

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

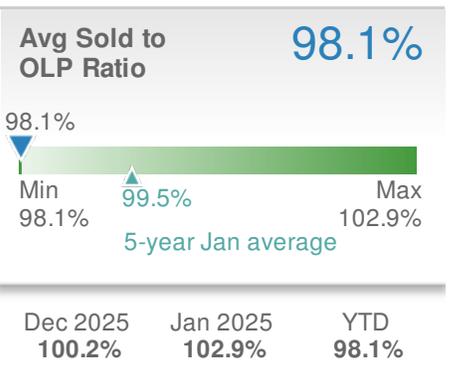
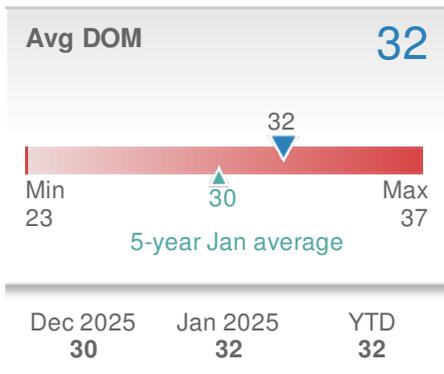
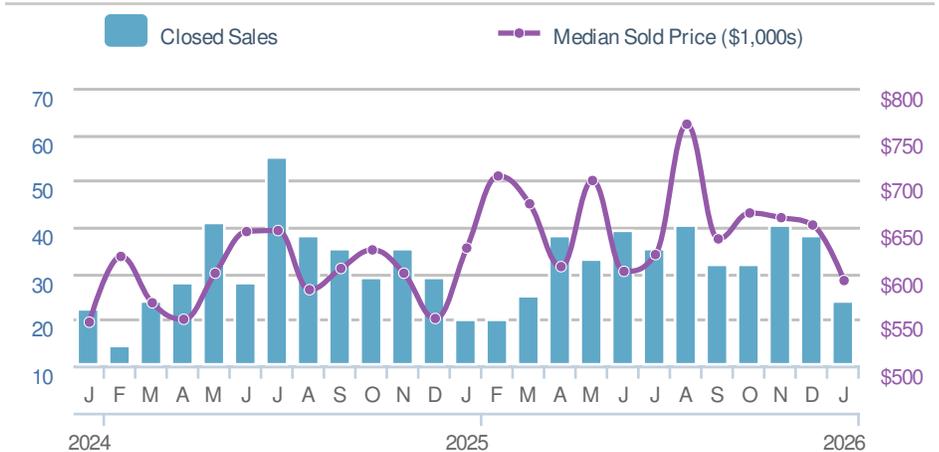
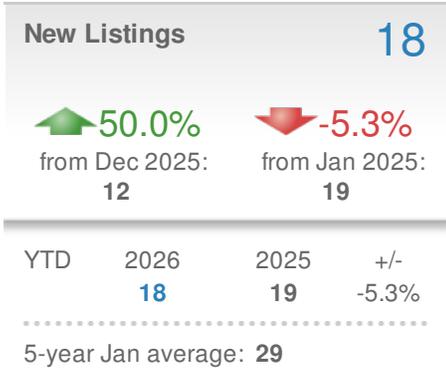
## Local Market Insight

### Marple Newtown (Delaware, PA)

# January 2026

## Marple Newtown (Delaware, PA)

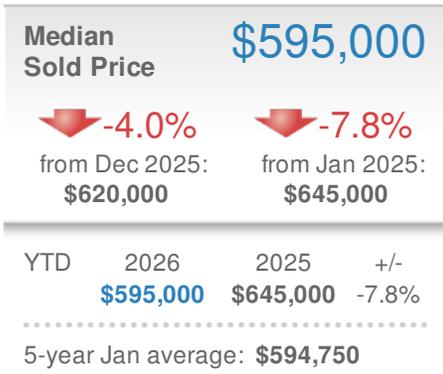
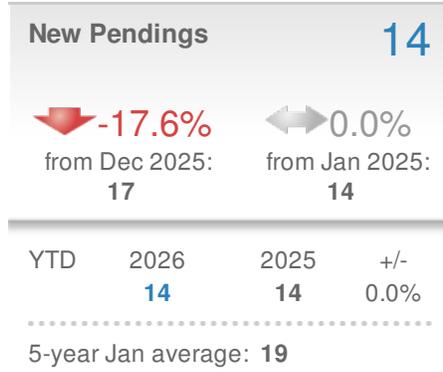
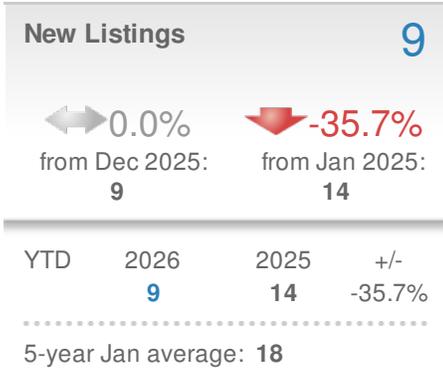
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# January 2026

## Marple Newtown (Delaware, PA) - Detached

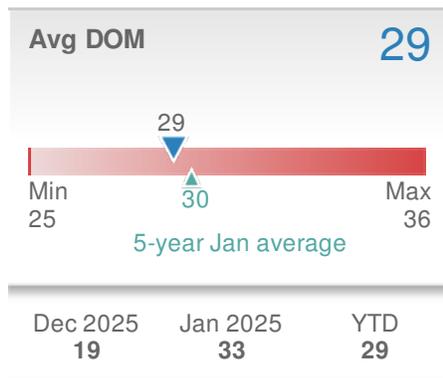
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### Summary

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.

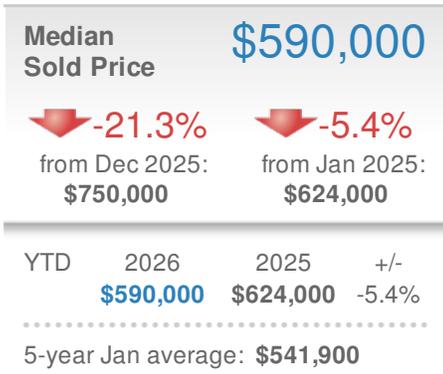
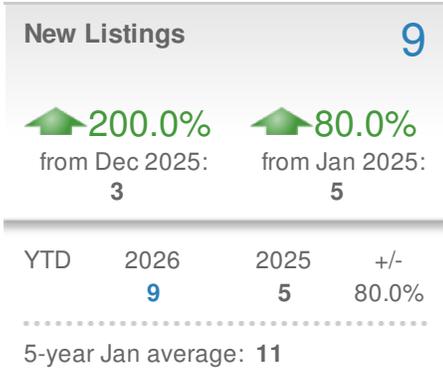
This activity resulted in a Contract Ratio of 1.88 pendings per active listing, up from 1.75 in December and an increase from 1.13 in January 2025. The Contract Ratio is 17% higher than the 5-year January average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared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



# January 2026

## Marple Newtown (Delaware, PA) - Attached

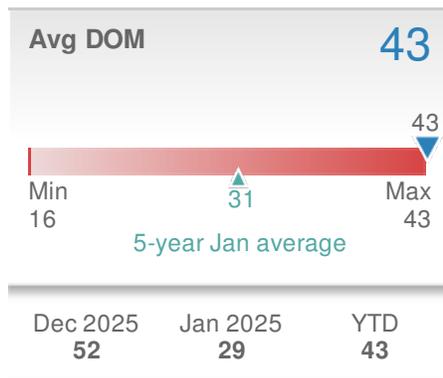
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### Summary

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.

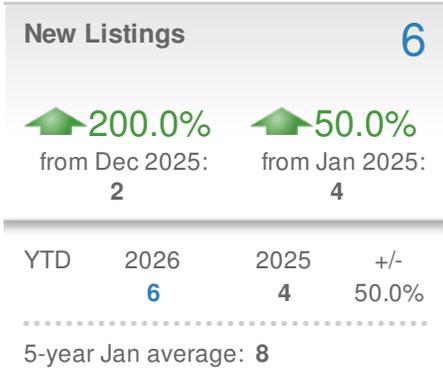
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.50 in December and a decrease from 1.82 in January 2025. The Contract Ratio is 36% lower than the 5-year January average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared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

