

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

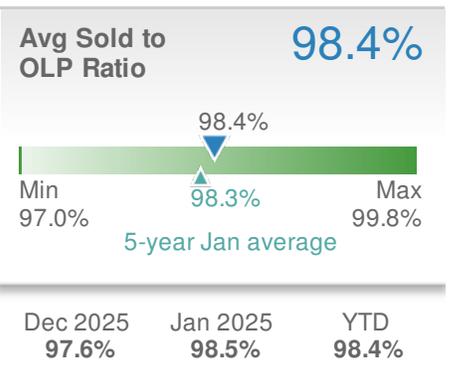
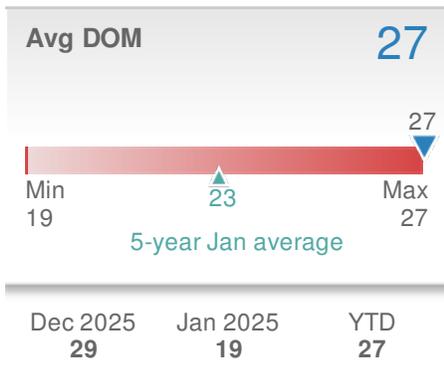
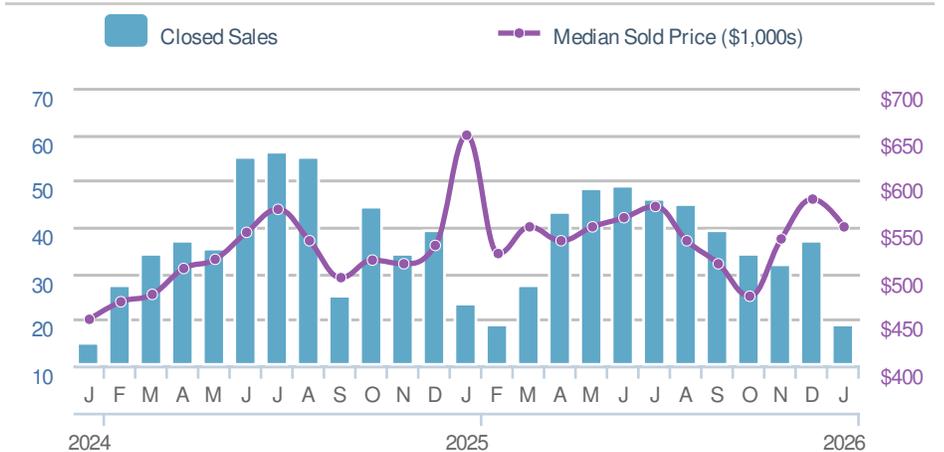
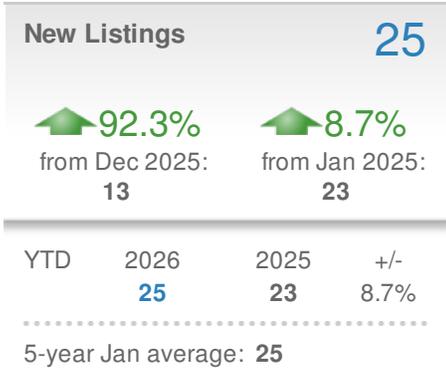
Local Market Insight

Haverford Township (Delaware, PA)

January 2026

Haverford Township (Delaware, PA)

Email: ldavis@tcsr.realtor



January 2026

Haverford Township (Delaware, PA) - Detached

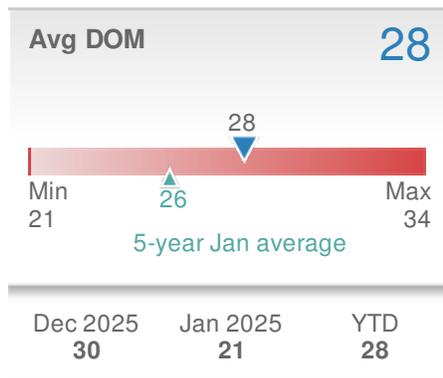
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

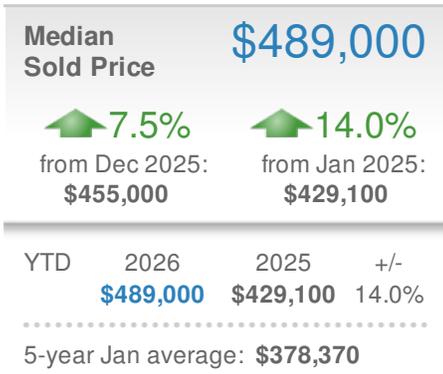
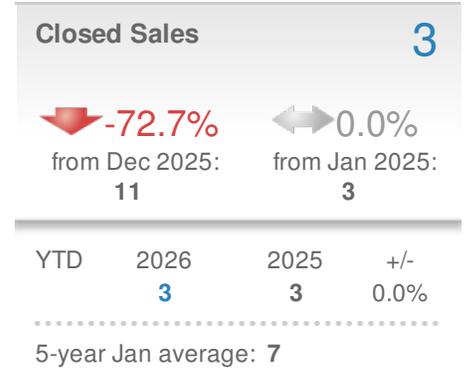
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 0.95 in December and an increase from 1.11 in January 2025. The Contract Ratio is 46% lower than the 5-year January average of 3.00. A higher Contract Ratio signifies a relative increase in contract activity compared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

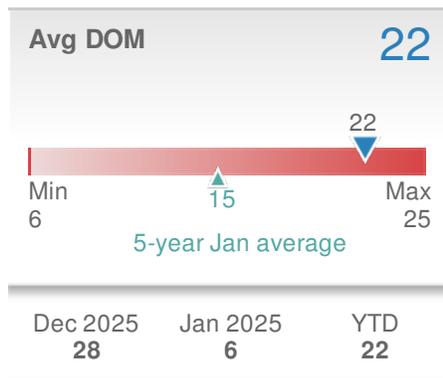
Tri-County Suburban REALTORS
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Summary

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.

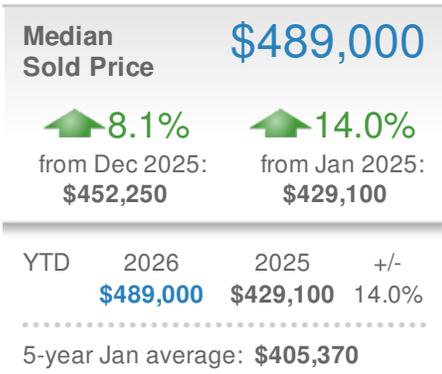
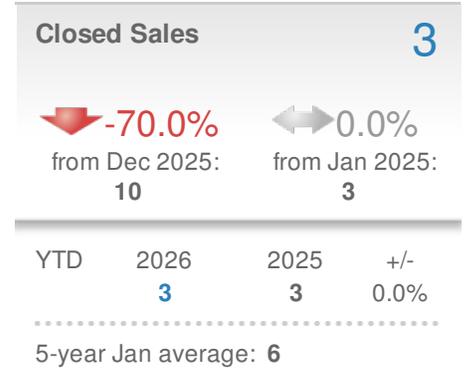
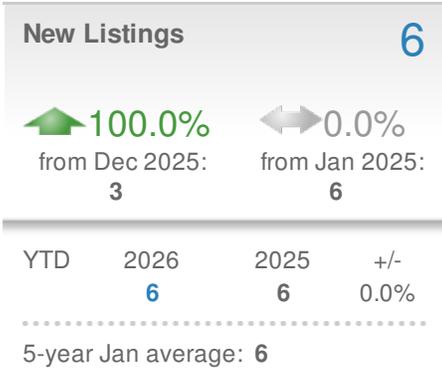
This activity resulted in a Contract Ratio of 2.60 pendings per active listing, up from 1.17 in December and an increase from 1.20 in January 2025. The Contract Ratio is 12% higher than the 5-year January average of 2.33. A higher Contract Ratio signifies a relative increase in contract activity compared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

