

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

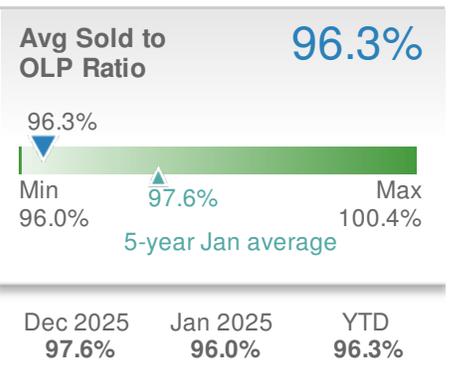
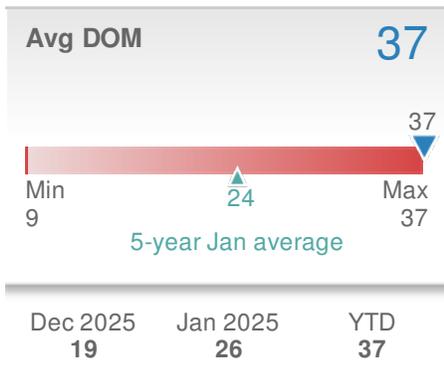
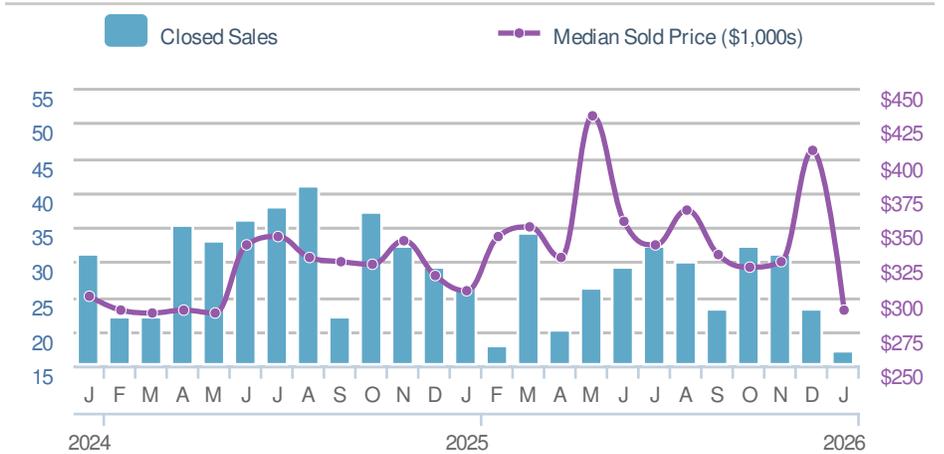
Local Market Insight

Penn-Delco (Delaware, PA)

January 2026

Penn-Delco (Delaware, PA)

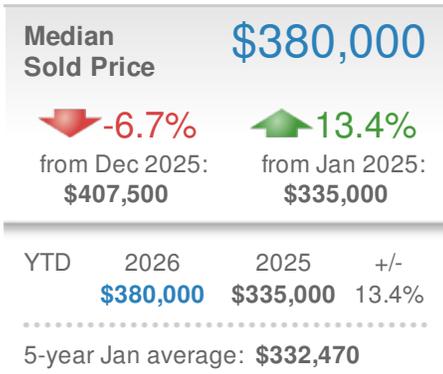
Email: ldavis@tcsr.realtor



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Penn-Delco (Delaware, PA) - Detached

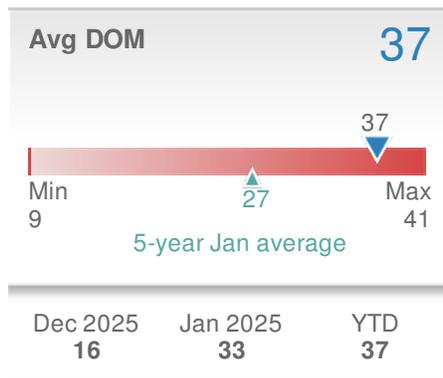
Tri-County Suburban REALTORS
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Summary

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.

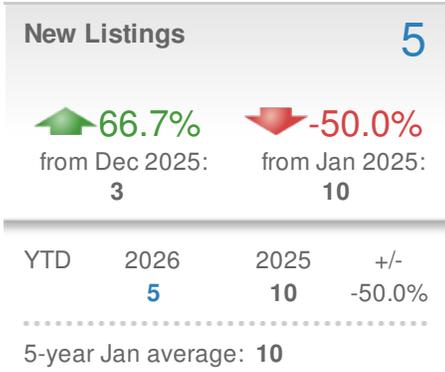
This activity resulted in a Contract Ratio of 0.39 pendings per active listing, down from 0.64 in December and a decrease from 0.64 in January 2025. The Contract Ratio is 78% lower than the 5-year January average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared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

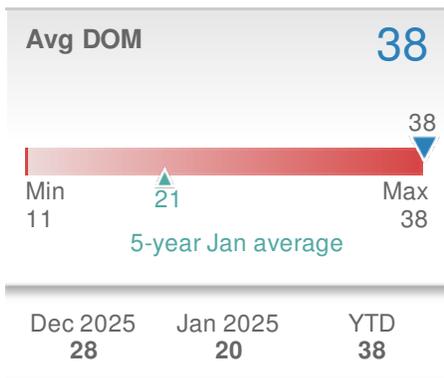
Tri-County Suburban REALTORS
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Summary

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.

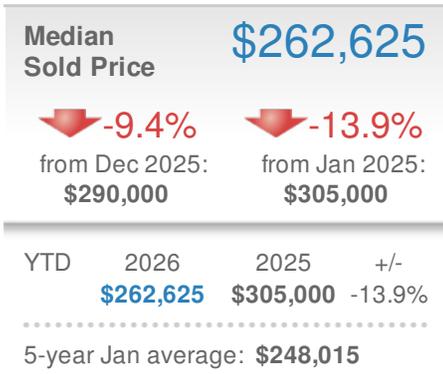
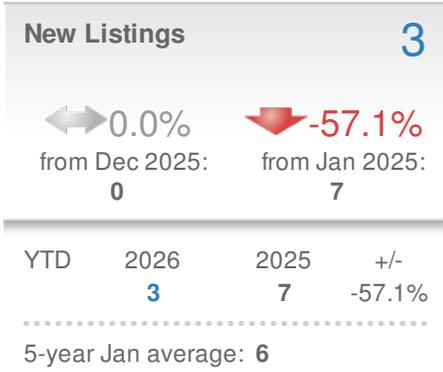
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.38 in December and a decrease from 0.62 in January 2025. The Contract Ratio is 70% lower than the 5-year January average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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.

