

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

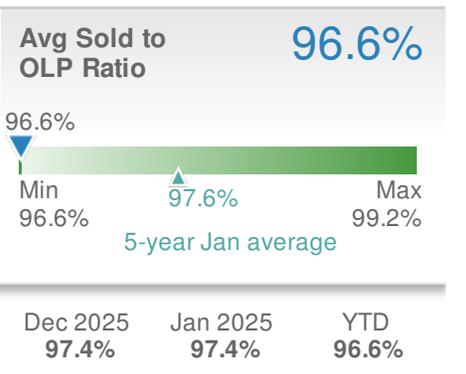
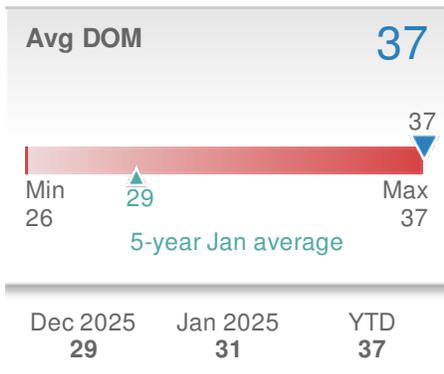
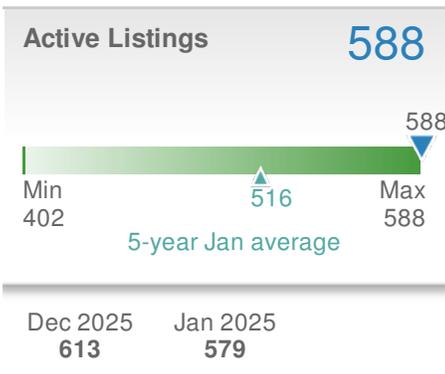
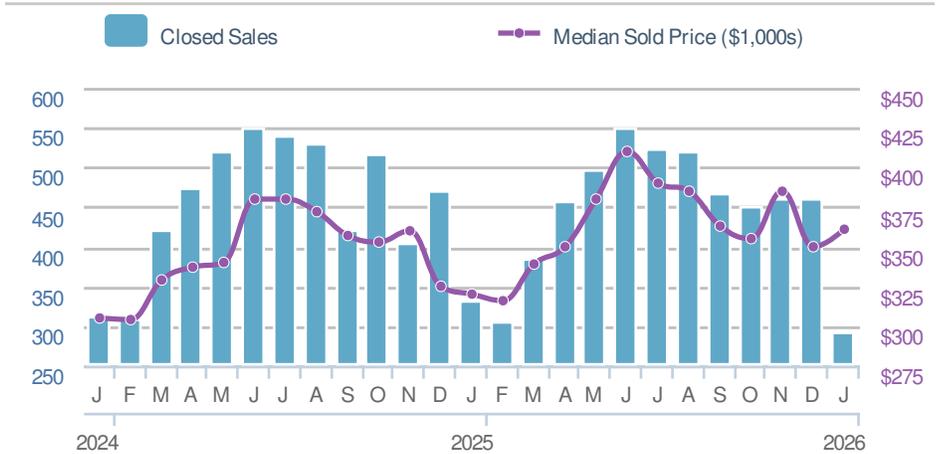
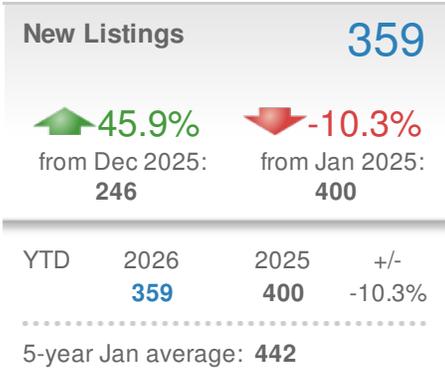
## Local Market Insight

### Delaware County, PA

**January 2026**

Delaware County, PA

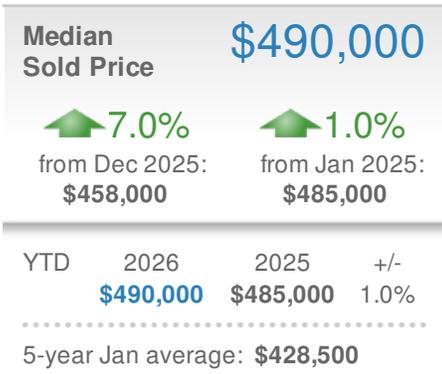
Email: ldavis@tcsr.realtor



# January 2026

## Delaware County, PA - Detached

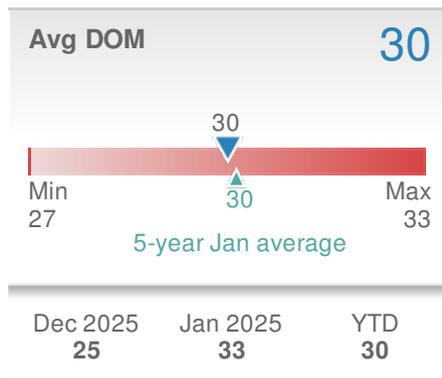
Tri-County Suburban REALTORS  
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### Summary

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

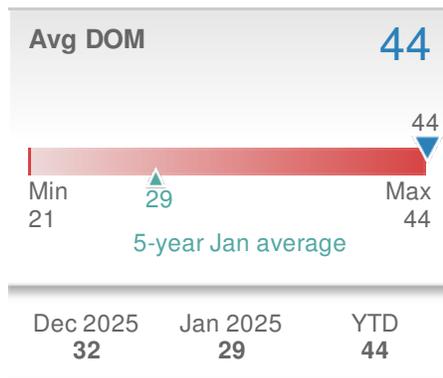
Tri-County Suburban REALTORS  
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### Summary

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.

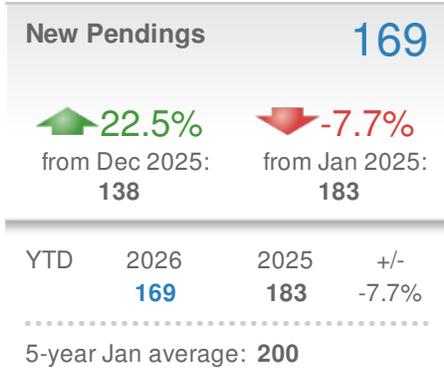
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.63 in December and a decrease from 0.88 in January 2025. The Contract Ratio is 38% lower than the 5-year January average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared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

