

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

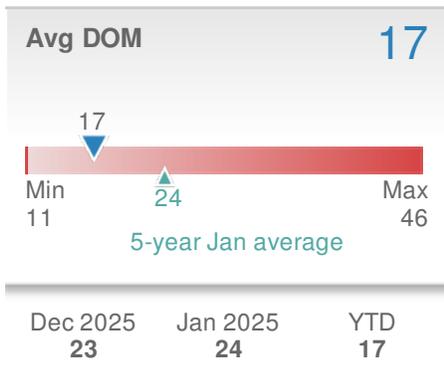
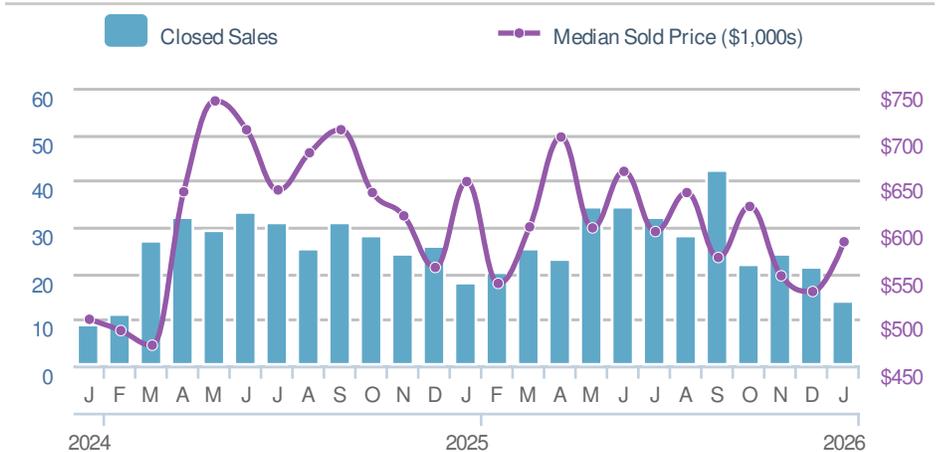
Local Market Insight

Garnet Valley (Delaware, PA)

January 2026

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor



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Garnet Valley (Delaware, PA) - Detached

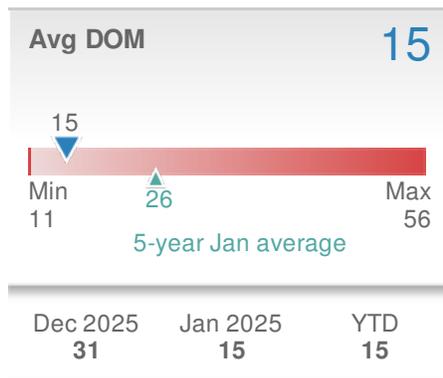
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Summary

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.

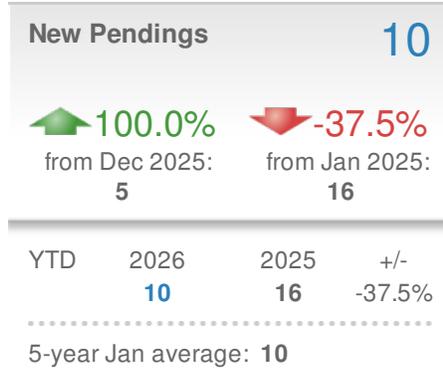
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, down from 1.86 in December and an increase from 0.64 in January 2025. The Contract Ratio is 12% higher than the 5-year January average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared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



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Garnet Valley (Delaware, PA) - Attached

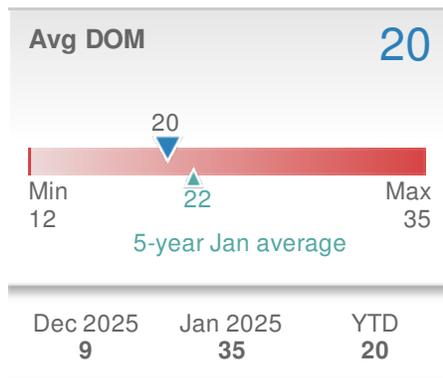
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Summary

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.

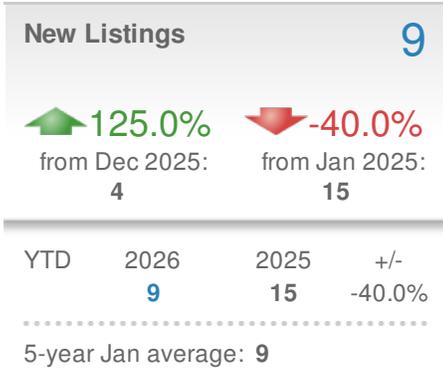
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 1.00 in December and a decrease from 2.27 in January 2025. The Contract Ratio is 23% lower than the 5-year January average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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.

