

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

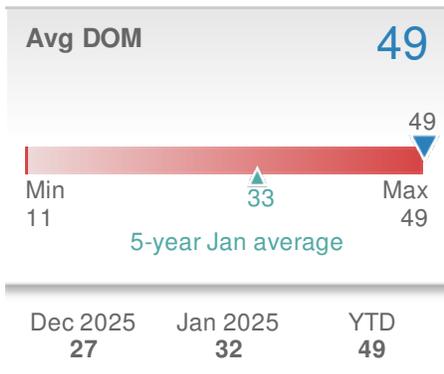
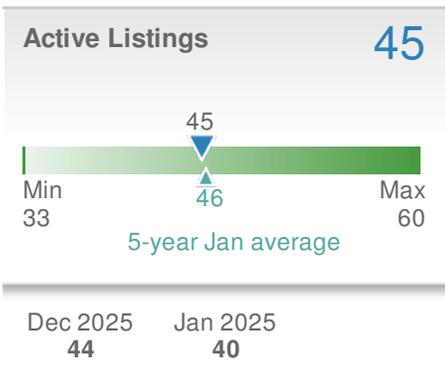
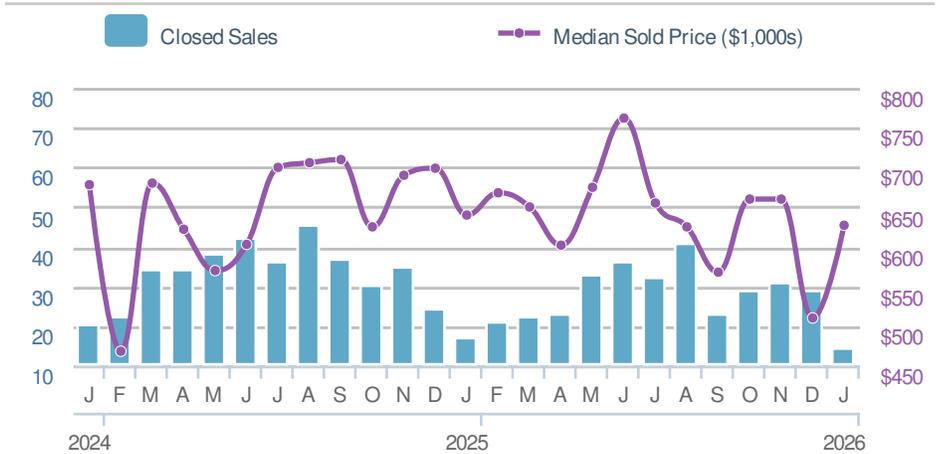
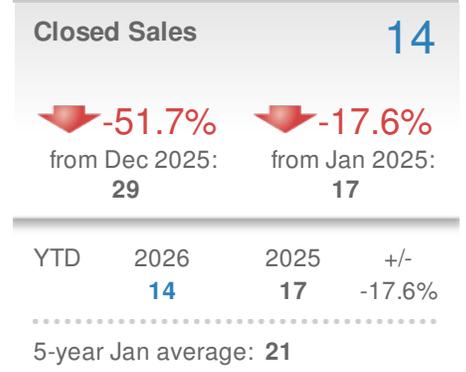
## Local Market Insight

Rose Tree Media (Delaware, PA)

January 2026

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor



**January 2026**

Rose Tree Media (Delaware, PA) - Detached

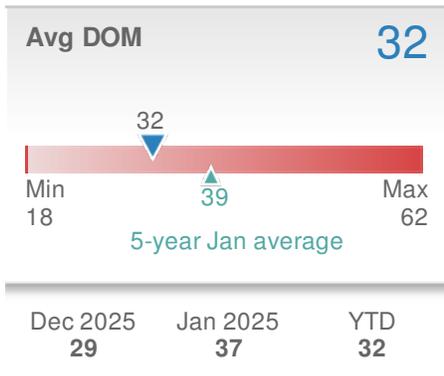
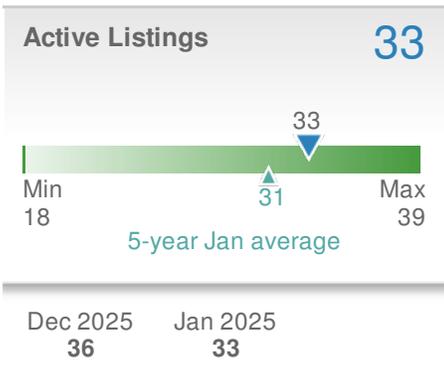
Tri-County Suburban REALTORS  
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**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for January was \$1,180,000, representing an increase of 74.8% compared to last month and an increase of 40.5% from Jan 2025. The average days on market for units sold in January was 32 days, 18% below the 5-year January average of 39 days. There was a 75% month over month increase in new contract activity with 14 New Pendings; a 41.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 24; and an 8.3% decrease in supply to 33 active units.

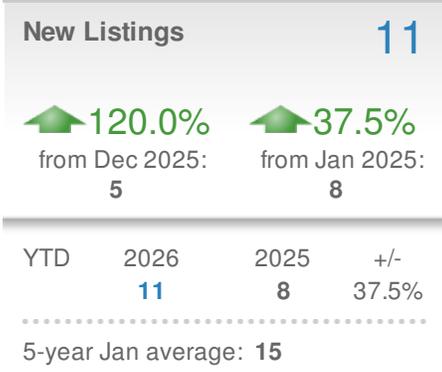
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, up from 0.47 in December and an increase from 0.67 in January 2025. The Contract Ratio is 31% lower than the 5-year January average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Rose Tree Media (Delaware, PA) - Attached

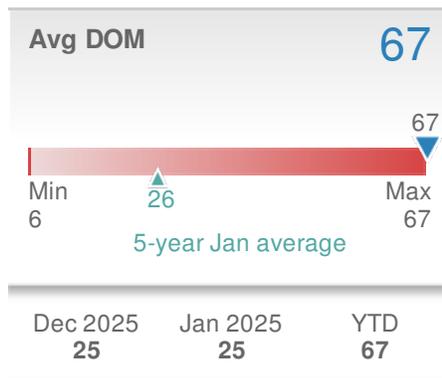
Tri-County Suburban REALTORS  
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**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for January was \$515,000, representing an increase of 15.7% compared to last month and a decrease of 19.2% from Jan 2025. The average days on market for units sold in January was 67 days, 154% above the 5-year January average of 26 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 5; and a 50% increase in supply to 12 active units.

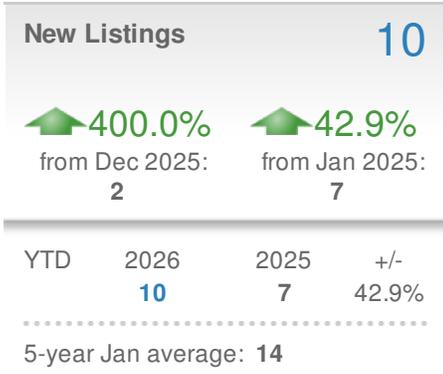
This activity resulted in a Contract Ratio of 0.42 pendings per active listing, down from 0.88 in December and a decrease from 2.00 in January 2025. The Contract Ratio is 83% lower than the 5-year January average of 2.43. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Rose Tree Media (Delaware, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

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### Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$570,000, representing an increase of 28.1% compared to last month and a decrease of 10.6% from Jan 2025. The average days on market for units sold in January was 78 days, 169% above the 5-year January average of 29 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 4; and a 42.9% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.71 in December and a decrease from 2.00 in January 2025. The Contract Ratio is 84% lower than the 5-year January average of 2.45. 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.

