

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

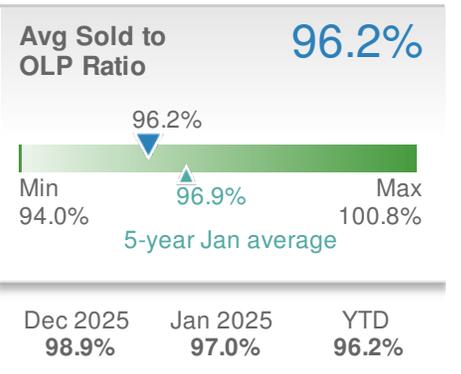
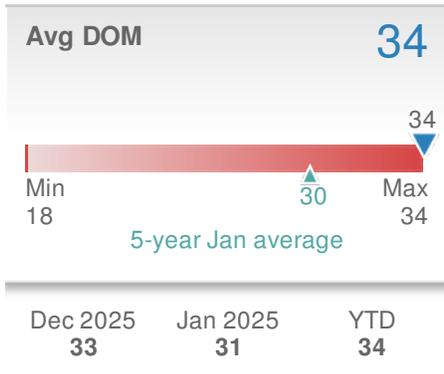
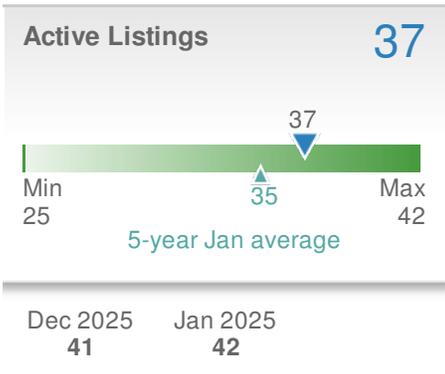
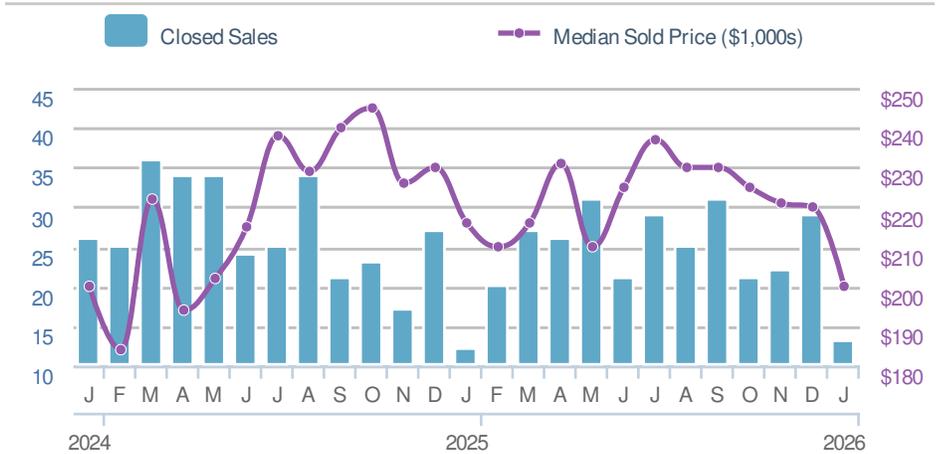
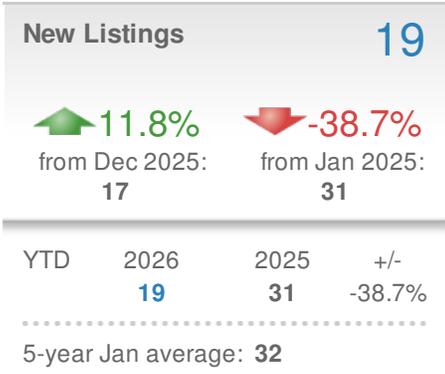
Local Market Insight

Southeast Delco (Delaware, PA)

January 2026

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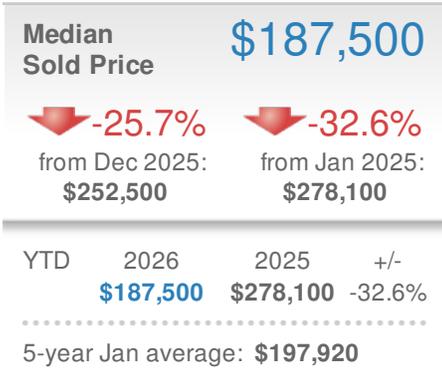
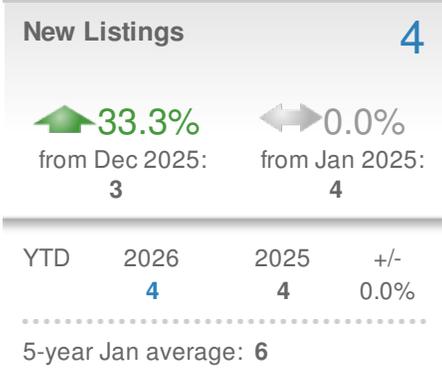
Email: ldavis@tcsr.realtor



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Southeast Delco (Delaware, PA) - Detached

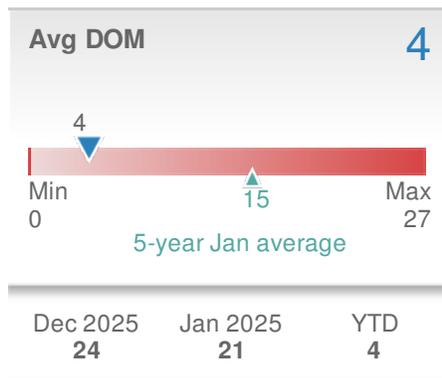
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Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for January was \$187,500, representing a decrease of 25.7% compared to last month and a decrease of 32.6% from Jan 2025. The average days on market for units sold in January was 4 days, 74% below the 5-year January average of 15 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 6; and a 12.5% increase in supply to 9 active units.

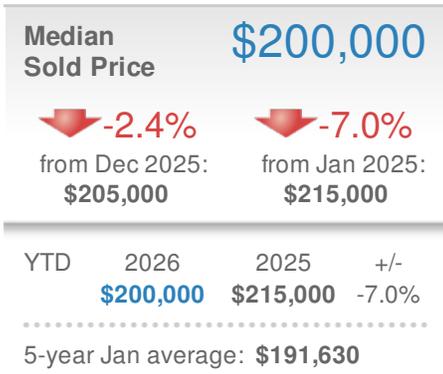
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.88 in December and a decrease from 1.00 in January 2025. The Contract Ratio is 39% lower than the 5-year January average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Southeast Delco (Delaware, PA) - Attached

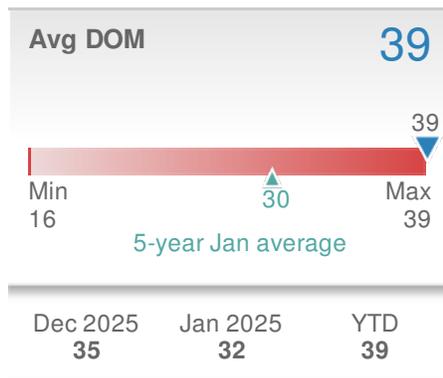
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Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for January was \$200,000, representing a decrease of 2.4% compared to last month and a decrease of 7% from Jan 2025. The average days on market for units sold in January was 39 days, 28% above the 5-year January average of 30 days. There was a 5.6% month over month decrease in new contract activity with 17 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 27; and a 15.2% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.96 pendings per active listing, up from 0.73 in December and an increase from 0.81 in January 2025. The Contract Ratio is 32% lower than the 5-year January average of 1.41. 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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Southeast Delco (Delaware, PA) - Attached/Townhouse

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Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$200,000, representing a decrease of 2.4% compared to last month and a decrease of 7% from Jan 2025. The average days on market for units sold in January was 39 days, 28% above the 5-year January average of 30 days. There was a 5.6% month over month decrease in new contract activity with 17 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 27; and a 15.2% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 0.96 pendencies per active listing, up from 0.73 in December and an increase from 0.81 in January 2025. The Contract Ratio is 32% lower than the 5-year January average of 1.41. 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.

