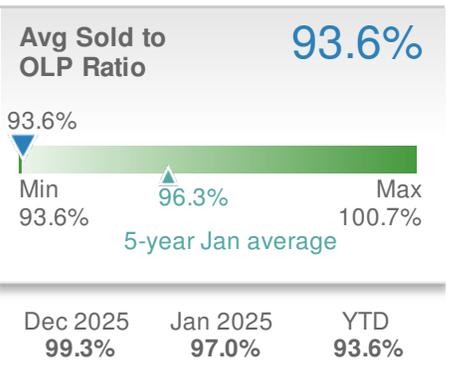
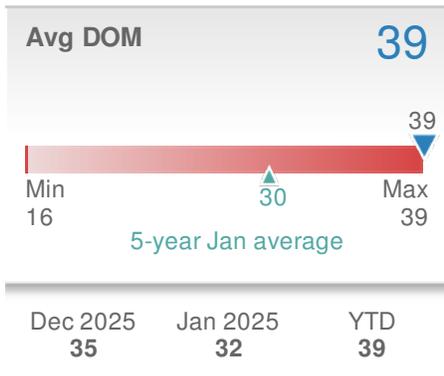
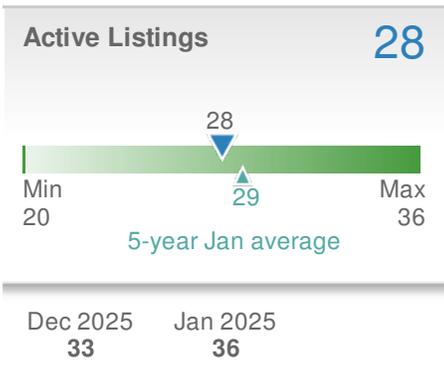
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$200,000, representing a decrease of 2.4% compared to last month and a decrease of 7% from Jan 2025. The average days on market for units sold in January was 39 days, 28% above the 5-year January average of 30 days. There was a 5.6% month over month decrease in new contract activity with 17 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 27; and a 15.2% decrease in supply to 28 active units.

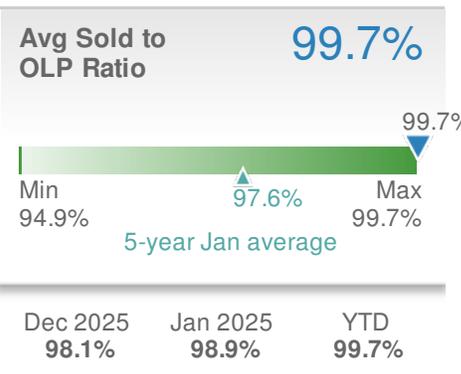
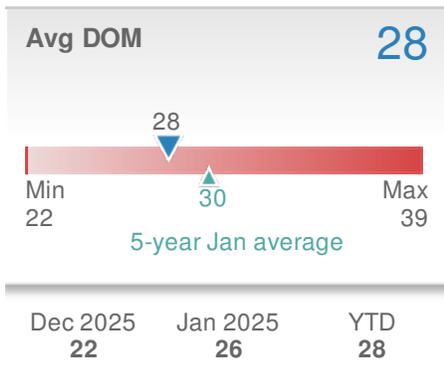
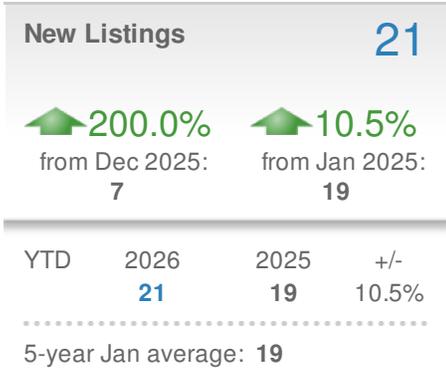
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, up from 0.73 in December and an increase from 0.81 in January 2025. The Contract Ratio is 32% lower than the 5-year January average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Springfield (Delaware, PA)

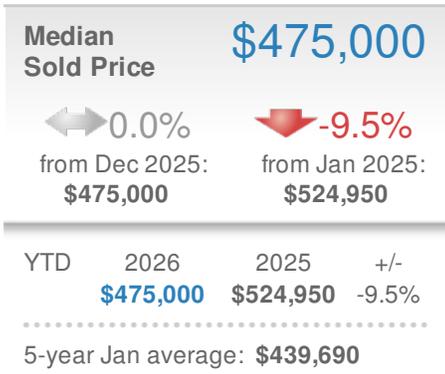
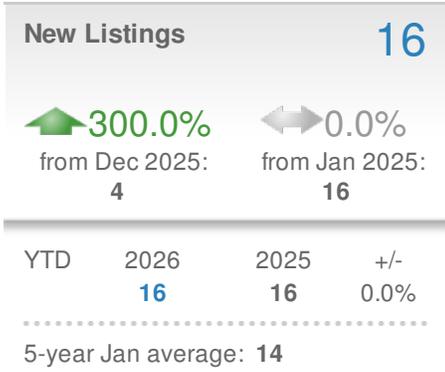
Email: ldavis@tcsr.realtor



January 2026

Springfield (Delaware, PA) - Detached

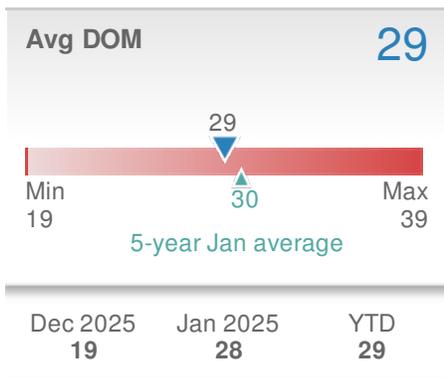
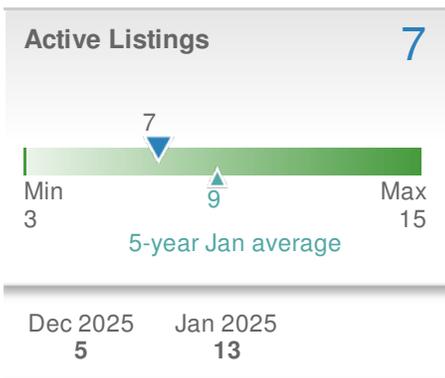
Tri-County Suburban REALTORS
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Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for January was \$475,000, representing no change compared to last month and a decrease of 9.5% from Jan 2025. The average days on market for units sold in January was 29 days, 3% below the 5-year January average of 30 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 16; and a 40% increase in supply to 7 active units.

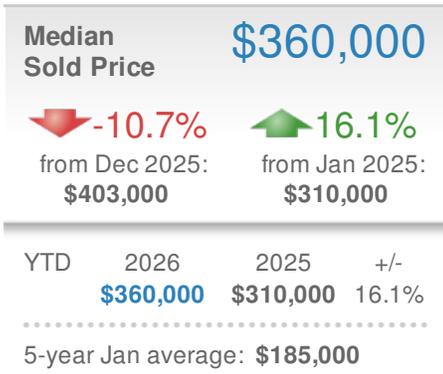
This activity resulted in a Contract Ratio of 2.29 pendings per active listing, down from 3.40 in December and an increase from 1.15 in January 2025. The Contract Ratio is 16% lower than the 5-year January average of 2.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Springfield (Delaware, PA) - Attached

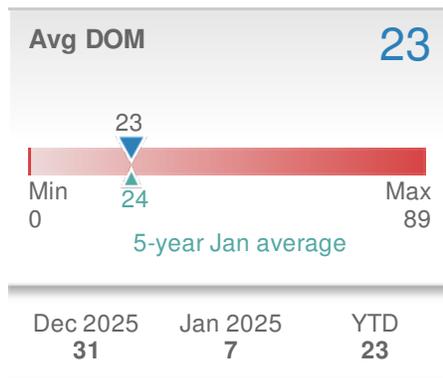
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Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for January was \$360,000, representing a decrease of 10.7% compared to last month and an increase of 16.1% from Jan 2025. The average days on market for units sold in January was 23 days, 3% below the 5-year January average of 24 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from December) to 5; and no change in supply with 4 active units.

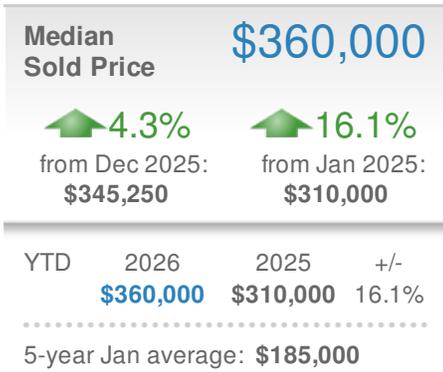
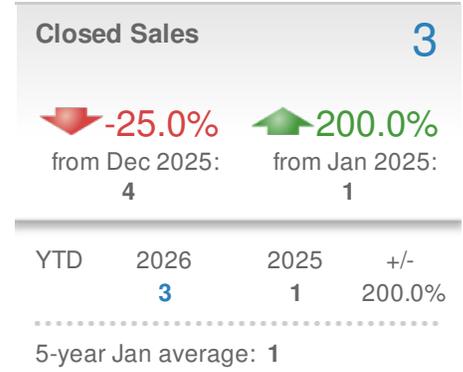
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 1.00 in December and an increase from 0.67 in January 2025. The Contract Ratio is 26% lower than the 5-year January average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Springfield (Delaware, PA) - Attached/Townhouse

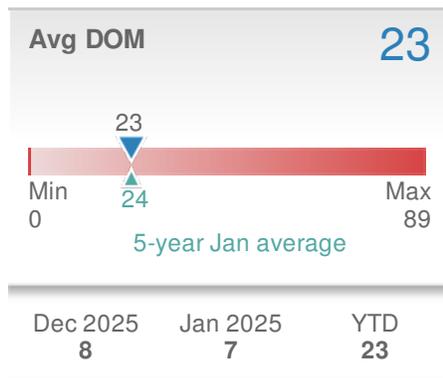
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Summary

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$360,000, representing an increase of 4.3% compared to last month and an increase of 16.1% from Jan 2025. The average days on market for units sold in January was 23 days, 3% below the 5-year January average of 24 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 4; and a 33.3% increase in supply to 4 active units.

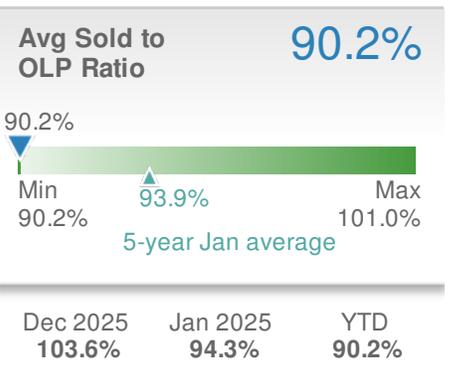
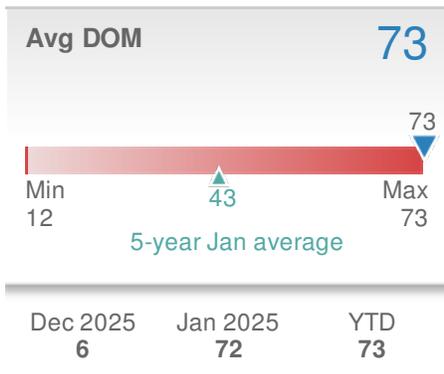
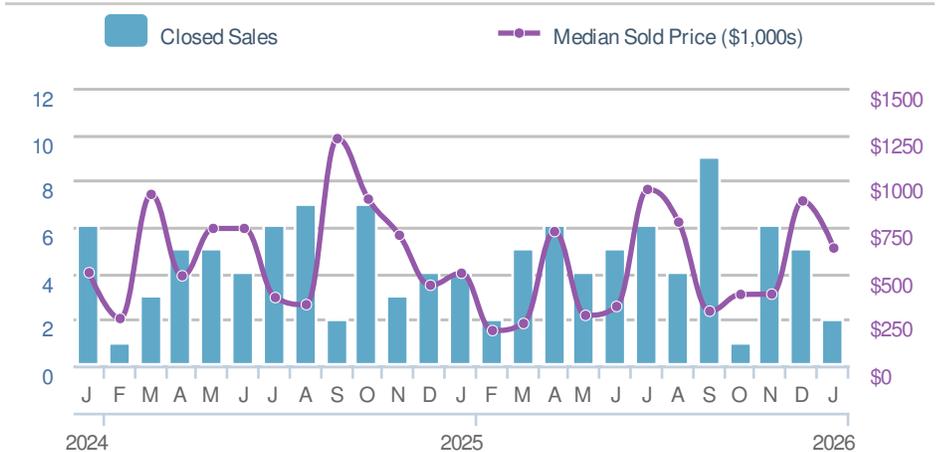
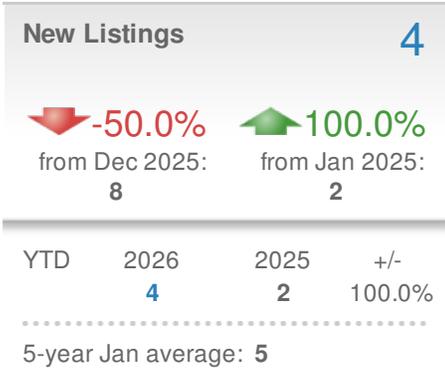
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.33 in December and a decrease from 2.00 in January 2025. The Contract Ratio is 57% lower than the 5-year January average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Unionville-Chadds Ford (Delaware, PA)

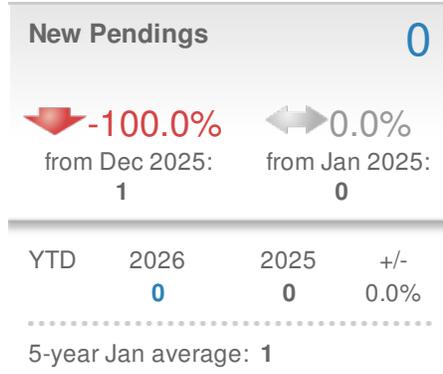
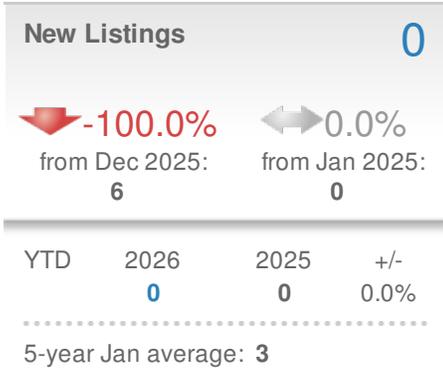
Email: ldavis@tcsr.realtor



January 2026

Unionville-Chadds Ford (Delaware, PA) - Detached

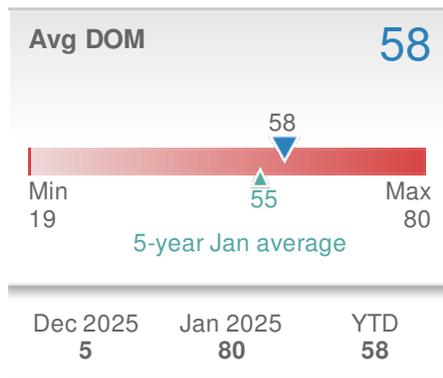
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Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for January was \$1,045,000, representing an increase of 10.6% compared to last month and an increase of 44.2% from Jan 2025. The average days on market for units sold in January was 58 days, 6% above the 5-year January average of 55 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 2; and an 11.1% increase in supply to 10 active units.

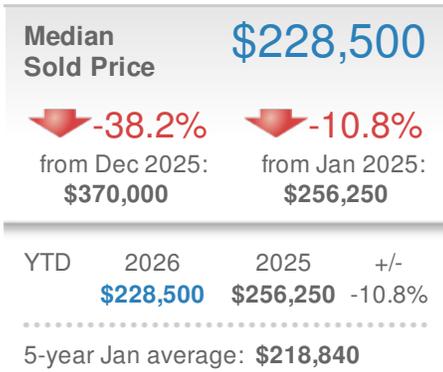
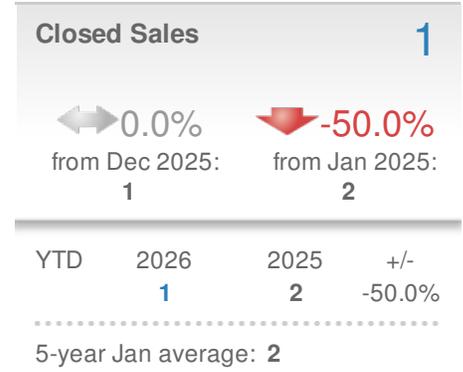
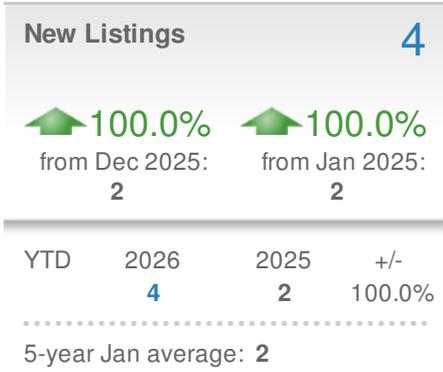
This activity resulted in a Contract Ratio of 0.20 pendings per active listing, down from 0.33 in December and an increase from 0.00 in January 2025. The Contract Ratio is 20% lower than the 5-year January average of 0.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Unionville-Chadds Ford (Delaware, PA) - Attached

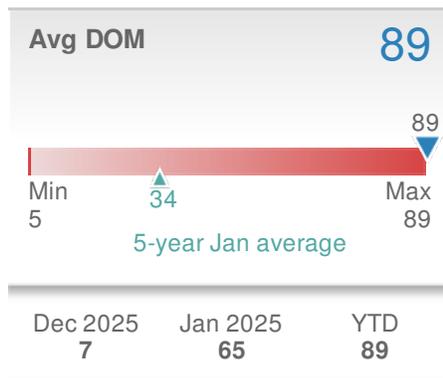
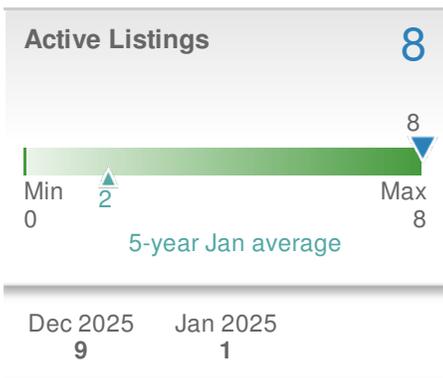
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Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for January was \$228,500, representing a decrease of 38.2% compared to last month and a decrease of 10.8% from Jan 2025. The average days on market for units sold in January was 89 days, 163% above the 5-year January average of 34 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from December) to 6; and an 11.1% decrease in supply to 8 active units.

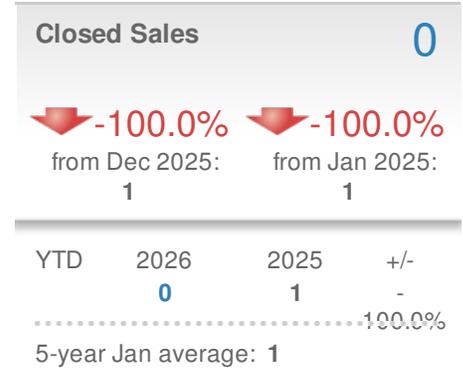
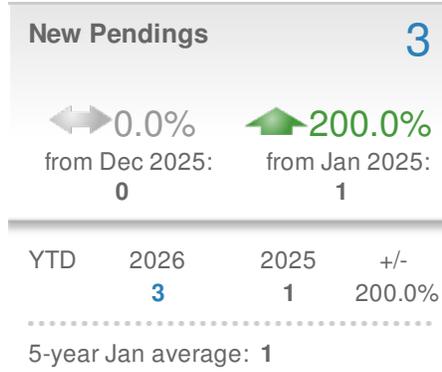
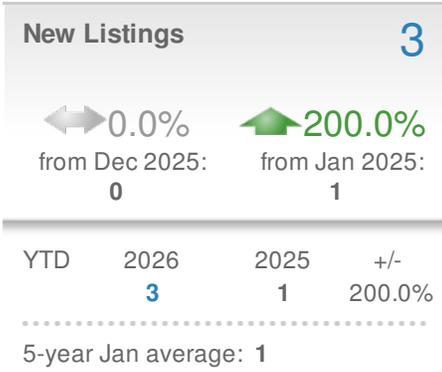
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.22 in December and a decrease from 3.00 in January 2025. The Contract Ratio is the same as the 5-year January average of 0.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Unionville-Chadds Ford (Delaware, PA) - Attached/Townhouse

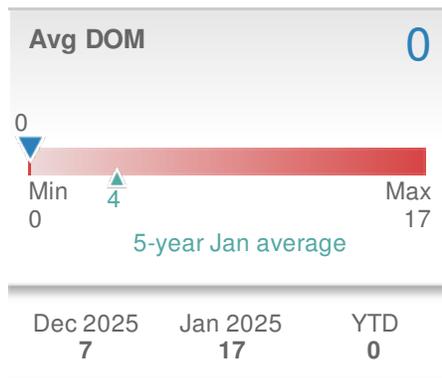
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Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 4 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 3; and no change in supply with 1 active units.

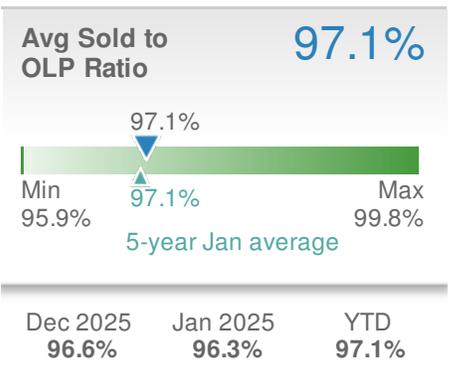
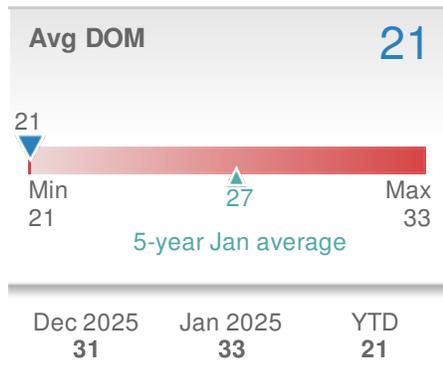
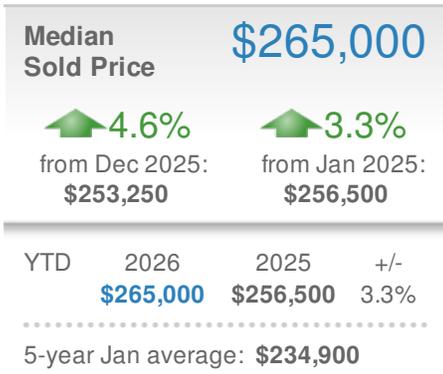
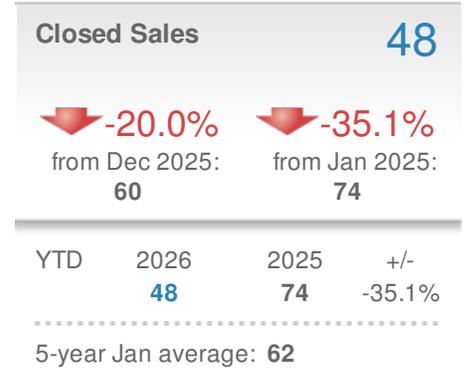
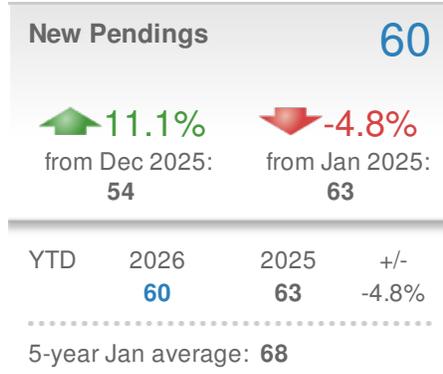
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in December and an increase from 0.00 in January 2025. The Contract Ratio is 400% higher than the 5-year January average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Upper Darby (Delaware, PA)

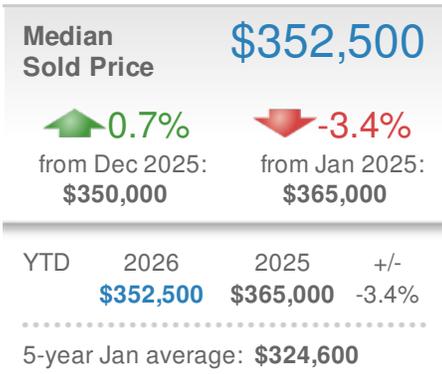
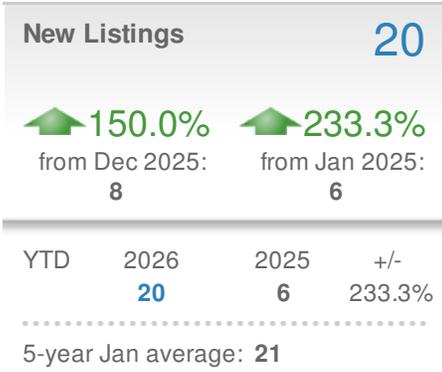
Email: ldavis@tcsr.realtor



January 2026

Upper Darby (Delaware, PA) - Detached

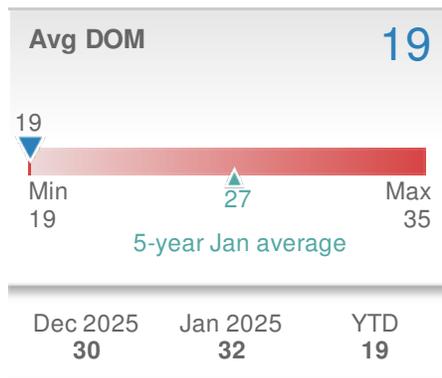
Tri-County Suburban REALTORS
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Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for January was \$352,500, representing an increase of 0.7% compared to last month and a decrease of 3.4% from Jan 2025. The average days on market for units sold in January was 19 days, 31% below the 5-year January average of 27 days. There was a 42.9% month over month increase in new contract activity with 20 New Pendings; a 15.8% MoM increase in All Pendings (new contracts + contracts carried over from December) to 22; and no change in supply with 28 active units.

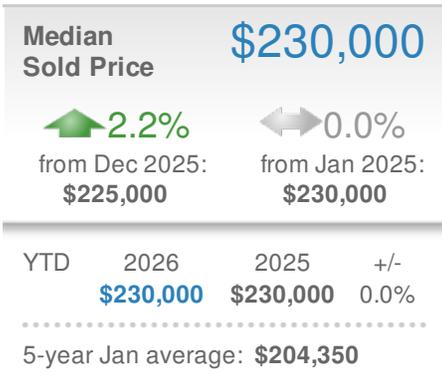
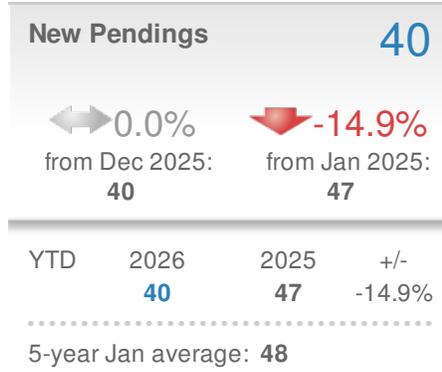
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, up from 0.68 in December and a decrease from 1.31 in January 2025. The Contract Ratio is 41% lower than the 5-year January average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Upper Darby (Delaware, PA) - Attached

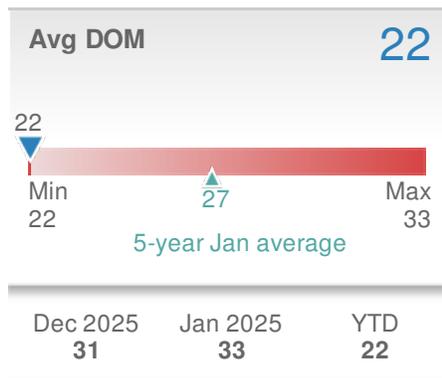
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Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for January was \$230,000, representing an increase of 2.2% compared to last month and no change from Jan 2025. The average days on market for units sold in January was 22 days, 19% below the 5-year January average of 27 days. There was no month over month change in new contract activity with 40 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 54; and a 14.8% decrease in supply to 75 active units.

This activity resulted in a Contract Ratio of 0.72 pendings per active listing, up from 0.58 in December and a decrease from 0.79 in January 2025. The Contract Ratio is 33% lower than the 5-year January average of 1.07. 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.



January 2026

Upper Darby (Delaware, PA) - Attached/Townhouse

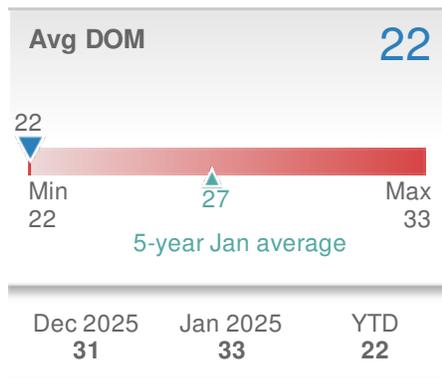
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Summary

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$230,000, representing an increase of 2.2% compared to last month and no change from Jan 2025. The average days on market for units sold in January was 22 days, 19% below the 5-year January average of 27 days. There was no month over month change in new contract activity with 40 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 54; and a 14.9% decrease in supply to 74 active units.

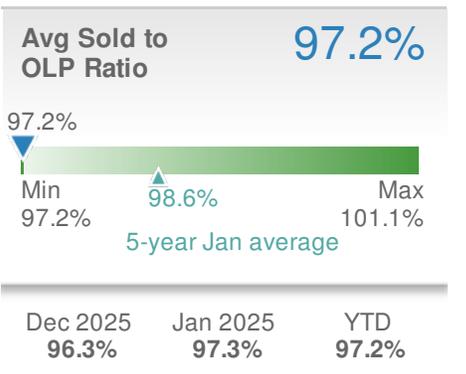
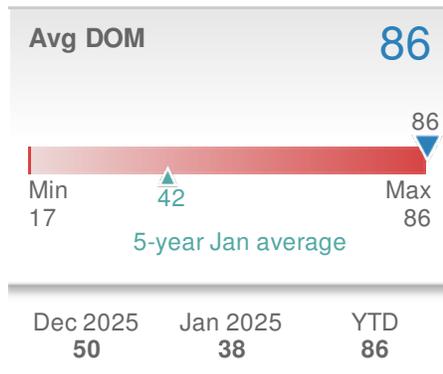
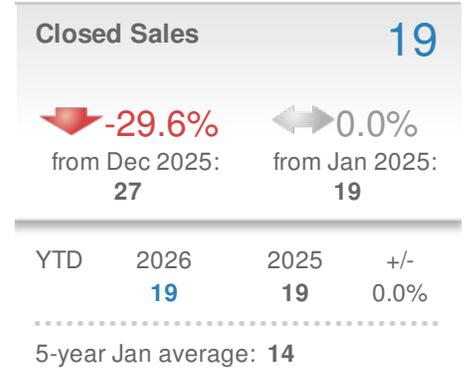
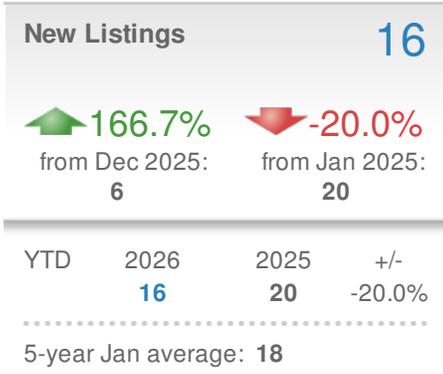
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, up from 0.59 in December and a decrease from 0.79 in January 2025. The Contract Ratio is 32% lower than the 5-year January average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Wallingford-Swarthmore (Delaware, PA)

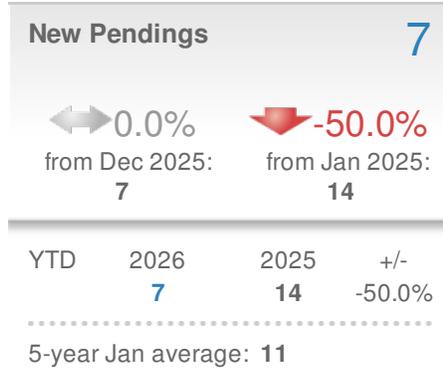
Email: ldavis@tcsr.realtor



January 2026

Wallingford-Swarthmore (Delaware, PA) - Detached

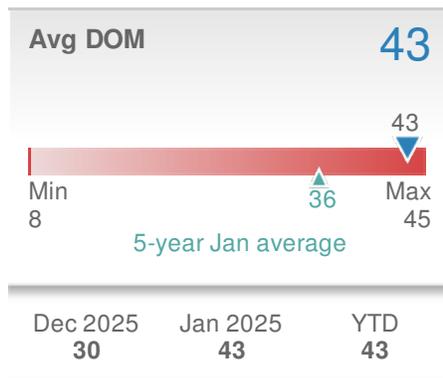
Tri-County Suburban REALTORS
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Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for January was \$740,000, representing an increase of 12.1% compared to last month and an increase of 16.1% from Jan 2025. The average days on market for units sold in January was 43 days, 21% above the 5-year January average of 36 days. There was no month over month change in new contract activity with 7 New Pendings; a 36.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 7; and an 80% increase in supply to 18 active units.

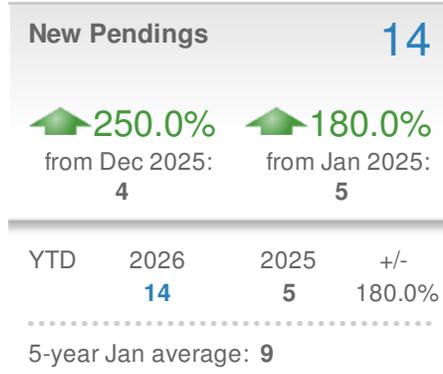
This activity resulted in a Contract Ratio of 0.39 pendencies per active listing, down from 1.10 in December and a decrease from 1.75 in January 2025. The Contract Ratio is 76% lower than the 5-year January average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Wallingford-Swarthmore (Delaware, PA) - Attached

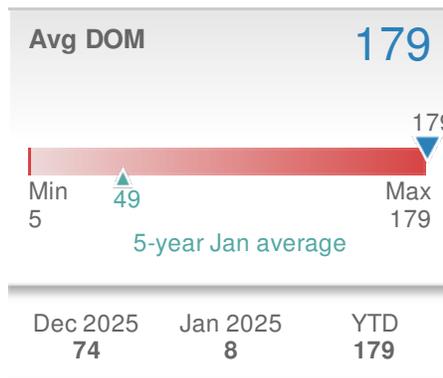
Tri-County Suburban REALTORS
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Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for January was \$250,000, representing a decrease of 7.9% compared to last month and an increase of 60.8% from Jan 2025. The average days on market for units sold in January was 179 days, 268% above the 5-year January average of 49 days. There was a 250% month over month increase in new contract activity with 14 New Pendings; a 116.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 13; and a 23.1% decrease in supply to 20 active units.

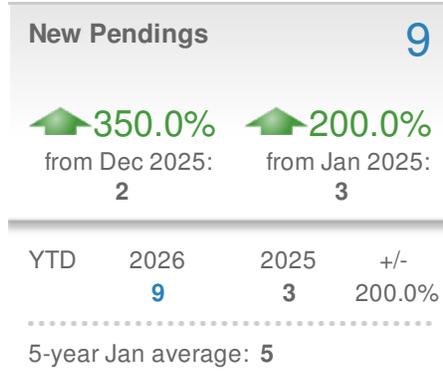
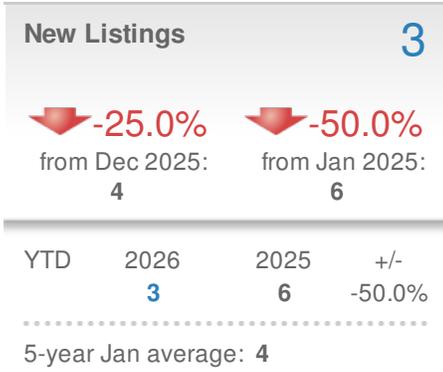
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, up from 0.23 in December and a decrease from 1.60 in January 2025. The Contract Ratio is 85% lower than the 5-year January average of 4.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Wallingford-Swarthmore (Delaware, PA) - Attached/Townhouse

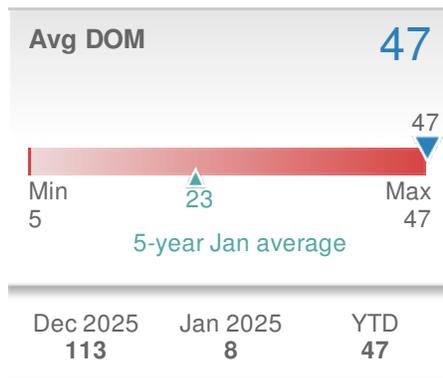
The County Suburban REALTORS
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Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$346,500, representing a decrease of 50.7% compared to last month and an increase of 122.8% from Jan 2025. The average days on market for units sold in January was 47 days, 103% above the 5-year January average of 23 days. There was a 350% month over month increase in new contract activity with 9 New Pendings; a 350% MoM increase in All Pendings (new contracts + contracts carried over from December) to 9; and a 30% decrease in supply to 7 active units.

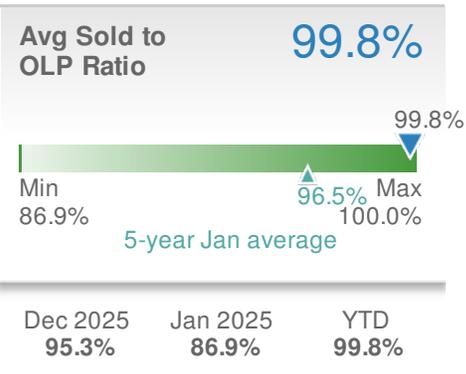
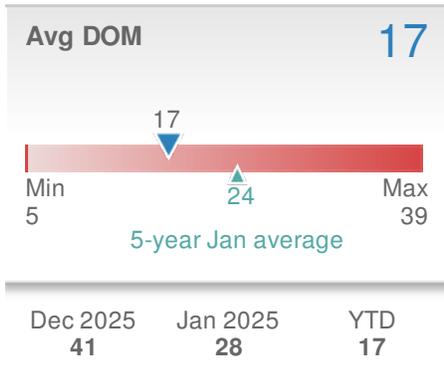
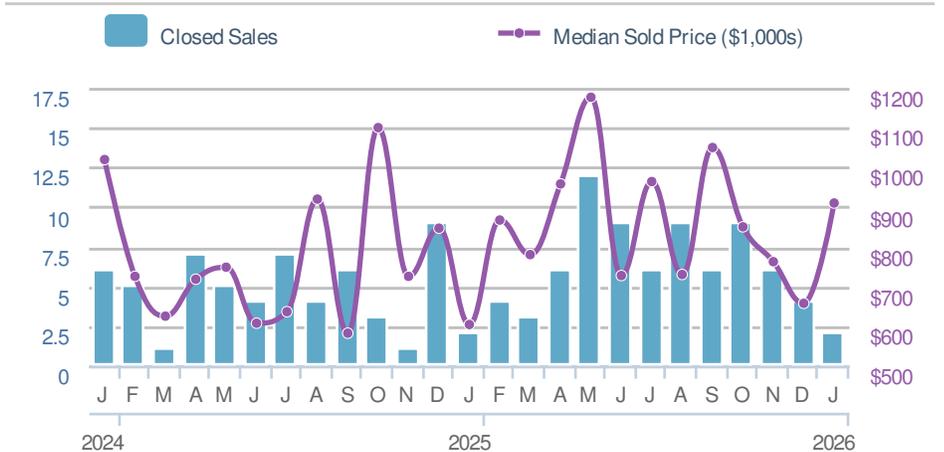
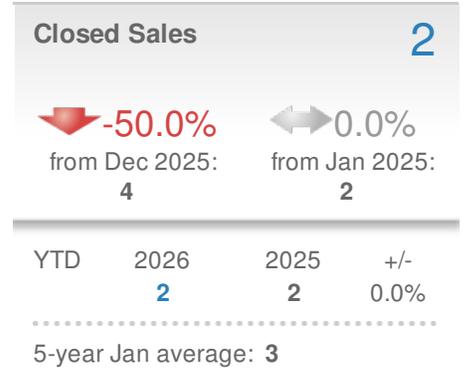
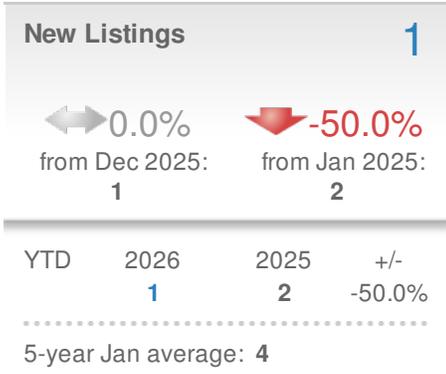
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.20 in December and a decrease from 1.56 in January 2025. The Contract Ratio is 79% lower than the 5-year January average of 6.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

West Chester Area (Delaware, PA)

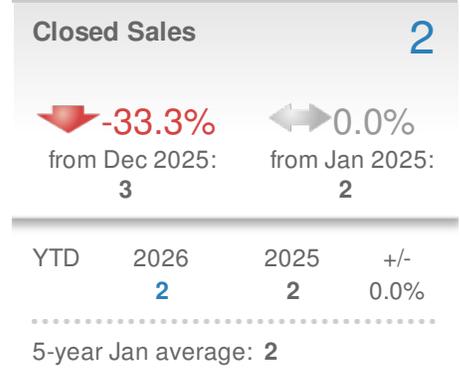
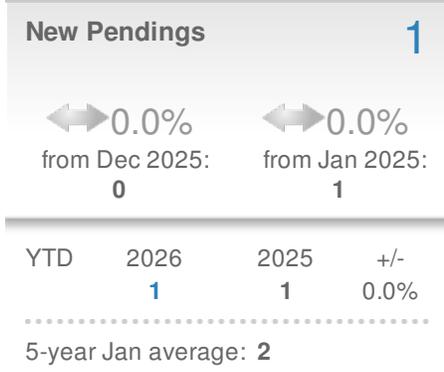
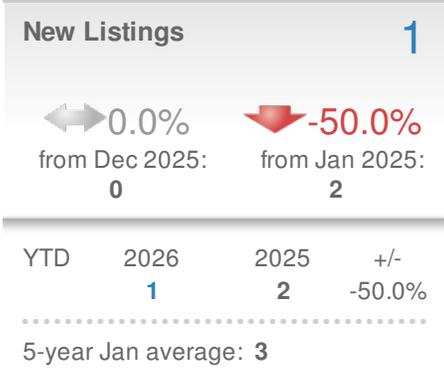
Email: ldavis@tcsr.realtor



January 2026

West Chester Area (Delaware, PA) - Detached

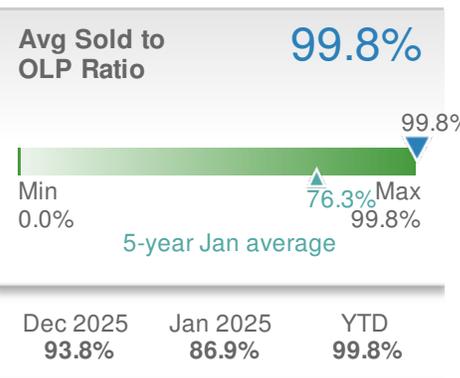
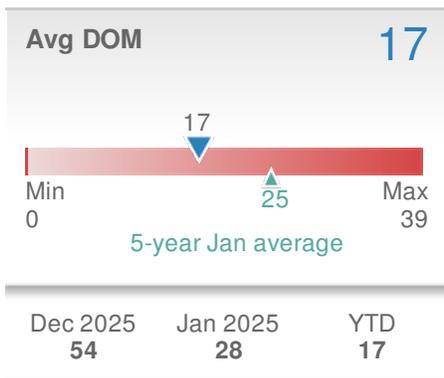
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Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for January was \$910,000, representing an increase of 21.5% compared to last month and an increase of 50.4% from Jan 2025. The average days on market for units sold in January was 17 days, 31% below the 5-year January average of 25 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 2; and no change in supply with 7 active units.

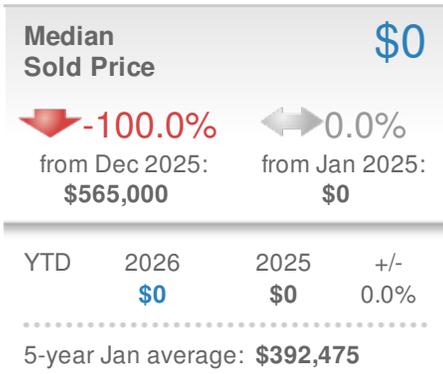
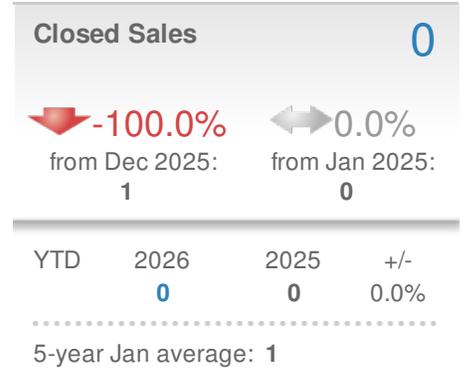
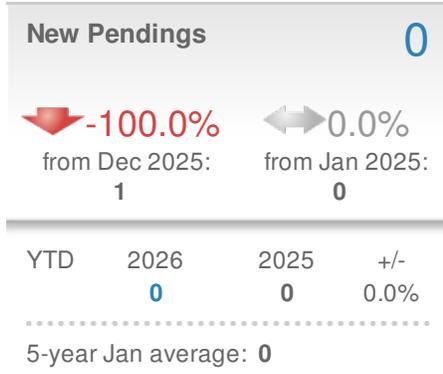
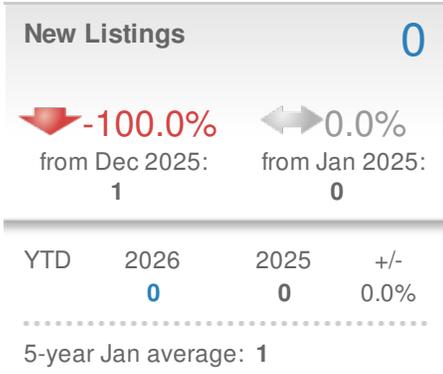
This activity resulted in a Contract Ratio of 0.29 pendings per active listing, down from 0.57 in December and a decrease from 0.63 in January 2025. The Contract Ratio is 74% lower than the 5-year January average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

West Chester Area (Delaware, PA) - Attached

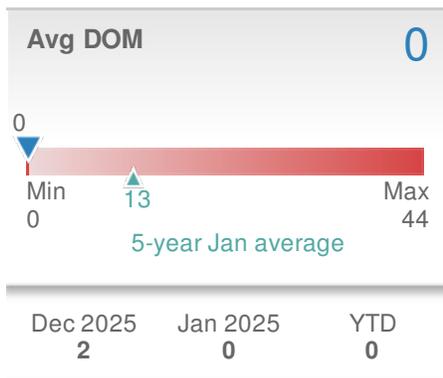
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Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for January was \$0, representing a decrease of 100% compared to last month and no change from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 13 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 0; and no change in supply with 0 active units.

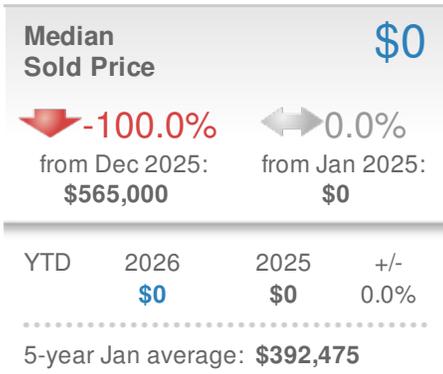
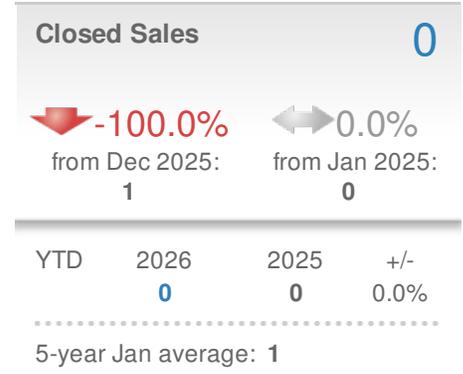
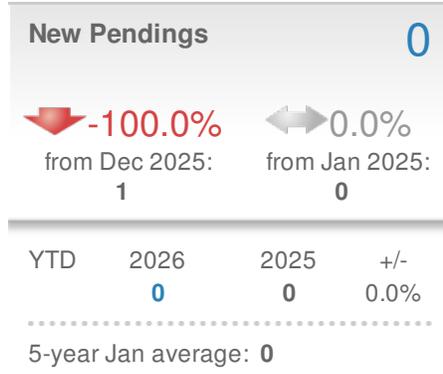
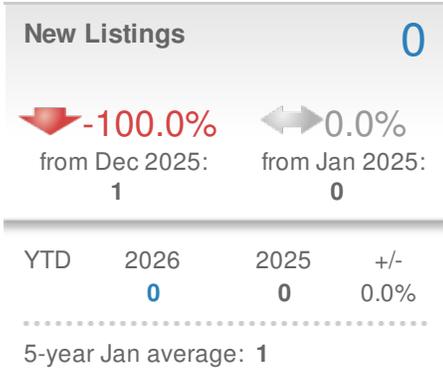
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.00 in December and a decrease from 0.67 in January 2025. The Contract Ratio is 100% lower than the 5-year January average of 0.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

West Chester Area (Delaware, PA) - Attached/Townhouse

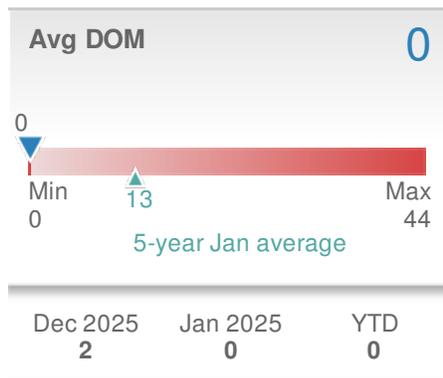
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Summary

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$0, representing a decrease of 100% compared to last month and no change from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 13 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 0; and no change in supply with 0 active units.

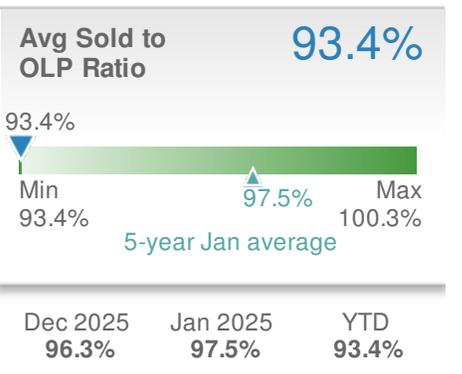
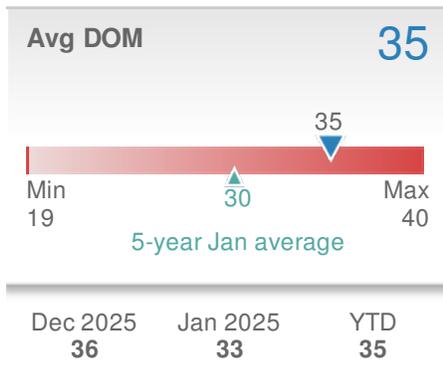
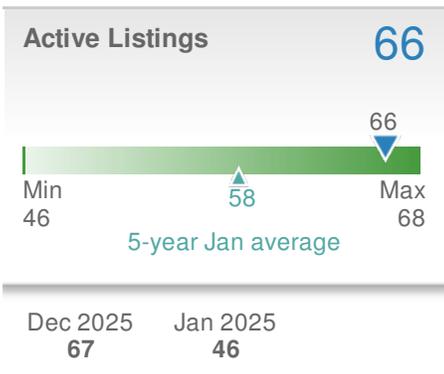
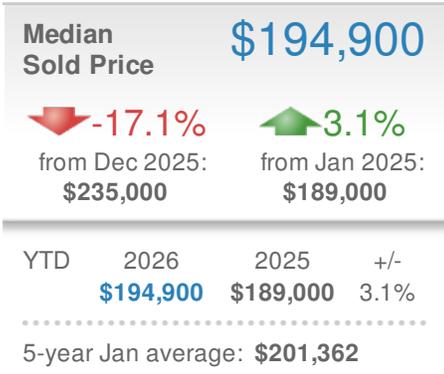
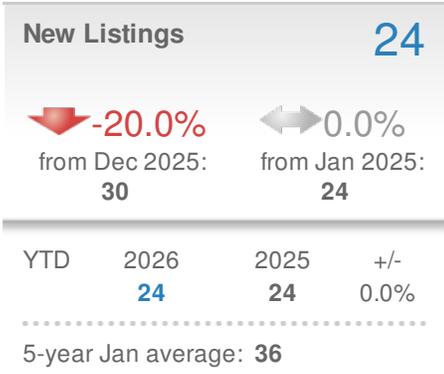
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.00 in December and a decrease from 0.67 in January 2025. The Contract Ratio is 100% lower than the 5-year January average of 0.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

William Penn (Delaware, PA)

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January 2026

William Penn (Delaware, PA) - Detached

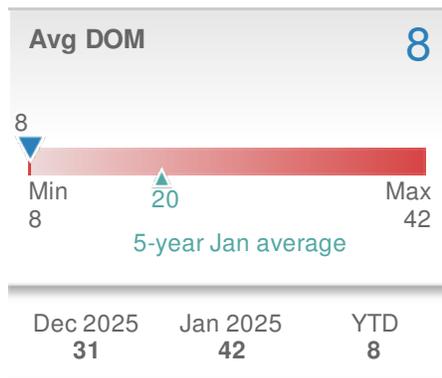
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Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for January was \$411,000, representing an increase of 11.1% compared to last month and an increase of 28.4% from Jan 2025. The average days on market for units sold in January was 8 days, 60% below the 5-year January average of 20 days. There was no month over month change in new contract activity with 5 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 7; and a 10% increase in supply to 11 active units.

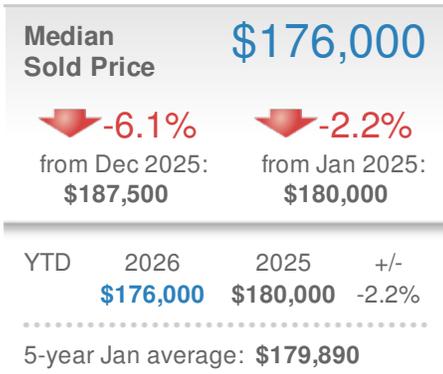
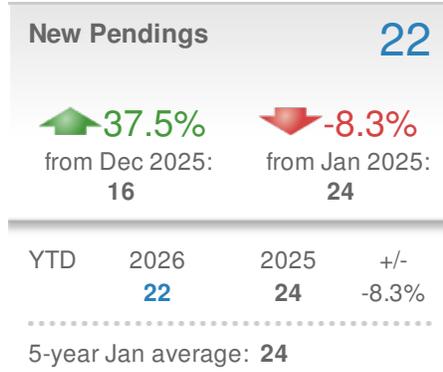
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, up from 0.60 in December and a decrease from 1.08 in January 2025. The Contract Ratio is 33% lower than the 5-year January average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

William Penn (Delaware, PA) - Attached

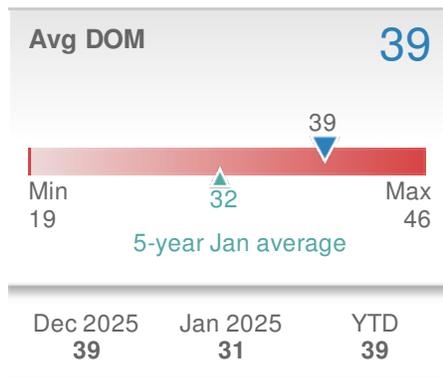
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Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for January was \$176,000, representing a decrease of 6.1% compared to last month and a decrease of 2.2% from Jan 2025. The average days on market for units sold in January was 39 days, 20% above the 5-year January average of 32 days. There was a 37.5% month over month increase in new contract activity with 22 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 27; and a 3.5% decrease in supply to 55 active units.

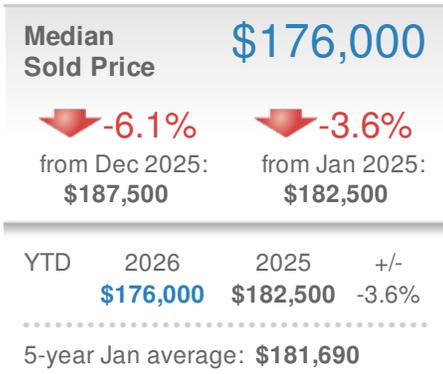
This activity resulted in a Contract Ratio of 0.49 pendings per active listing, up from 0.47 in December and a decrease from 0.82 in January 2025. The Contract Ratio is 37% lower than the 5-year January average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

William Penn (Delaware, PA) - Attached/Townhouse

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Summary

In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$176,000, representing a decrease of 6.1% compared to last month and a decrease of 3.6% from Jan 2025. The average days on market for units sold in January was 39 days, 23% above the 5-year January average of 32 days. There was a 40% month over month increase in new contract activity with 21 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 26; and a 3.6% decrease in supply to 53 active units.

This activity resulted in a Contract Ratio of 0.49 pendings per active listing, up from 0.47 in December and a decrease from 0.82 in January 2025. The Contract Ratio is 35% lower than the 5-year January average of 0.76. 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.

