

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

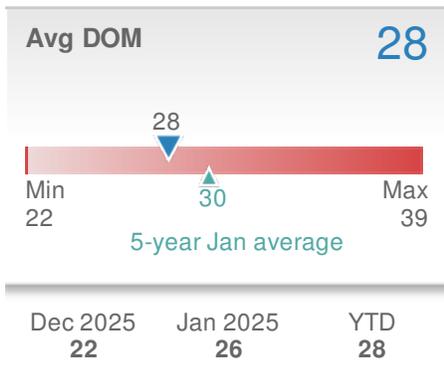
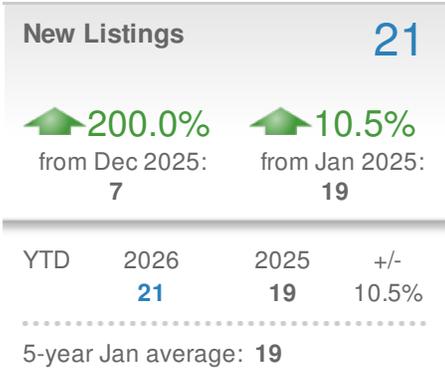
Local Market Insight

Springfield (Delaware, PA)

January 2026

Springfield (Delaware, PA)

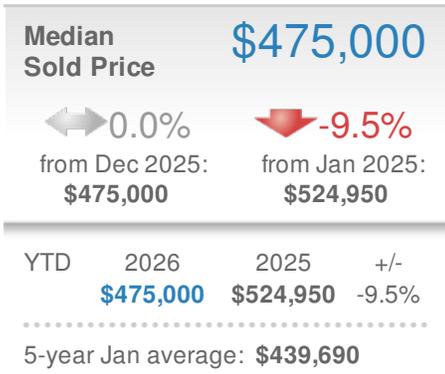
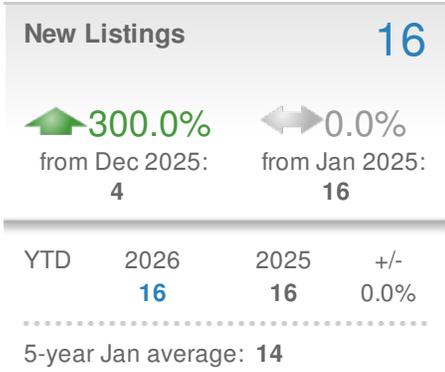
Email: ldavis@tcsr.realtor



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Springfield (Delaware, PA) - Detached

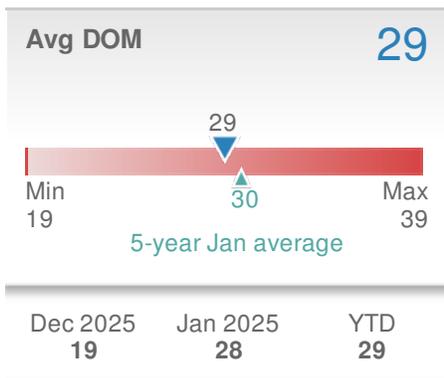
Tri-County Suburban REALTORS
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Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for January was \$475,000, representing no change compared to last month and a decrease of 9.5% from Jan 2025. The average days on market for units sold in January was 29 days, 3% below the 5-year January average of 30 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 16; and a 40% increase in supply to 7 active units.

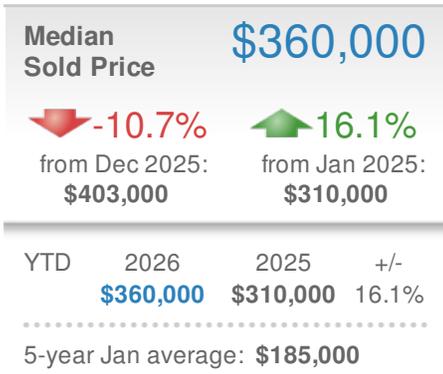
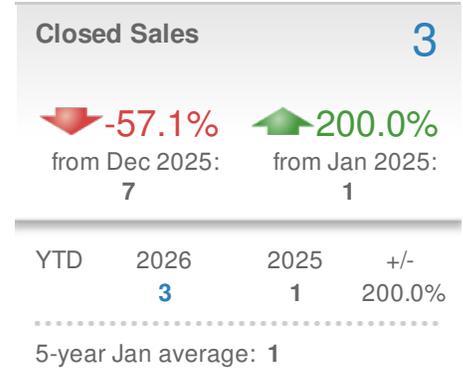
This activity resulted in a Contract Ratio of 2.29 pendencies per active listing, down from 3.40 in December and an increase from 1.15 in January 2025. The Contract Ratio is 16% lower than the 5-year January average of 2.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Springfield (Delaware, PA) - Attached

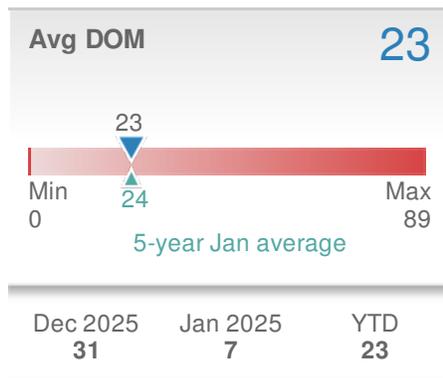
Tri-County Suburban REALTORS
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Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for January was \$360,000, representing a decrease of 10.7% compared to last month and an increase of 16.1% from Jan 2025. The average days on market for units sold in January was 23 days, 3% below the 5-year January average of 24 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from December) to 5; and no change in supply with 4 active units.

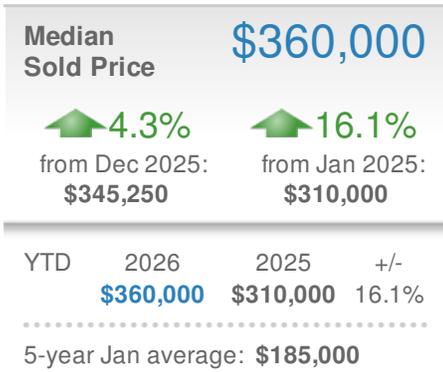
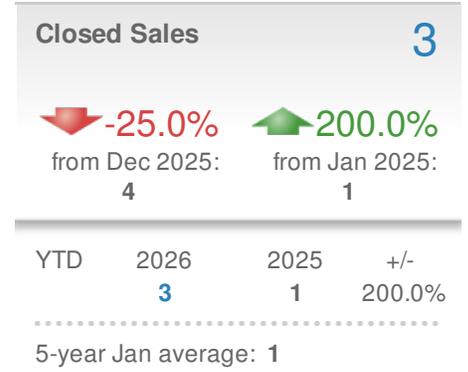
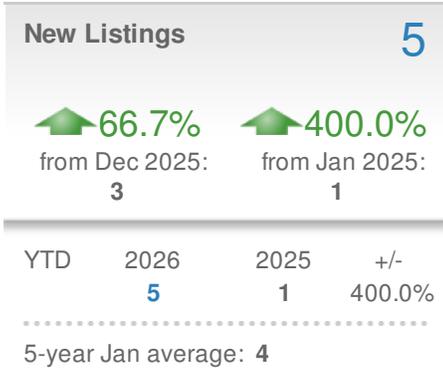
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 1.00 in December and an increase from 0.67 in January 2025. The Contract Ratio is 26% lower than the 5-year January average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Summary

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$360,000, representing an increase of 4.3% compared to last month and an increase of 16.1% from Jan 2025. The average days on market for units sold in January was 23 days, 3% below the 5-year January average of 24 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 4; and a 33.3% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.33 in December and a decrease from 2.00 in January 2025. The Contract Ratio is 57% lower than the 5-year January average of 2.30. 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.

