

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

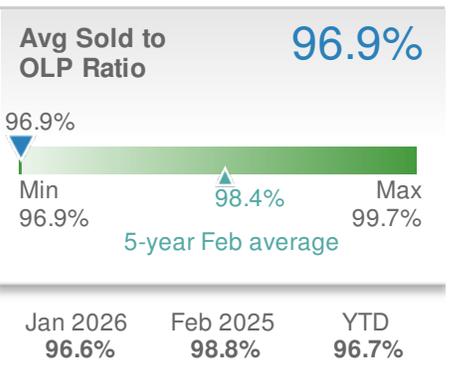
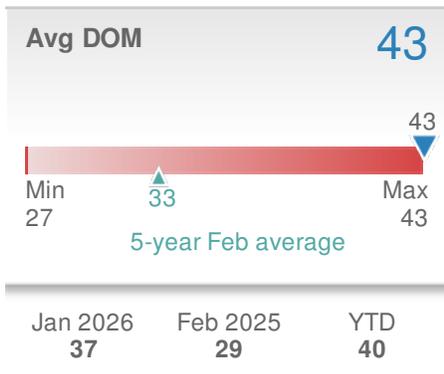
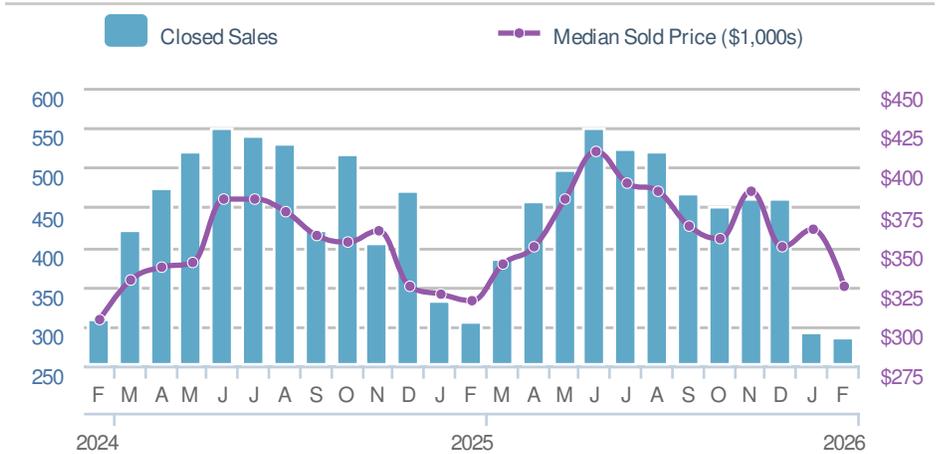
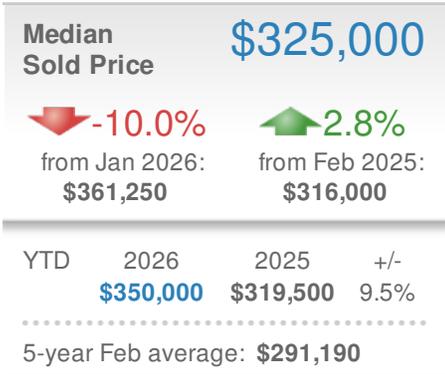
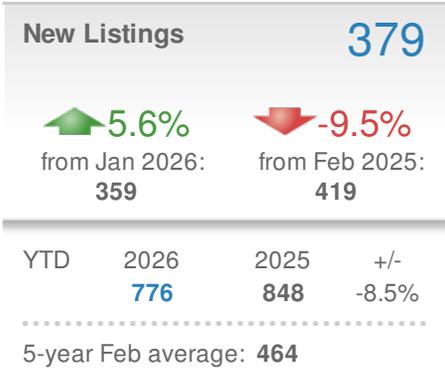
Local Market Insight

Delaware County, PA

February 2026

Delaware County, PA

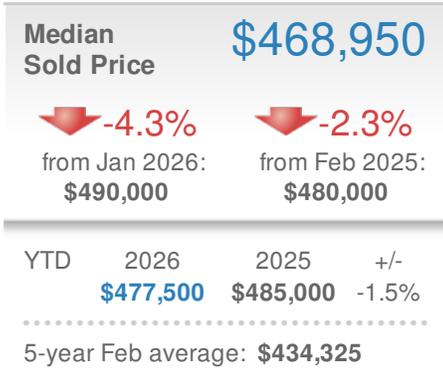
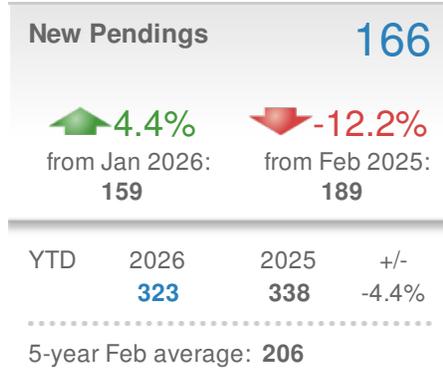
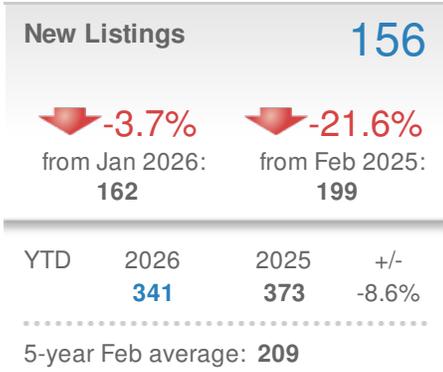
Email: ldavis@tcsr.realtor



February 2026

Delaware County, PA - Detached

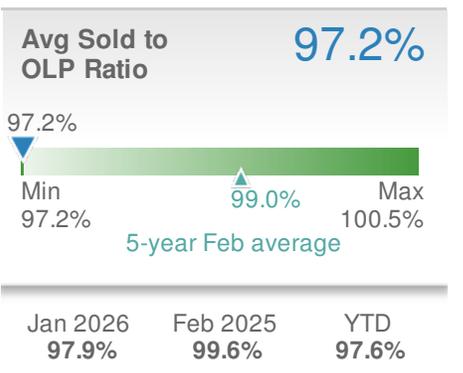
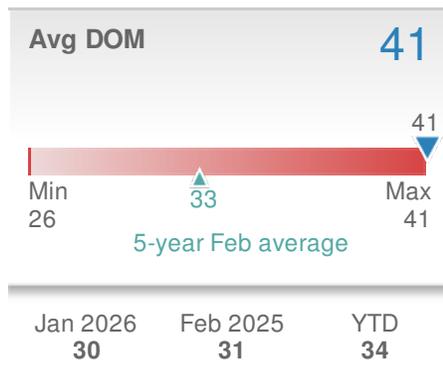
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Delaware County, PA, the median sold price for Detached properties for February was \$468,950, representing a decrease of 4.3% compared to last month and a decrease of 2.3% from Feb 2025. The average days on market for units sold in February was 41 days, 26% above the 5-year February average of 33 days. There was a 4.4% month over month increase in new contract activity with 166 New Pendings; a 13.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 263; and a 1.2% decrease in supply to 242 active units.

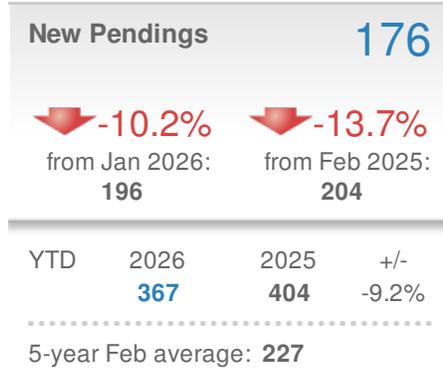
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 0.95 in January and a decrease from 1.11 in February 2025. The Contract Ratio is 27% lower than the 5-year February average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Delaware County, PA - Attached

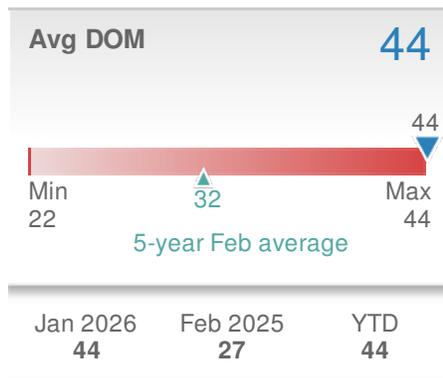
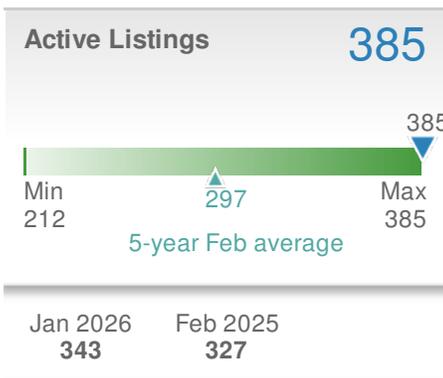
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Delaware County, PA, the median sold price for Attached properties for February was \$246,500, representing an increase of 0.6% compared to last month and an increase of 0.6% from Feb 2025. The average days on market for units sold in February was 44 days, 38% above the 5-year February average of 32 days. There was a 10.2% month over month decrease in new contract activity with 176 New Pendings; a 3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 258; and a 12.2% increase in supply to 385 active units.

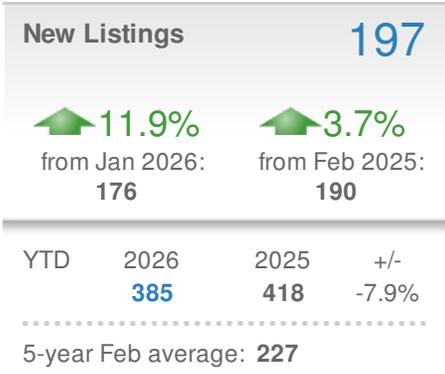
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.78 in January and a decrease from 0.97 in February 2025. The Contract Ratio is 50% lower than the 5-year February average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Delaware County, PA - Attached/Townhouse

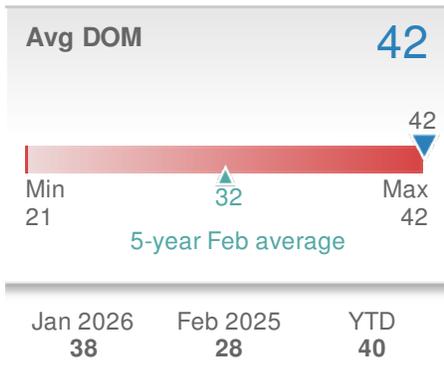
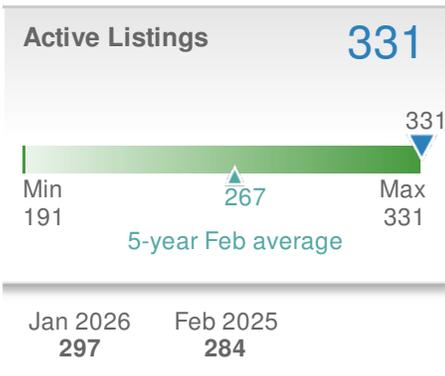
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Delaware County, PA, the median sold price for Attached/Townhouse properties for February was \$245,000, representing no change compared to last month and no change from Feb 2025. The average days on market for units sold in February was 42 days, 32% above the 5-year February average of 32 days. There was an 8.3% month over month decrease in new contract activity with 155 New Pendings; a 1.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 227; and an 11.4% increase in supply to 331 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, down from 0.77 in January and a decrease from 1.01 in February 2025. The Contract Ratio is 48% lower than the 5-year February average of 1.33. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

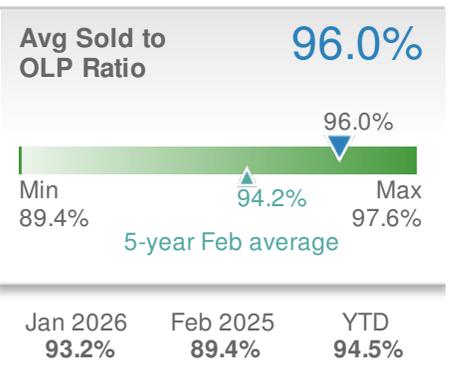
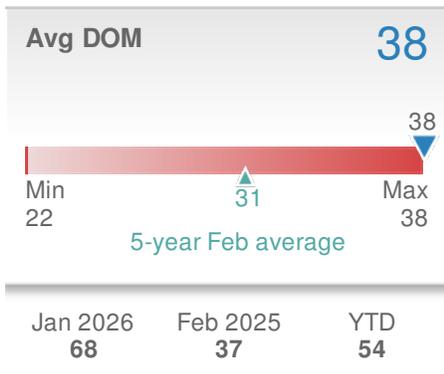
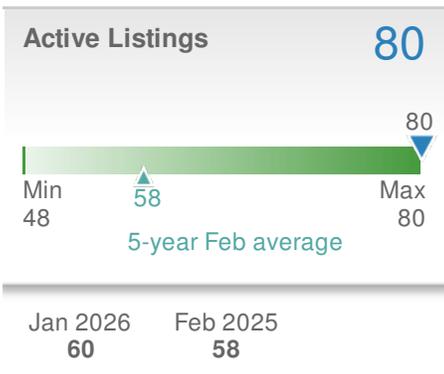
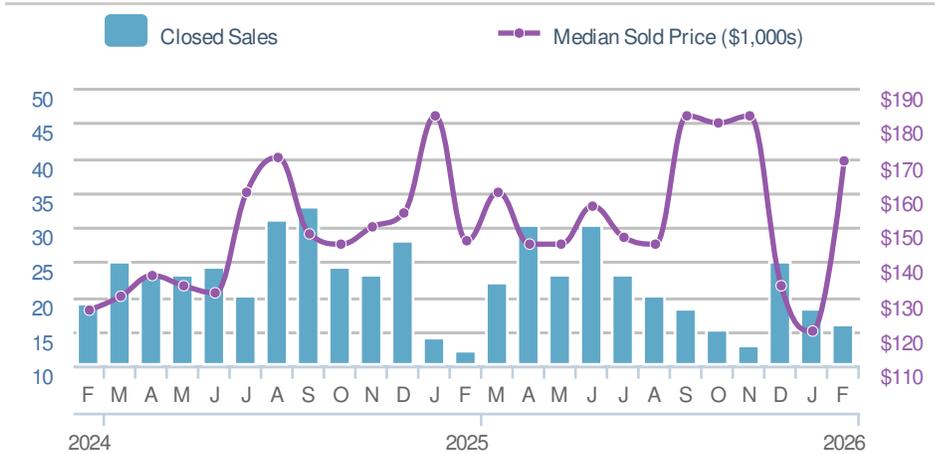
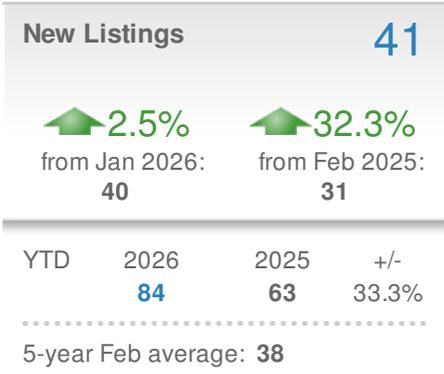
Local Market Insight

Chester-Upland (Delaware, PA)

February 2026

Chester-Upland (Delaware, PA)

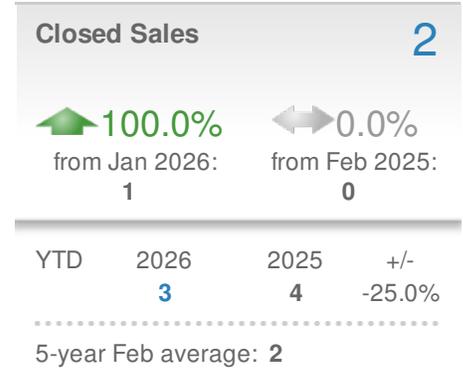
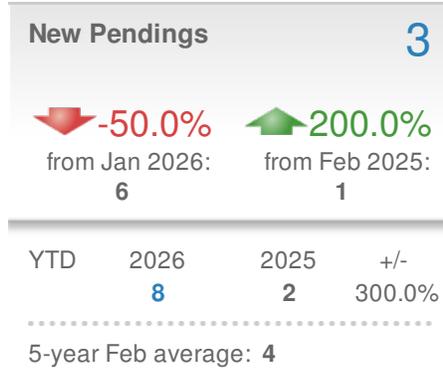
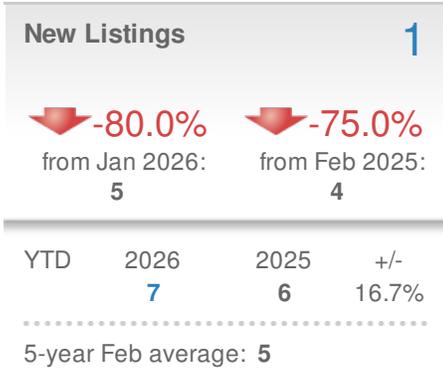
Email: ldavis@tcsr.realtor



February 2026

Chester-Upland (Delaware, PA) - Detached

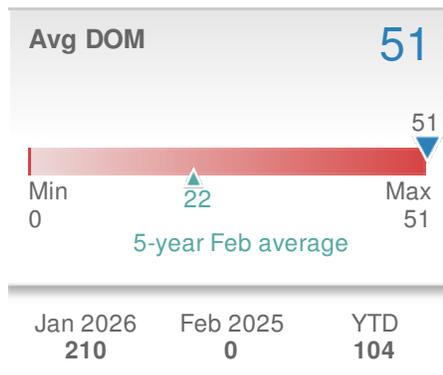
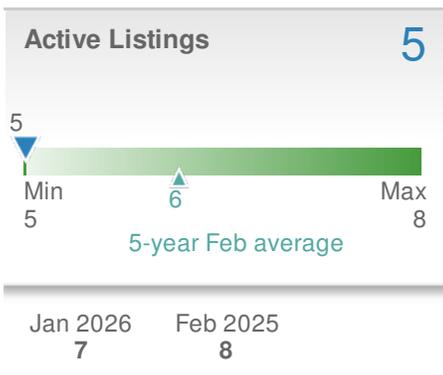
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for February was \$210,000, representing an increase of 200% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 51 days, 134% above the 5-year February average of 22 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 13; and a 28.6% decrease in supply to 5 active units.

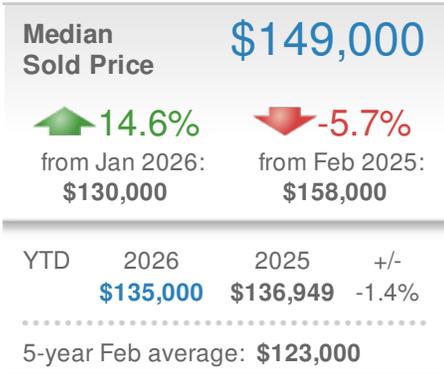
This activity resulted in a Contract Ratio of 2.60 pendings per active listing, up from 2.00 in January and an increase from 0.50 in February 2025. The Contract Ratio is 102% higher than the 5-year February average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Chester-Upland (Delaware, PA) - Attached

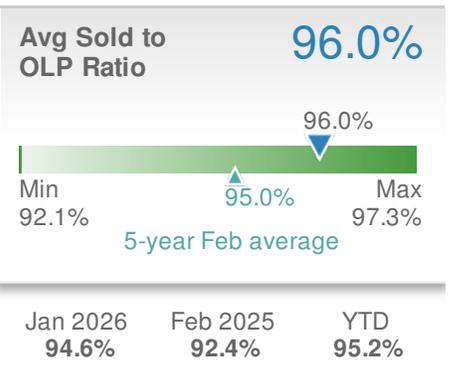
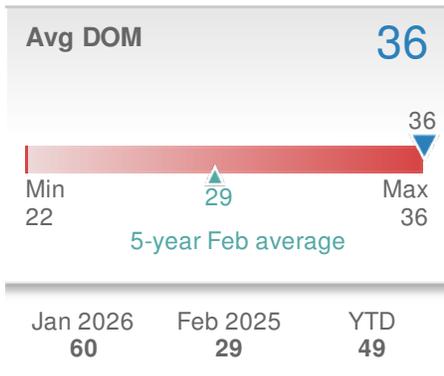
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for February was \$149,000, representing an increase of 14.6% compared to last month and a decrease of 5.7% from Feb 2025. The average days on market for units sold in February was 36 days, 25% above the 5-year February average of 29 days. There was a 39.1% month over month decrease in new contract activity with 14 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 33; and a 41.5% increase in supply to 75 active units.

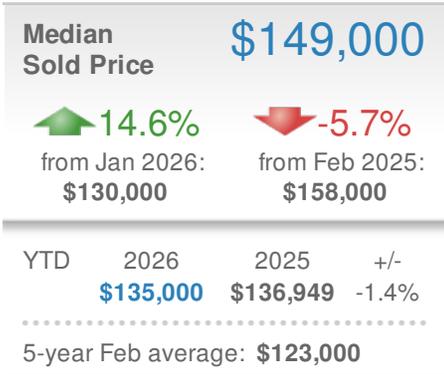
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.68 in January and a decrease from 0.72 in February 2025. The Contract Ratio is 36% lower than the 5-year February average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Chester-Upland (Delaware, PA) - Attached/Townhouse

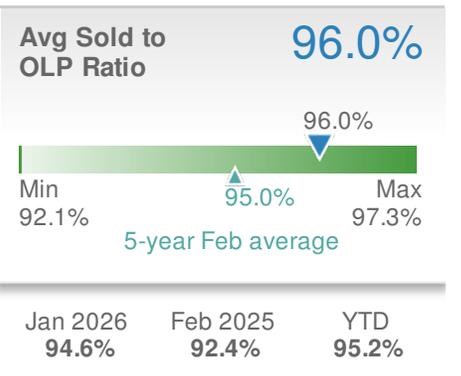
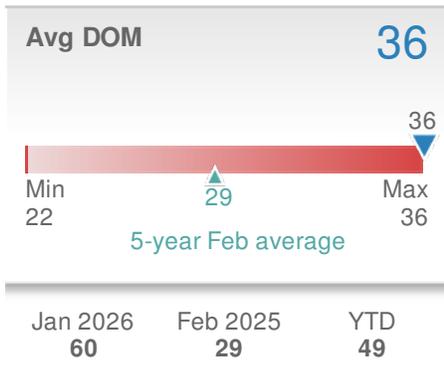
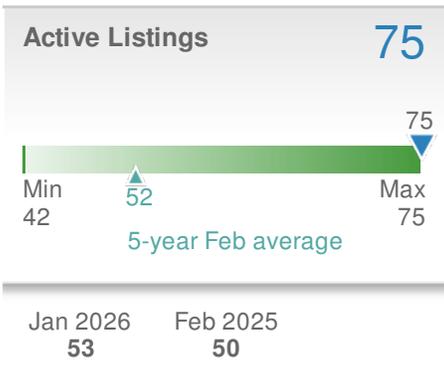
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$149,000, representing an increase of 14.6% compared to last month and a decrease of 5.7% from Feb 2025. The average days on market for units sold in February was 36 days, 25% above the 5-year February average of 29 days. There was a 39.1% month over month decrease in new contract activity with 14 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 33; and a 41.5% increase in supply to 75 active units.

This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.68 in January and a decrease from 0.72 in February 2025. The Contract Ratio is 36% lower than the 5-year February average of 0.69. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

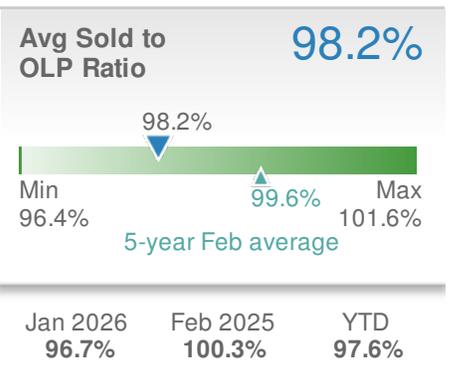
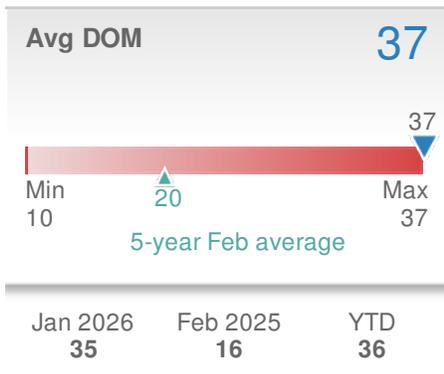
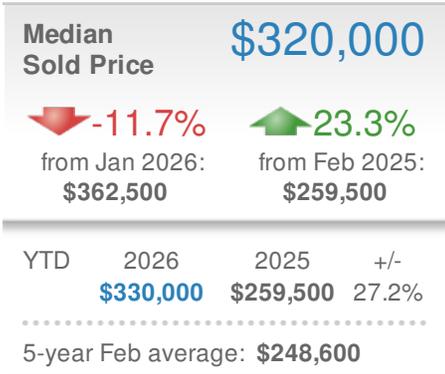
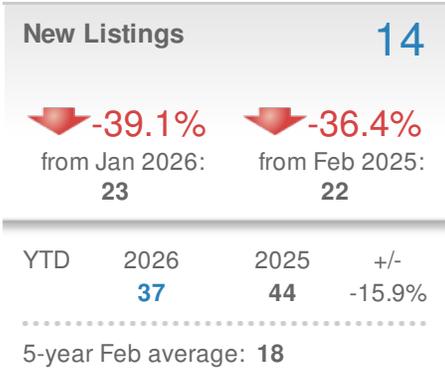
Local Market Insight

Chichester (Delaware, PA)

February 2026

Chichester (Delaware, PA)

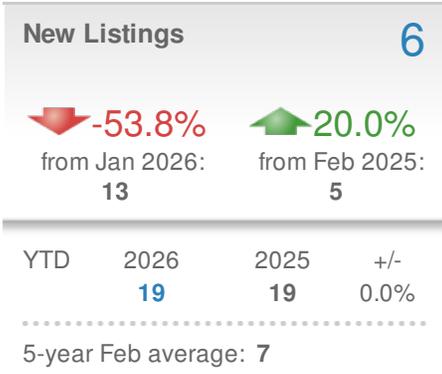
Email: ldavis@tcsr.realtor



February 2026

Chichester (Delaware, PA) - Detached

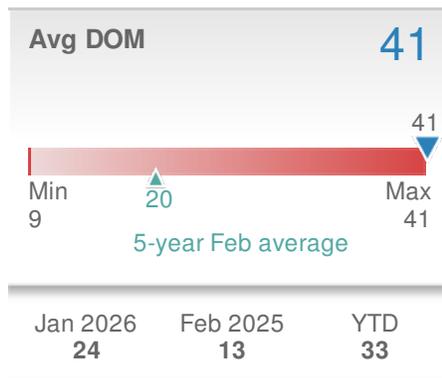
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for February was \$330,000, representing a decrease of 12.9% compared to last month and an increase of 10.9% from Feb 2025. The average days on market for units sold in February was 41 days, 109% above the 5-year February average of 20 days. There was a 46.2% month over month decrease in new contract activity with 7 New Pendings; a 38.5% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 8; and an 8.3% decrease in supply to 11 active units.

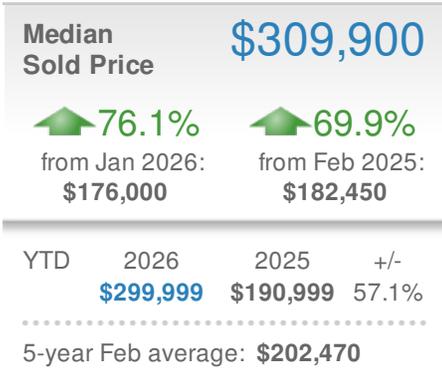
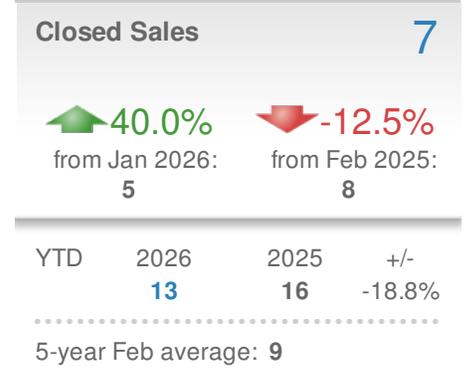
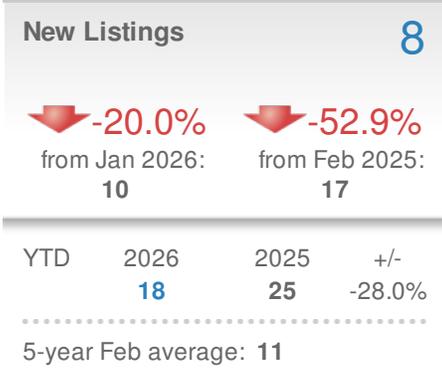
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 1.08 in January and a decrease from 1.20 in February 2025. The Contract Ratio is 68% lower than the 5-year February average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Chichester (Delaware, PA) - Attached

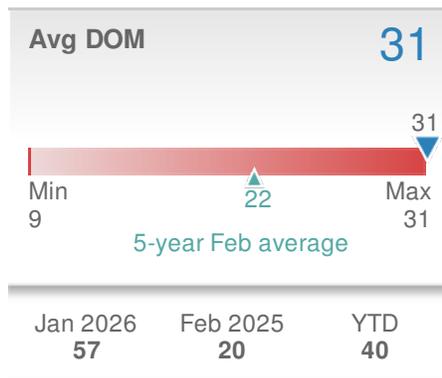
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for February was \$309,900, representing an increase of 76.1% compared to last month and an increase of 69.9% from Feb 2025. The average days on market for units sold in February was 31 days, 42% above the 5-year February average of 22 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 11; and a 9.5% decrease in supply to 19 active units.

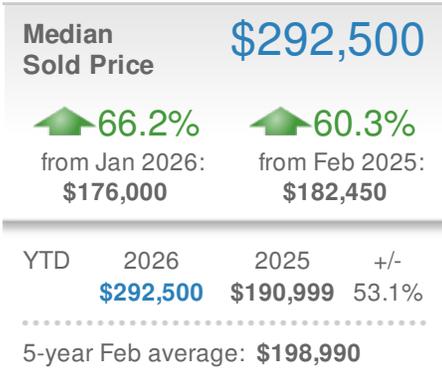
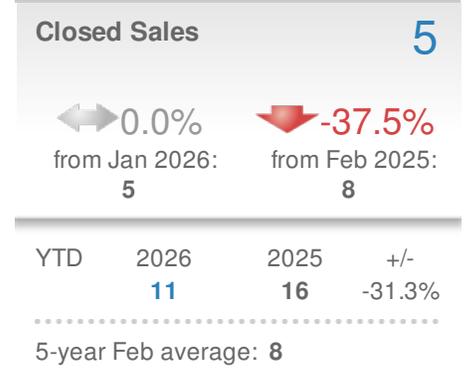
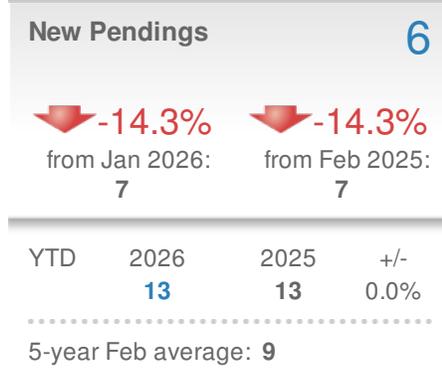
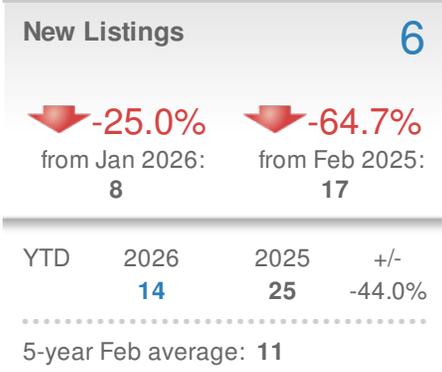
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.62 in January and an increase from 0.30 in February 2025. The Contract Ratio is 62% lower than the 5-year February average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Chichester (Delaware, PA) - Attached/Townhouse

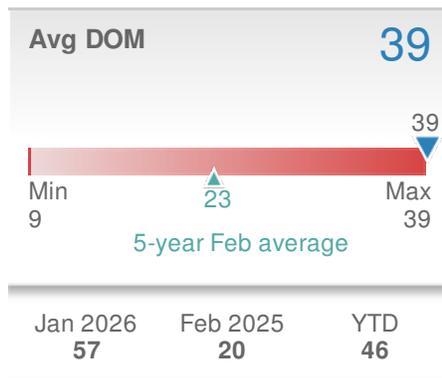
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$292,500, representing an increase of 66.2% compared to last month and an increase of 60.3% from Feb 2025. The average days on market for units sold in February was 39 days, 67% above the 5-year February average of 23 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 11; and a 20% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.55 in January and an increase from 0.30 in February 2025. The Contract Ratio is 53% lower than the 5-year February average of 1.45. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

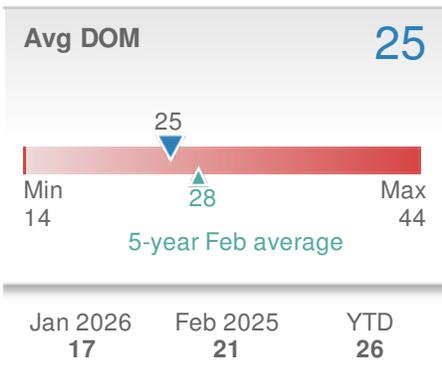
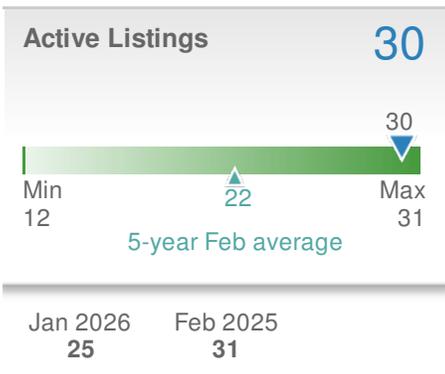
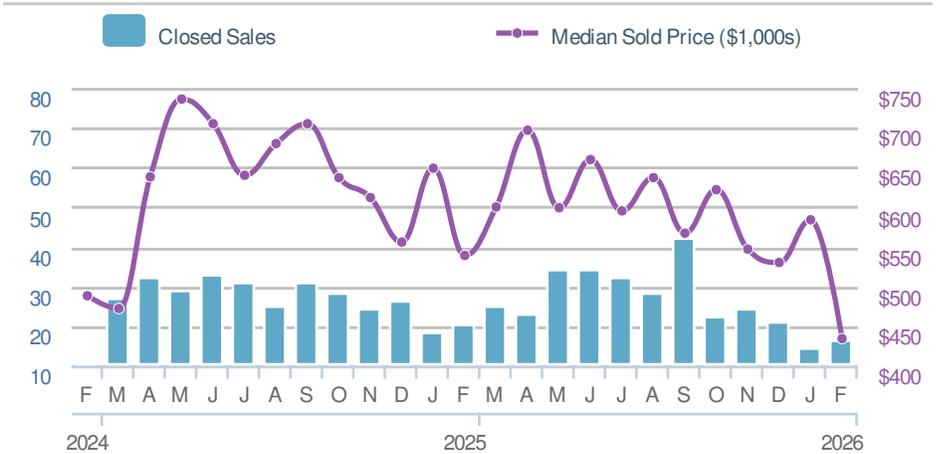
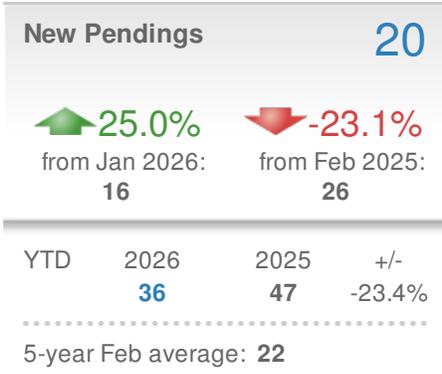
Local Market Insight

Garnet Valley (Delaware, PA)

February 2026

Garnet Valley (Delaware, PA)

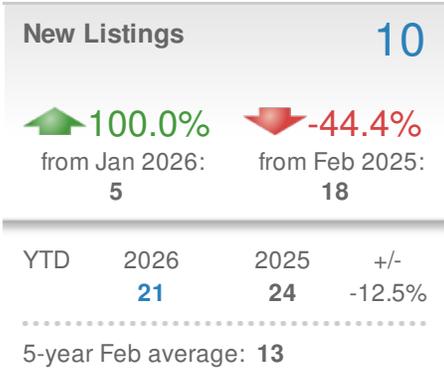
Email: ldavis@tcsr.realtor



February 2026

Garnet Valley (Delaware, PA) - Detached

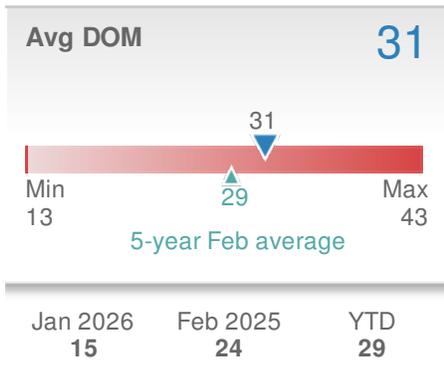
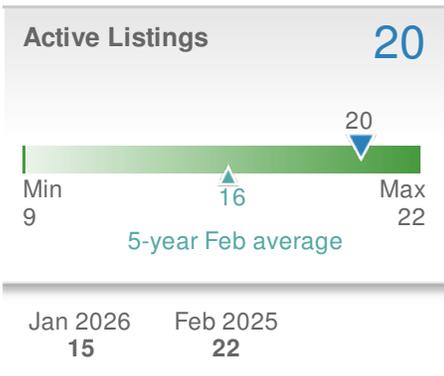
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for February was \$686,500, representing an increase of 4% compared to last month and a decrease of 14.7% from Feb 2025. The average days on market for units sold in February was 31 days, 8% above the 5-year February average of 29 days. There was a 66.7% month over month increase in new contract activity with 10 New Pendings; a 13.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 25; and a 33.3% increase in supply to 20 active units.

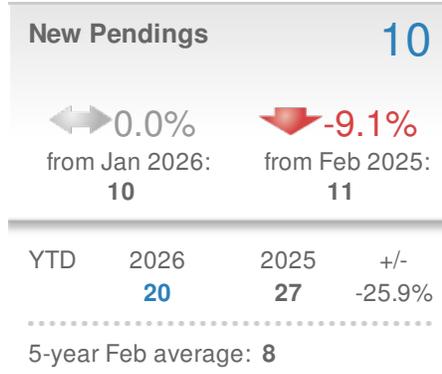
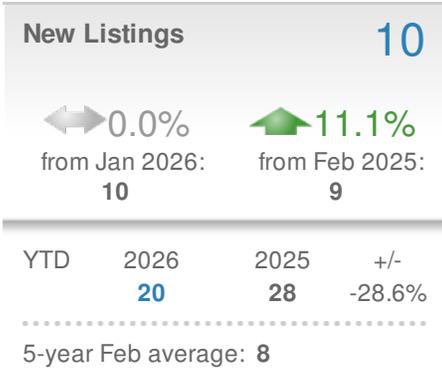
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.47 in January and an increase from 1.09 in February 2025. The Contract Ratio is 33% lower than the 5-year February average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Garnet Valley (Delaware, PA) - Attached

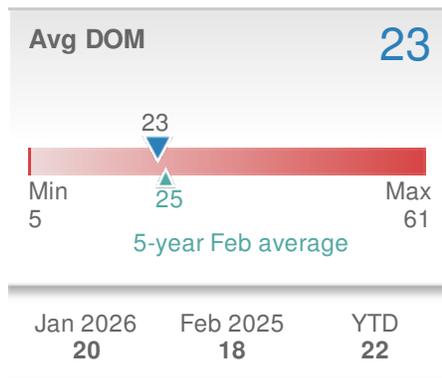
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for February was \$419,950, representing an increase of 3.7% compared to last month and an increase of 17.6% from Feb 2025. The average days on market for units sold in February was 23 days, 8% below the 5-year February average of 25 days. There was no month over month change in new contract activity with 10 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 17; and no change in supply with 10 active units.

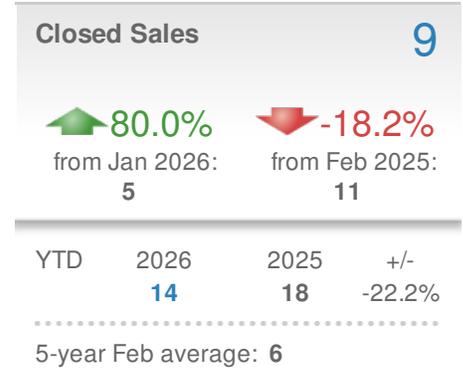
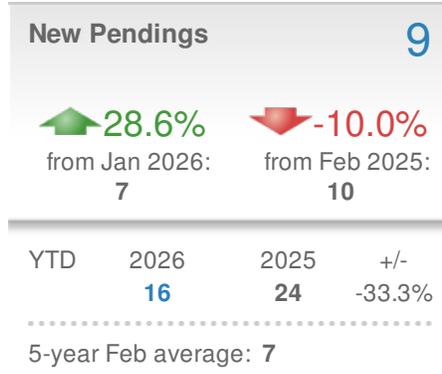
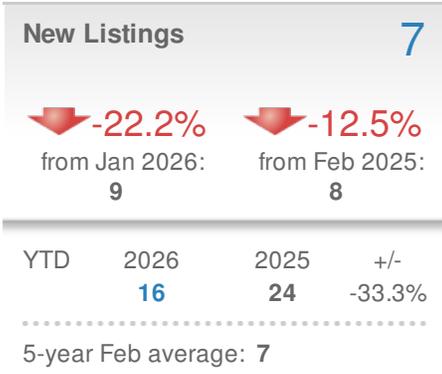
This activity resulted in a Contract Ratio of 1.70 pendings per active listing, down from 1.80 in January and a decrease from 3.00 in February 2025. The Contract Ratio is 38% lower than the 5-year February average of 2.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Garnet Valley (Delaware, PA) - Attached/Townhouse

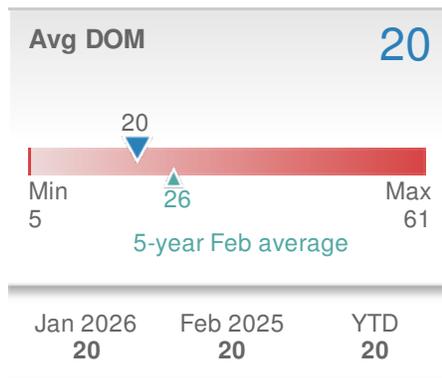
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$449,500, representing an increase of 11% compared to last month and an increase of 3.3% from Feb 2025. The average days on market for units sold in February was 20 days, 23% below the 5-year February average of 26 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 15; and a 22.2% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 2.14 pendings per active listing, up from 1.56 in January and a decrease from 3.25 in February 2025. The Contract Ratio is 21% lower than the 5-year February average of 2.71. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

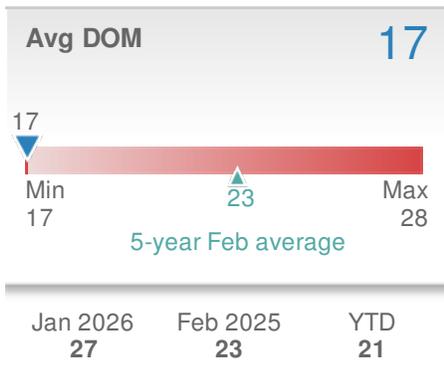
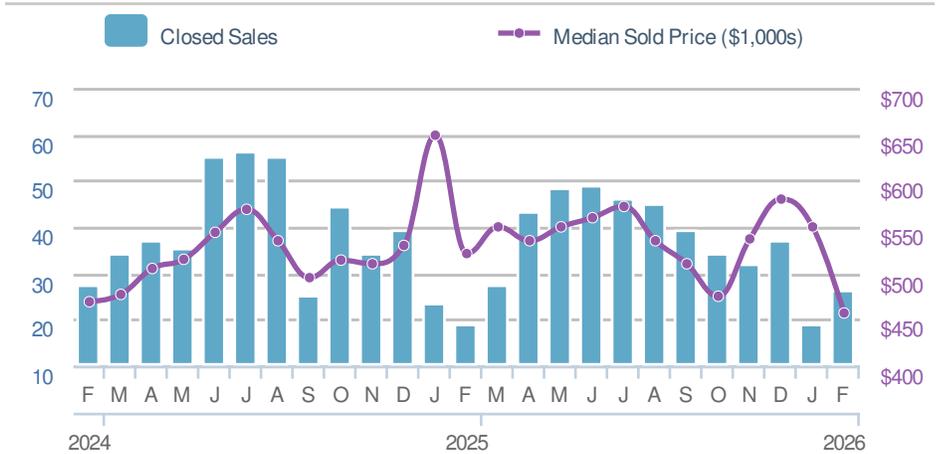
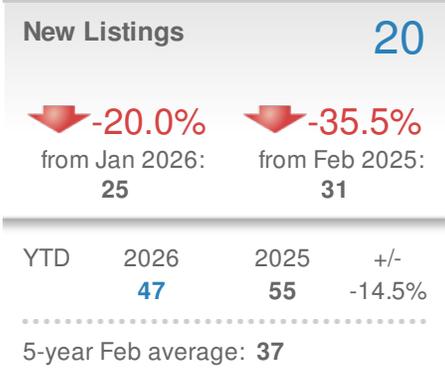
Local Market Insight

Haverford Township (Delaware, PA)

February 2026

Haverford Township (Delaware, PA)

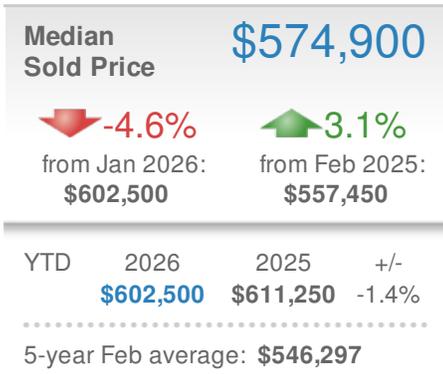
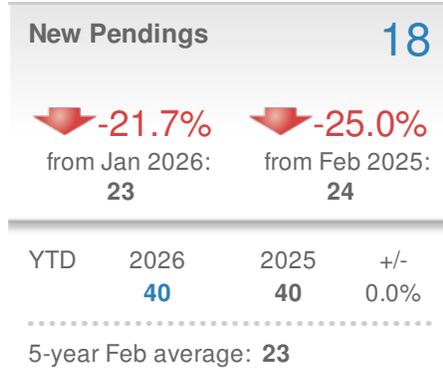
Email: ldavis@tcsr.realtor



February 2026

Haverford Township (Delaware, PA) - Detached

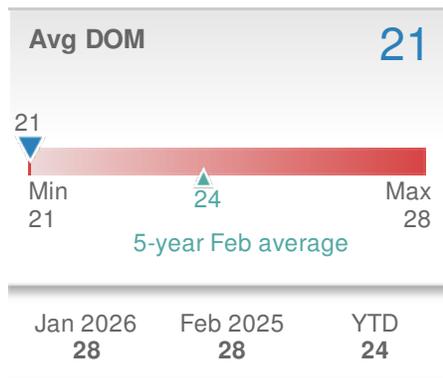
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for February was \$574,900, representing a decrease of 4.6% compared to last month and an increase of 3.1% from Feb 2025. The average days on market for units sold in February was 21 days, 13% below the 5-year February average of 24 days. There was a 21.7% month over month decrease in new contract activity with 18 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 28; and a 25% decrease in supply to 12 active units.

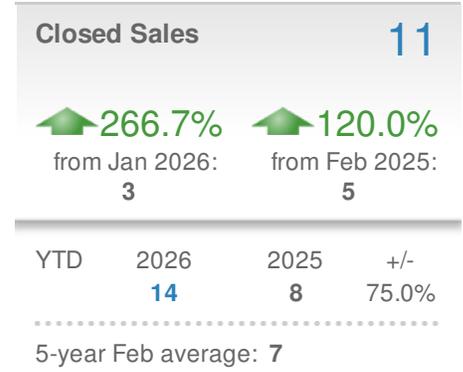
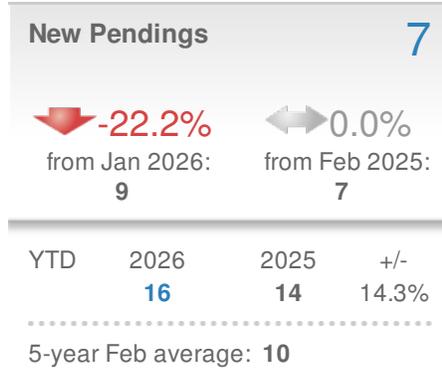
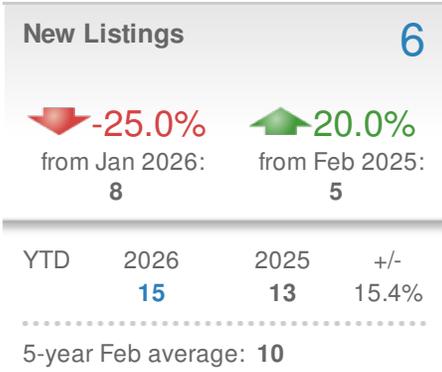
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 1.63 in January and an increase from 1.55 in February 2025. The Contract Ratio is 6% lower than the 5-year February average of 2.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Haverford Township (Delaware, PA) - Attached

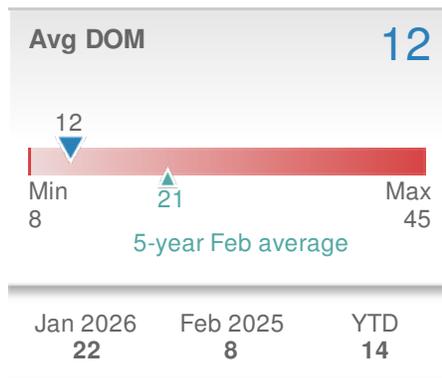
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for February was \$424,900, representing a decrease of 13.1% compared to last month and a decrease of 5.6% from Feb 2025. The average days on market for units sold in February was 12 days, 44% below the 5-year February average of 21 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 30.8% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 9; and a 20% increase in supply to 6 active units.

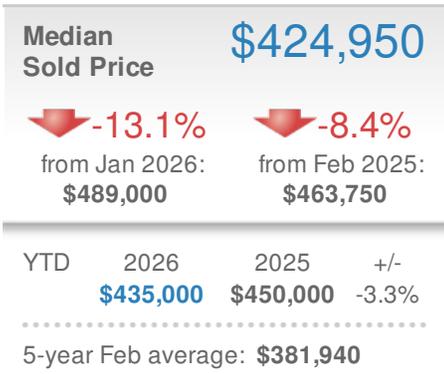
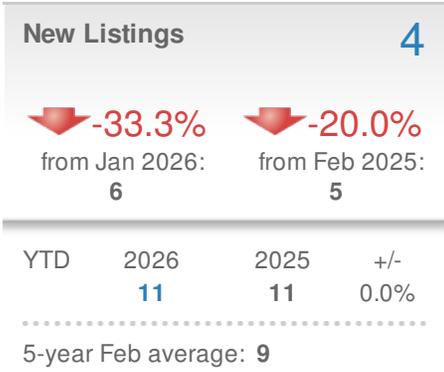
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.60 in January and a decrease from 4.00 in February 2025. The Contract Ratio is 64% lower than the 5-year February average of 4.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Haverford Township (Delaware, PA) - Attached/Townhouse

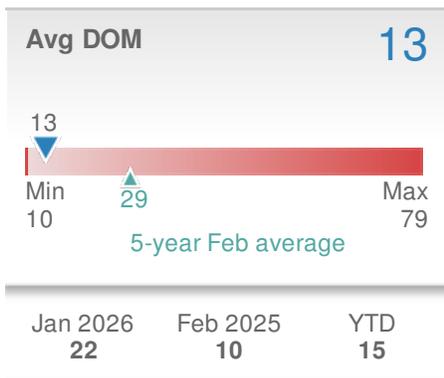
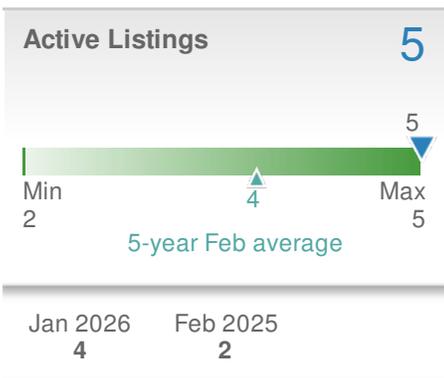
SE County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$424,950, representing a decrease of 13.1% compared to last month and a decrease of 8.4% from Feb 2025. The average days on market for units sold in February was 13 days, 55% below the 5-year February average of 29 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; a 41.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 7; and a 25% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 3.00 in January and a decrease from 4.00 in February 2025. The Contract Ratio is 64% lower than the 5-year February average of 3.88. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

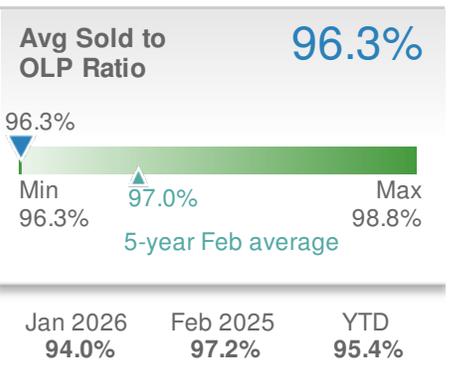
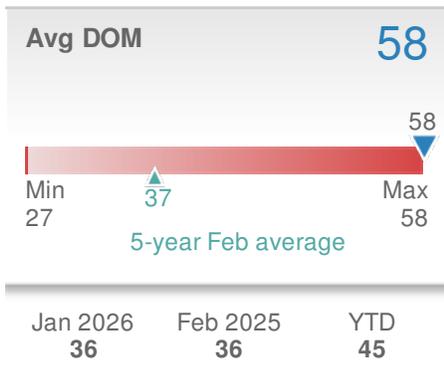
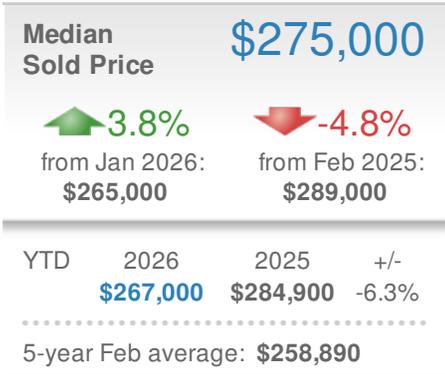
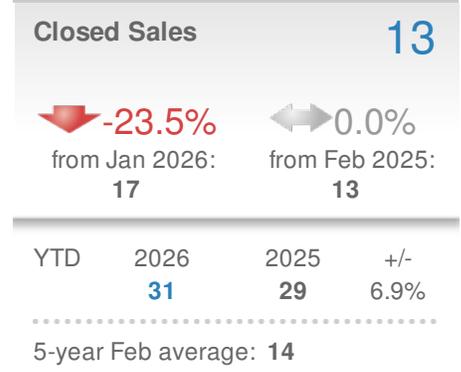
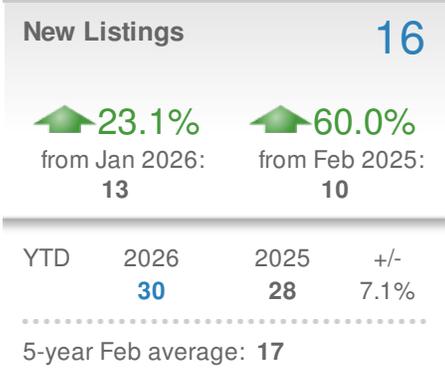
Local Market Insight

Interboro (Delaware, PA)

February 2026

Interboro (Delaware, PA)

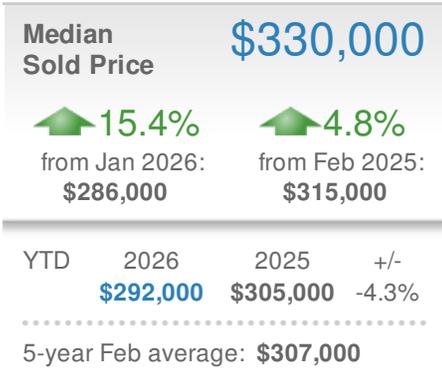
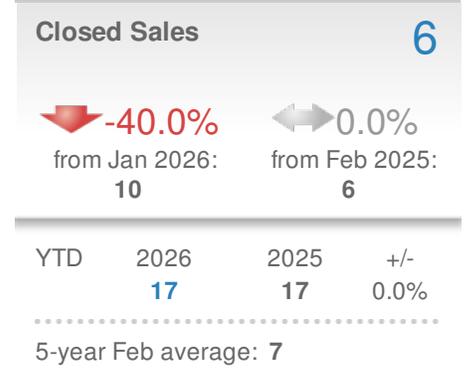
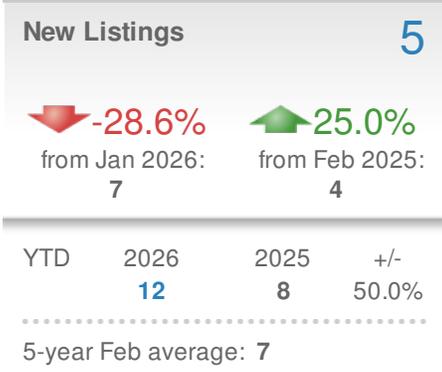
Email: ldavis@tcsr.realtor



February 2026

Interboro (Delaware, PA) - Detached

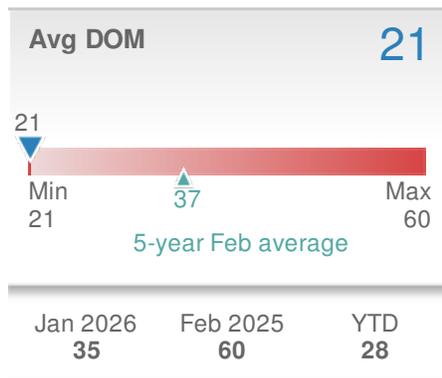
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for February was \$330,000, representing an increase of 15.4% compared to last month and an increase of 4.8% from Feb 2025. The average days on market for units sold in February was 21 days, 43% below the 5-year February average of 37 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 10; and a 50% decrease in supply to 2 active units.

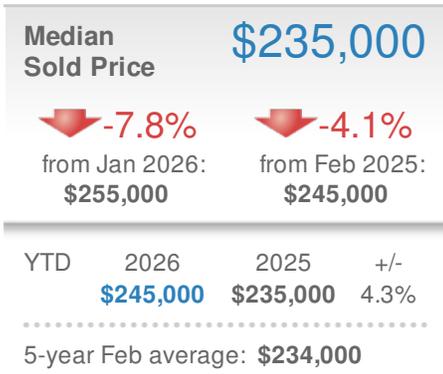
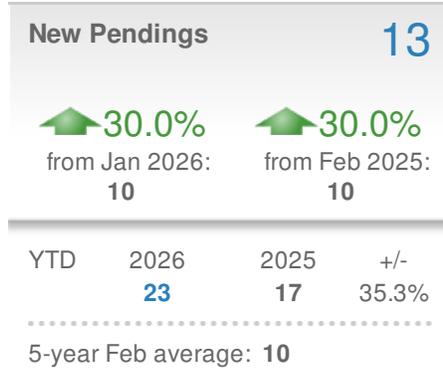
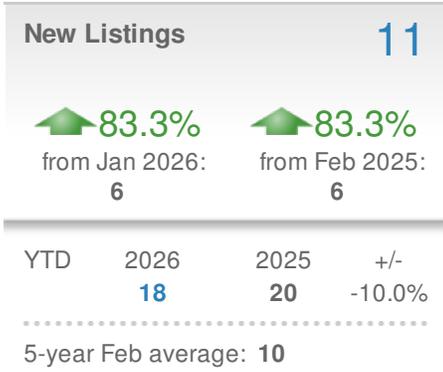
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 2.50 in January and an increase from 1.50 in February 2025. The Contract Ratio is 114% higher than the 5-year February average of 2.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Interboro (Delaware, PA) - Attached

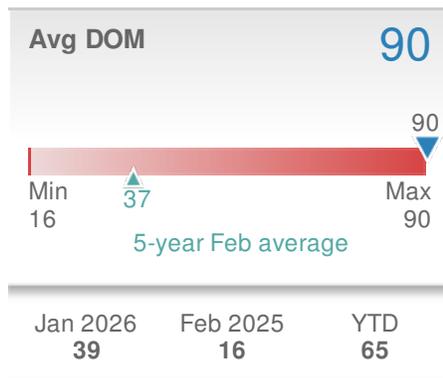
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for February was \$235,000, representing a decrease of 7.8% compared to last month and a decrease of 4.1% from Feb 2025. The average days on market for units sold in February was 90 days, 146% above the 5-year February average of 37 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 15; and a 7.7% decrease in supply to 12 active units.

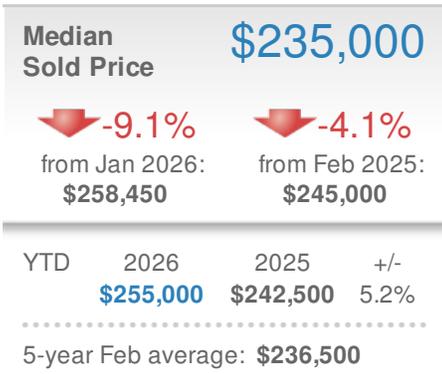
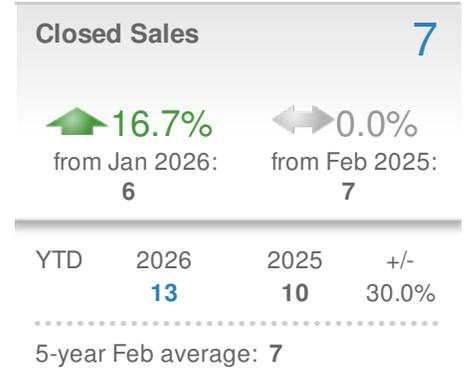
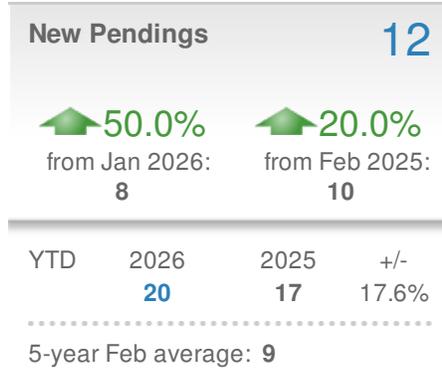
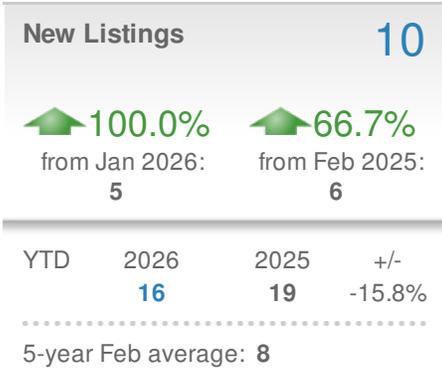
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 0.69 in January and an increase from 0.92 in February 2025. The Contract Ratio is 11% lower than the 5-year February average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Interboro (Delaware, PA) - Attached/Townhouse

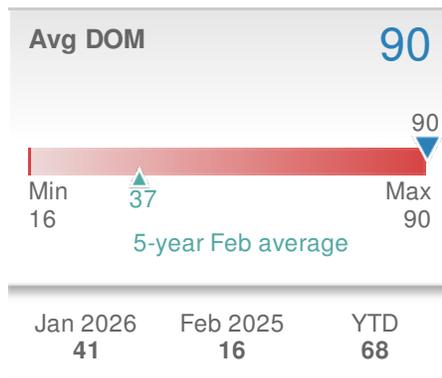
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$235,000, representing a decrease of 9.1% compared to last month and a decrease of 4.1% from Feb 2025. The average days on market for units sold in February was 90 days, 142% above the 5-year February average of 37 days. There was a 50% month over month increase in new contract activity with 12 New Pendings; a 71.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 12; and an 11.1% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.78 in January and an increase from 1.22 in February 2025. The Contract Ratio is 4% lower than the 5-year February 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

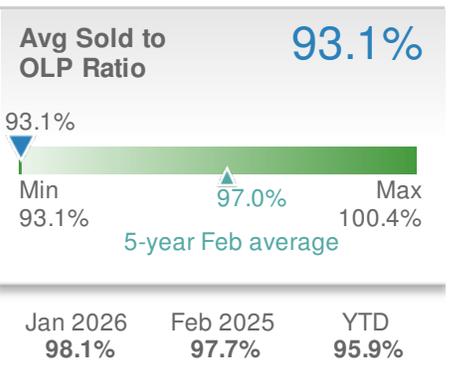
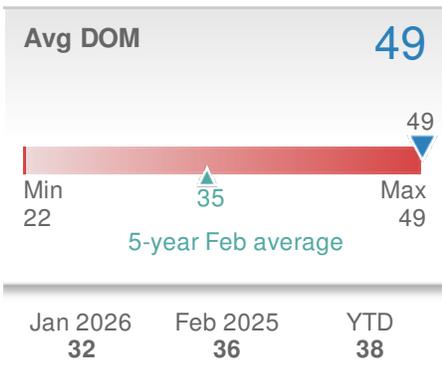
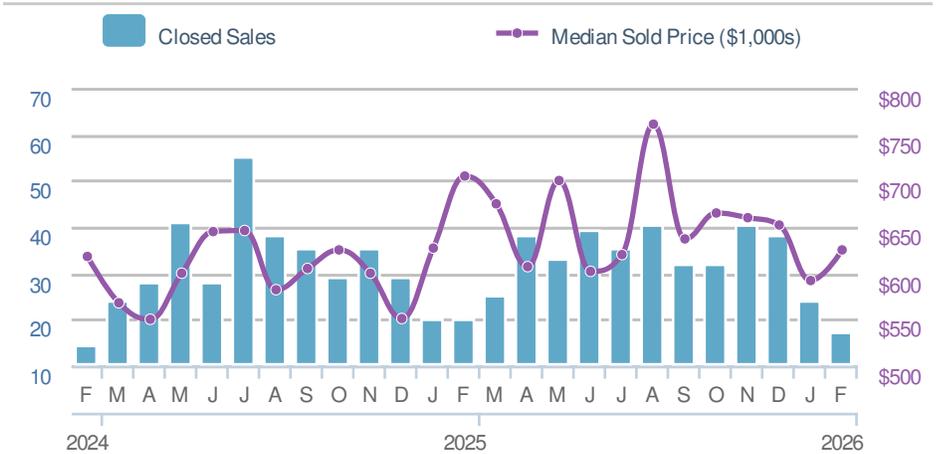
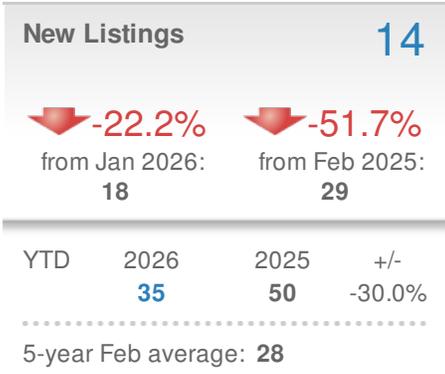
Local Market Insight

Marple Newtown (Delaware, PA)

February 2026

Marple Newtown (Delaware, PA)

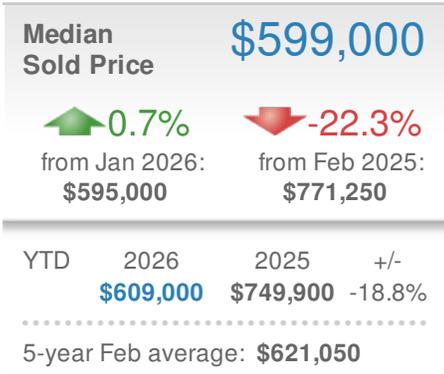
Email: ldavis@tcsr.realtor



February 2026

Marple Newtown (Delaware, PA) - Detached

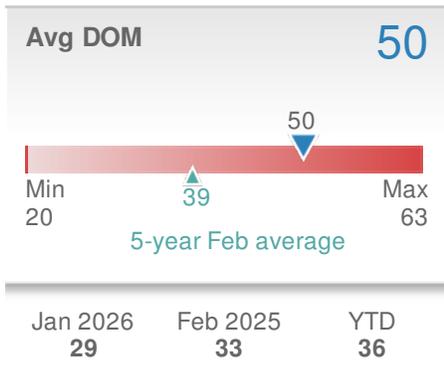
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for February was \$599,000, representing an increase of 0.7% compared to last month and a decrease of 22.3% from Feb 2025. The average days on market for units sold in February was 50 days, 30% above the 5-year February average of 39 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 26; and a 25% increase in supply to 20 active units.

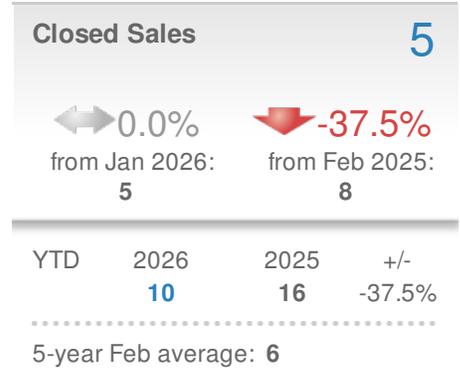
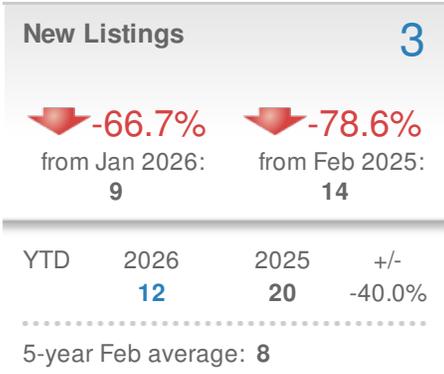
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, down from 1.88 in January and a decrease from 1.62 in February 2025. The Contract Ratio is 16% lower than the 5-year February average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Marple Newtown (Delaware, PA) - Attached

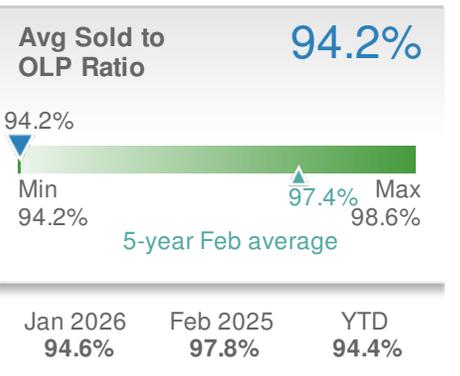
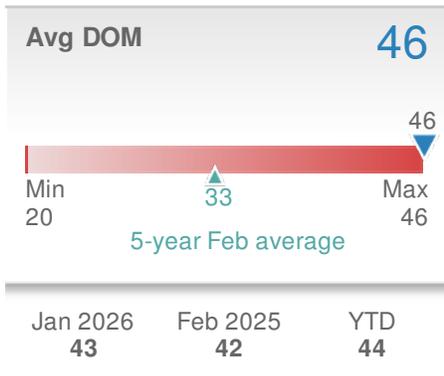
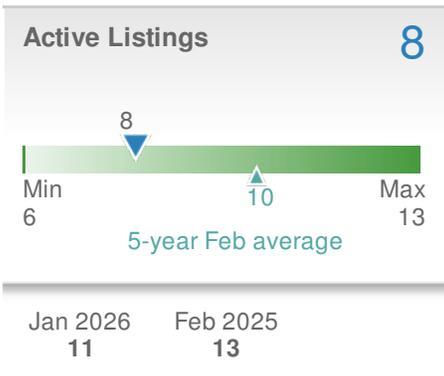
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for February was \$630,000, representing an increase of 6.8% compared to last month and an increase of 67.6% from Feb 2025. The average days on market for units sold in February was 46 days, 41% above the 5-year February average of 33 days. There was a 14.3% month over month increase in new contract activity with 8 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 12; and a 27.3% decrease in supply to 8 active units.

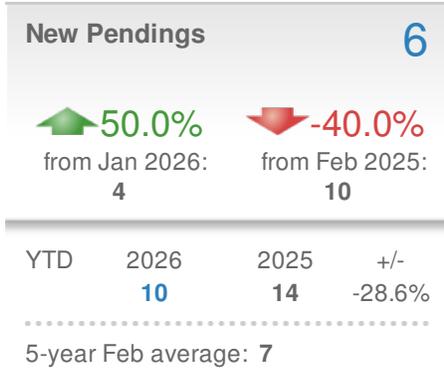
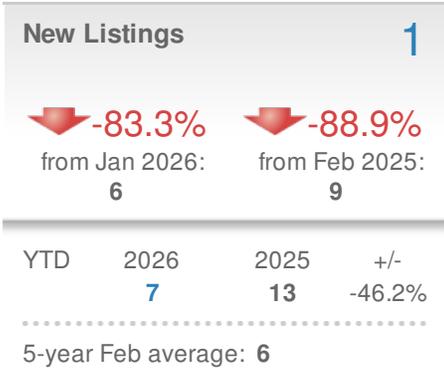
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.00 in January and a decrease from 1.85 in February 2025. The Contract Ratio is 26% lower than the 5-year February average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Marple Newtown (Delaware, PA) - Attached/Townhouse

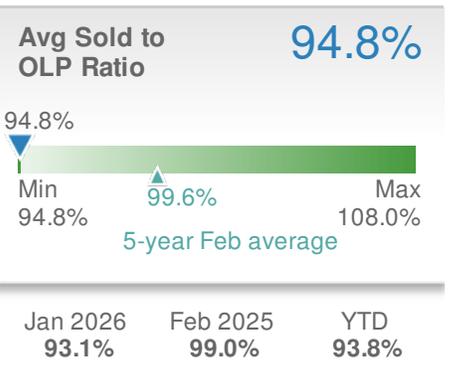
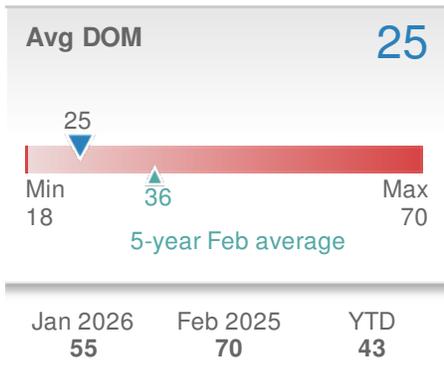
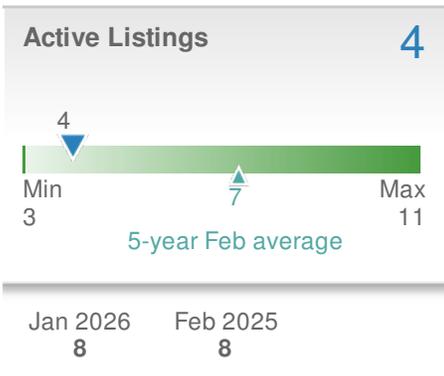
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$972,500, representing an increase of 78.4% compared to last month and a decrease of 20.6% from Feb 2025. The average days on market for units sold in February was 25 days, 30% below the 5-year February average of 36 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 9; and a 50% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 2.25 pendings per active listing, up from 0.75 in January and a decrease from 2.63 in February 2025. The Contract Ratio is 14% lower than the 5-year February average of 2.62. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

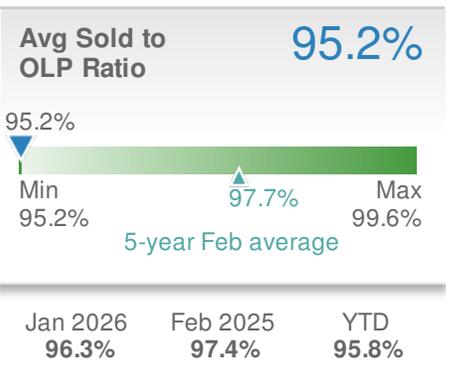
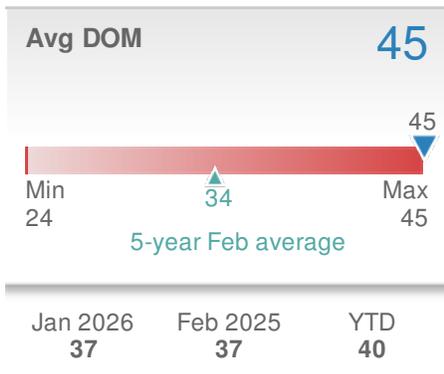
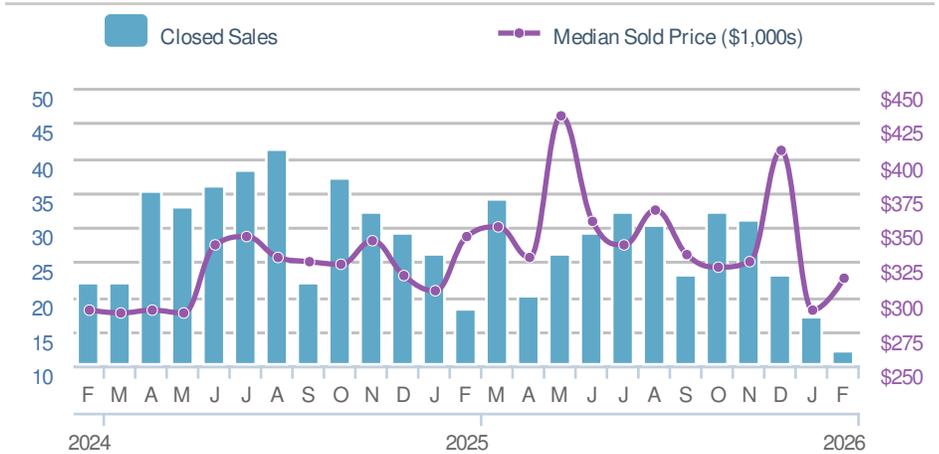
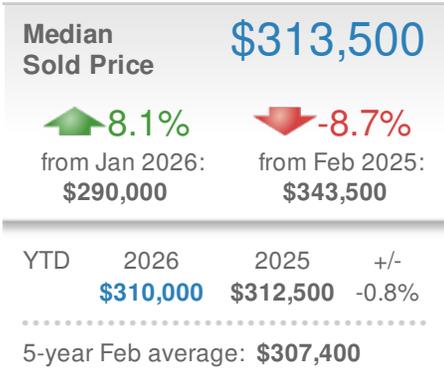
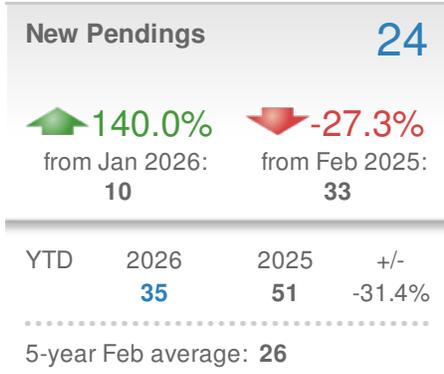
Local Market Insight

Penn-Delco (Delaware, PA)

February 2026

Penn-Delco (Delaware, PA)

Email: ldavis@tcsr.realtor



February 2026

Penn-Delco (Delaware, PA) - Detached

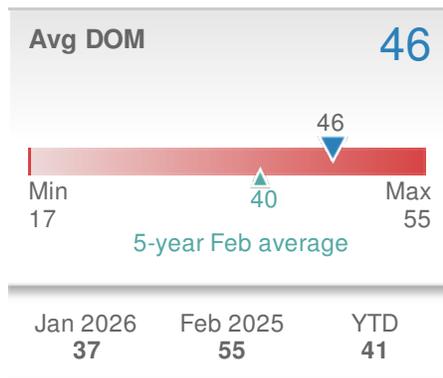
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for February was \$410,000, representing an increase of 7.9% compared to last month and an increase of 9.6% from Feb 2025. The average days on market for units sold in February was 46 days, 16% above the 5-year February average of 40 days. There was a 157.1% month over month increase in new contract activity with 18 New Pendings; a 171.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 19; and a 22.2% decrease in supply to 14 active units.

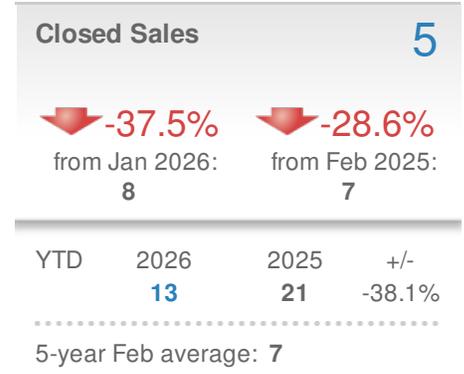
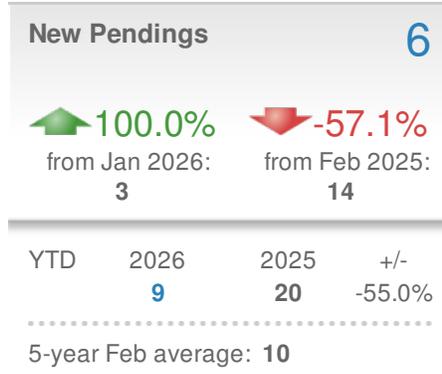
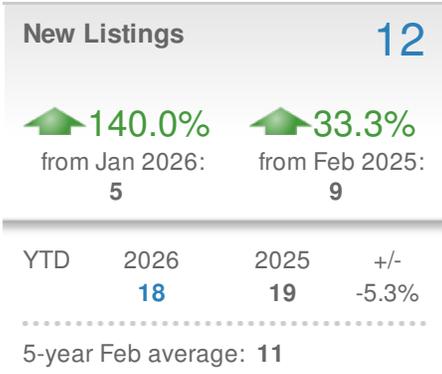
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 0.39 in January and a decrease from 1.38 in February 2025. The Contract Ratio is 48% lower than the 5-year February average of 2.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Penn-Delco (Delaware, PA) - Attached

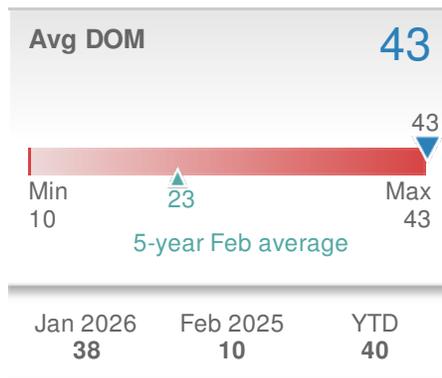
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for February was \$303,300, representing an increase of 36.3% compared to last month and a decrease of 2.2% from Feb 2025. The average days on market for units sold in February was 43 days, 89% above the 5-year February average of 23 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 8; and a 50% increase in supply to 15 active units.

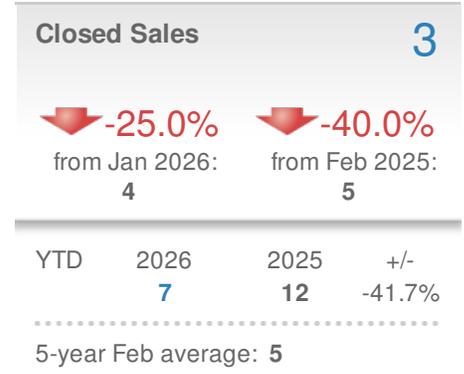
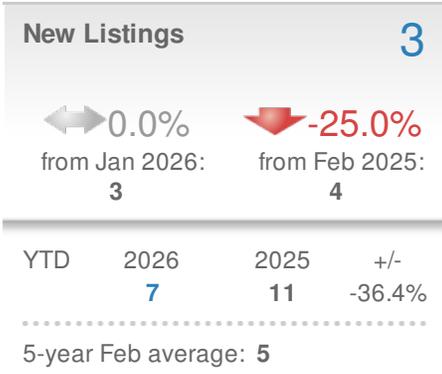
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.60 in January and a decrease from 1.75 in February 2025. The Contract Ratio is 79% lower than the 5-year February average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Penn-Delco (Delaware, PA) - Attached/Townhouse

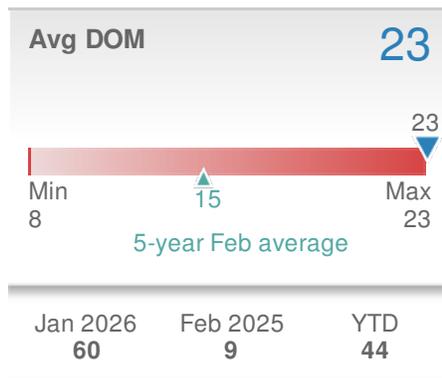
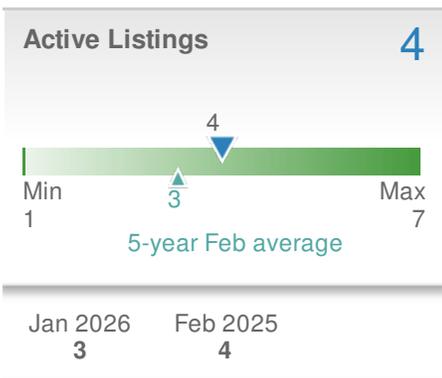
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$317,000, representing an increase of 20.7% compared to last month and no change from Feb 2025. The average days on market for units sold in February was 23 days, 55% above the 5-year February average of 15 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) 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 January and a decrease from 1.75 in February 2025. The Contract Ratio is 75% lower than the 5-year February average of 4.01. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

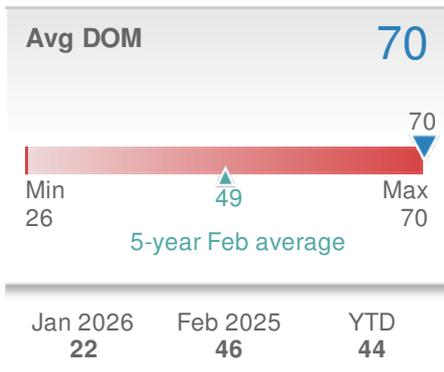
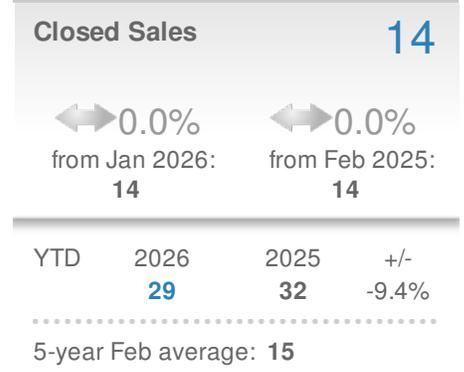
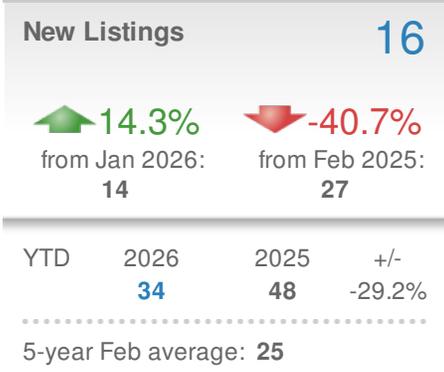
Local Market Insight

Radnor Township (Delaware, PA)

February 2026

Radnor Township (Delaware, PA)

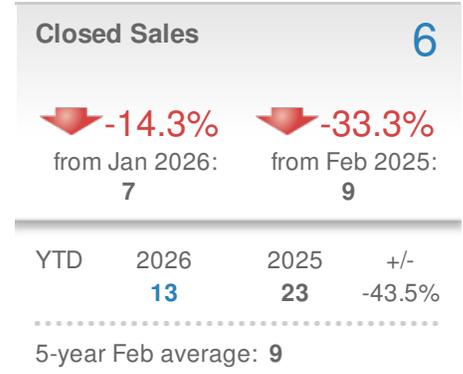
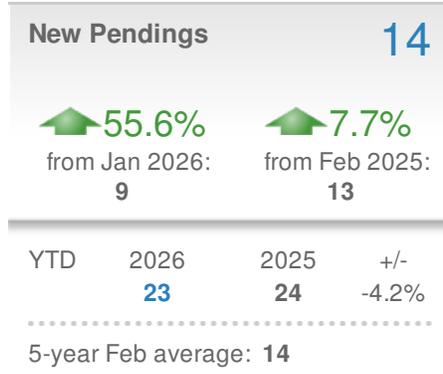
Email: ldavis@tcsr.realtor



February 2026

Radnor Township (Delaware, PA) - Detached

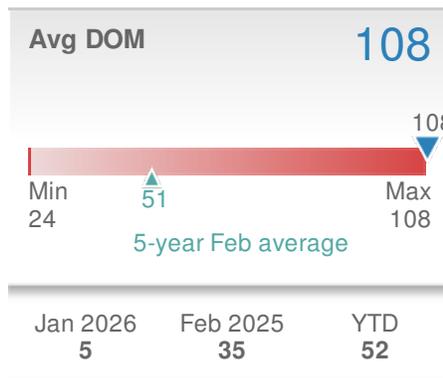
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for February was \$1,300,000, representing a decrease of 7.1% compared to last month and an increase of 4.8% from Feb 2025. The average days on market for units sold in February was 108 days, 112% above the 5-year February average of 51 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from January) to 18; and a 16.7% increase in supply to 14 active units.

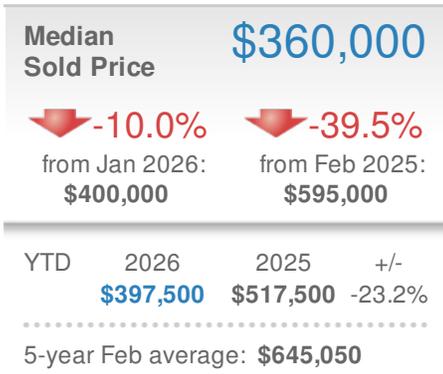
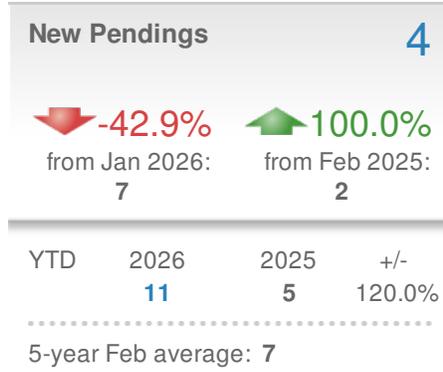
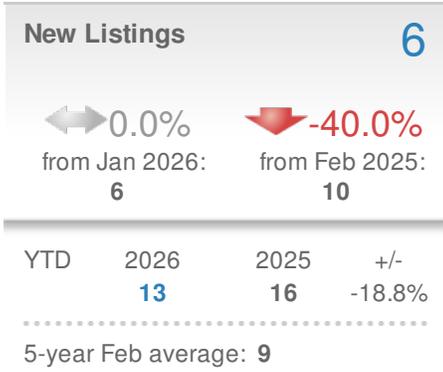
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.83 in January and an increase from 1.13 in February 2025. The Contract Ratio is 5% higher than the 5-year February average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Radnor Township (Delaware, PA) - Attached

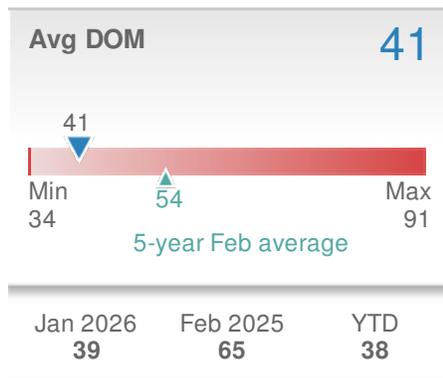
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for February was \$360,000, representing a decrease of 10% compared to last month and a decrease of 39.5% from Feb 2025. The average days on market for units sold in February was 41 days, 24% below the 5-year February average of 54 days. There was a 42.9% month over month decrease in new contract activity with 4 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 4; and a 37.5% increase in supply to 11 active units.

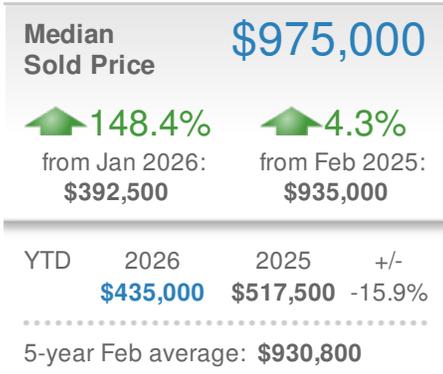
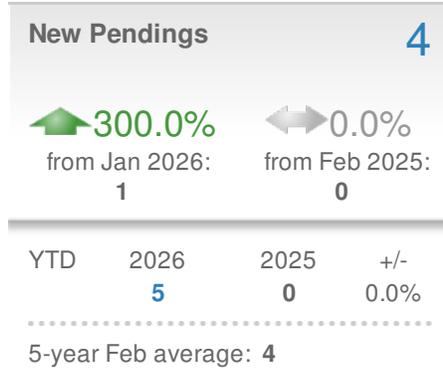
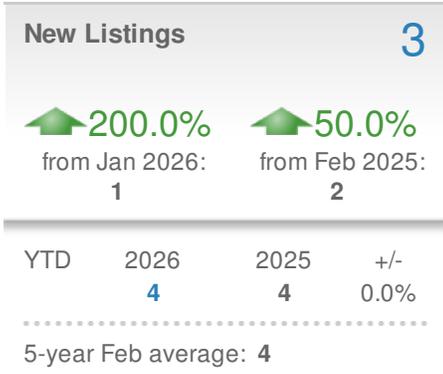
This activity resulted in a Contract Ratio of 0.36 pendings per active listing, down from 1.00 in January and an increase from 0.14 in February 2025. The Contract Ratio is 73% lower than the 5-year February average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Radnor Township (Delaware, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

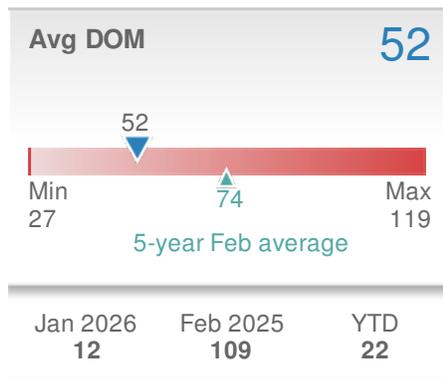
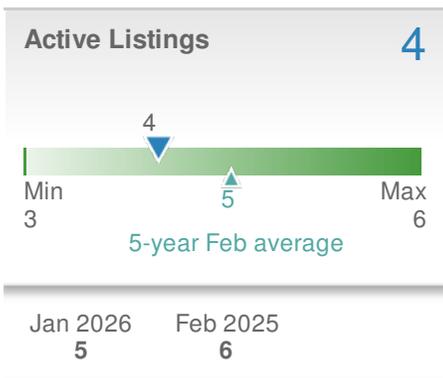
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$975,000, representing an increase of 148.4% compared to last month and an increase of 4.3% from Feb 2025. The average days on market for units sold in February was 52 days, 30% below the 5-year February average of 74 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from January) to 3; and a 20% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.20 in January and an increase from 0.00 in February 2025. The Contract Ratio is 46% lower than the 5-year February average of 1.38. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

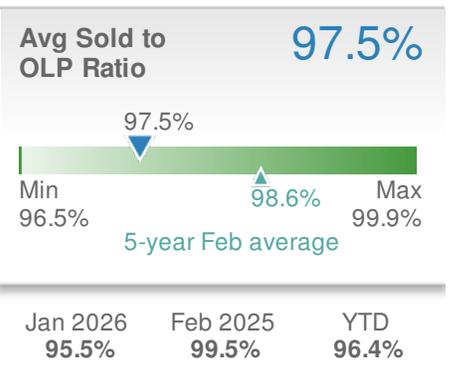
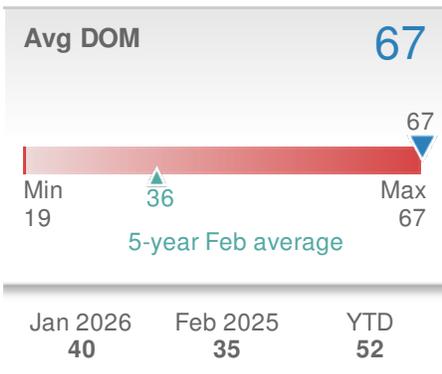
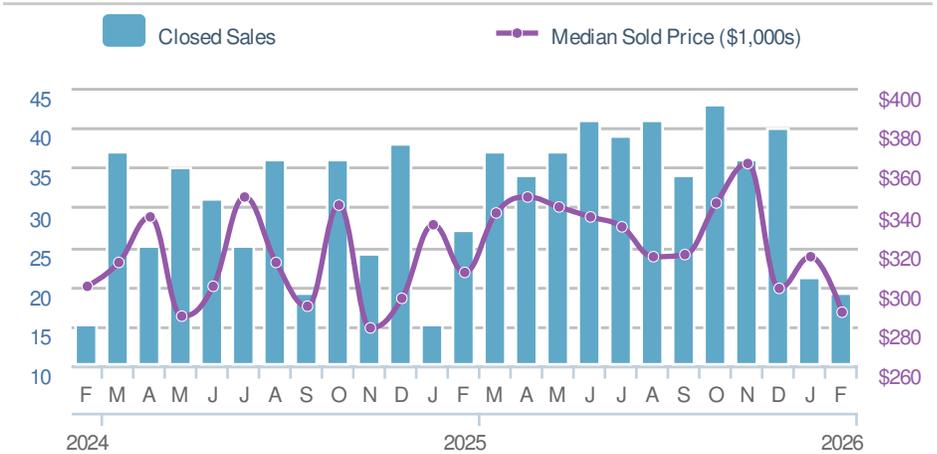
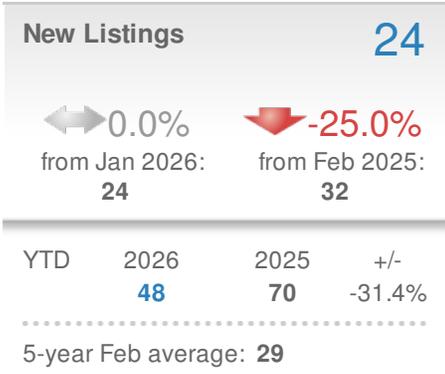
Local Market Insight

Ridley (Delaware, PA)

February 2026

Ridley (Delaware, PA)

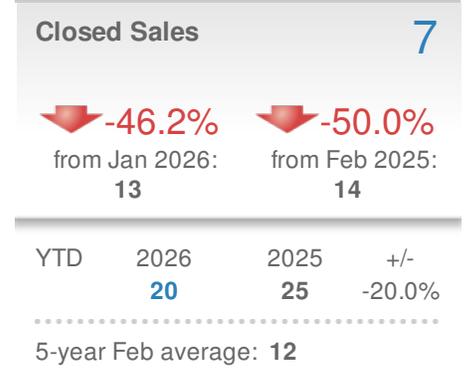
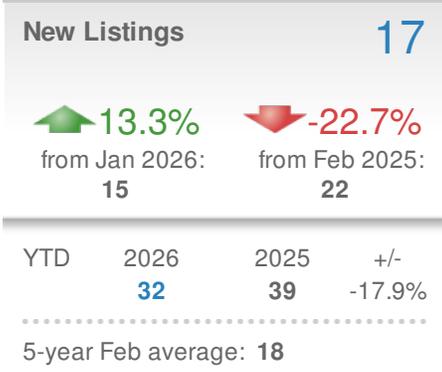
Email: ldavis@tcsr.realtor



February 2026

Ridley (Delaware, PA) - Detached

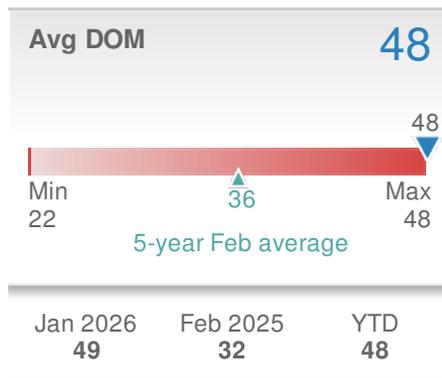
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for February was \$400,000, representing an increase of 8.1% compared to last month and an increase of 11.9% from Feb 2025. The average days on market for units sold in February was 48 days, 33% above the 5-year February average of 36 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 18; and a 23.5% increase in supply to 21 active units.

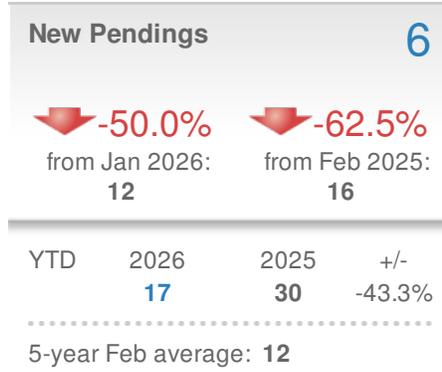
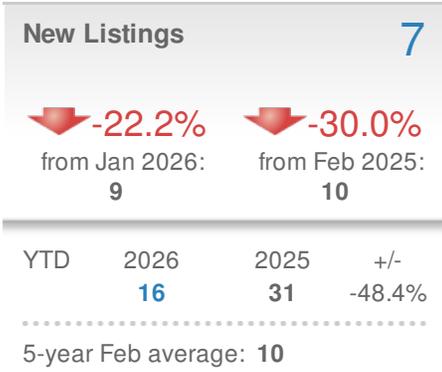
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.71 in January and a decrease from 1.16 in February 2025. The Contract Ratio is 63% lower than the 5-year February average of 2.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Ridley (Delaware, PA) - Attached

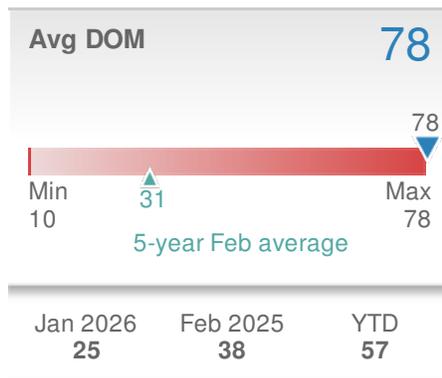
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for February was \$272,499, representing a decrease of 1.4% compared to last month and a decrease of 2.7% from Feb 2025. The average days on market for units sold in February was 78 days, 148% above the 5-year February average of 31 days. There was a 50% month over month decrease in new contract activity with 6 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 7; and a 37.5% increase in supply to 11 active units.

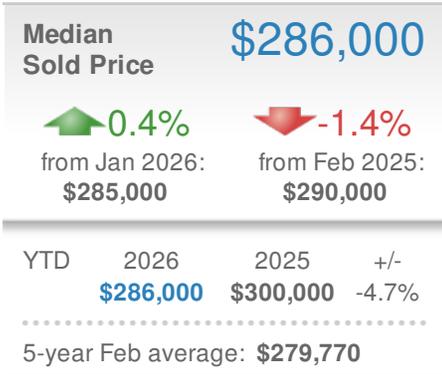
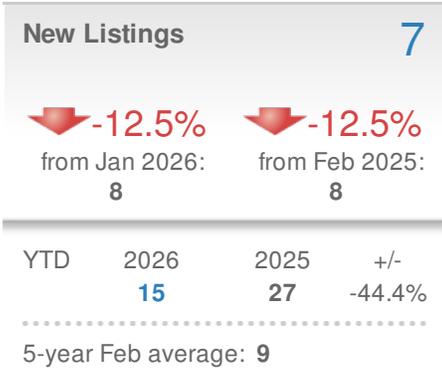
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 1.75 in January and a decrease from 1.06 in February 2025. The Contract Ratio is 67% lower than the 5-year February average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Ridley (Delaware, PA) - Attached/Townhouse

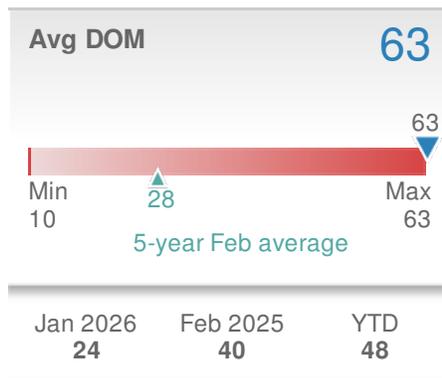
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$286,000, representing an increase of 0.4% compared to last month and a decrease of 1.4% from Feb 2025. The average days on market for units sold in February was 63 days, 127% above the 5-year February average of 28 days. There was a 40% month over month decrease in new contract activity with 6 New Pendings; a 45.5% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 6; and a 42.9% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.57 in January and a decrease from 1.31 in February 2025. The Contract Ratio is 69% lower than the 5-year February average of 1.92. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

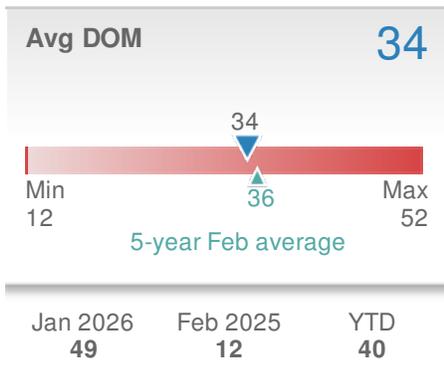
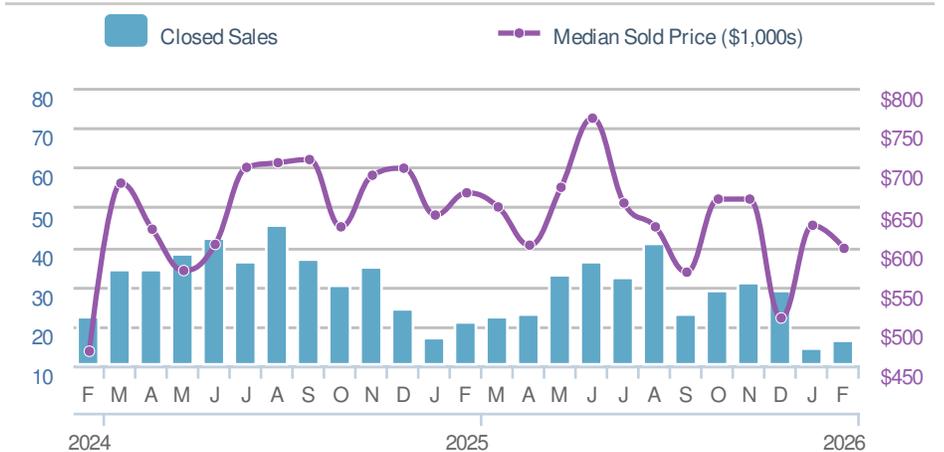
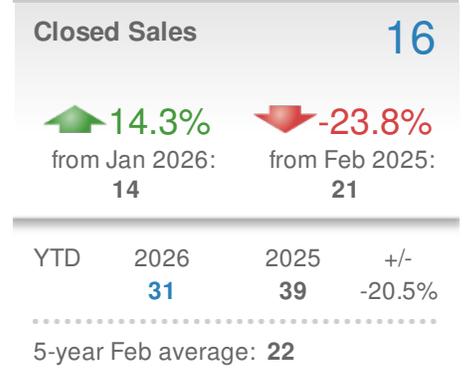
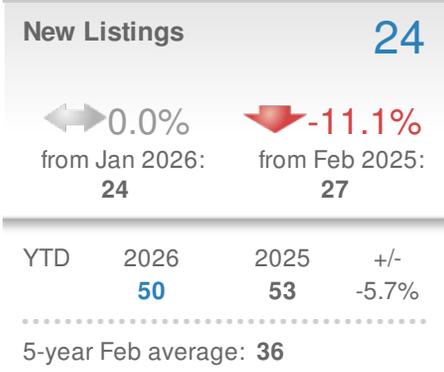
Local Market Insight

Rose Tree Media (Delaware, PA)

February 2026

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor



February 2026

Rose Tree Media (Delaware, PA) - Detached

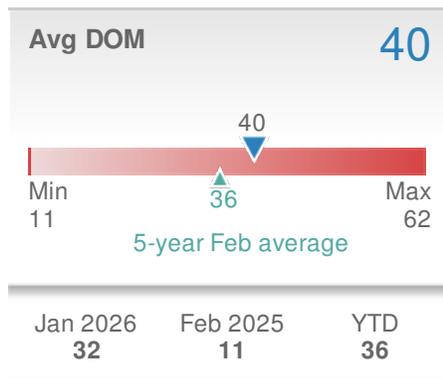
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for February was \$649,000, representing a decrease of 45% compared to last month and an increase of 21.1% from Feb 2025. The average days on market for units sold in February was 40 days, 11% above the 5-year February average of 36 days. There was a 28.6% month over month increase in new contract activity with 18 New Pendings; a 20.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 29; and a 3% decrease in supply to 32 active units.

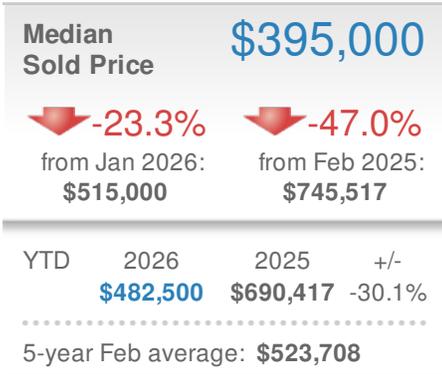
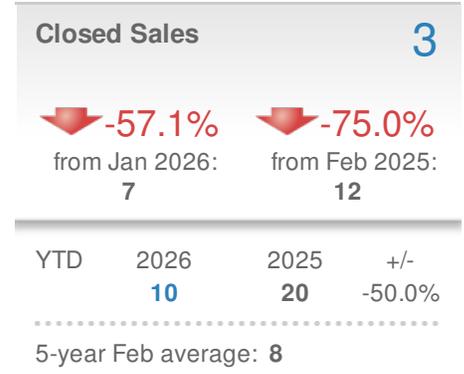
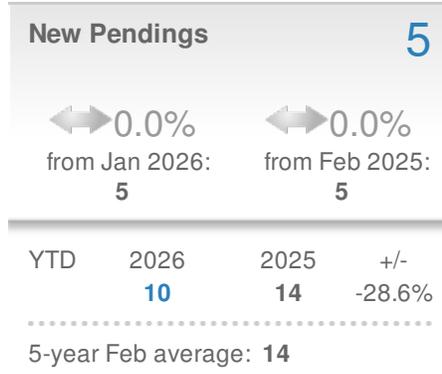
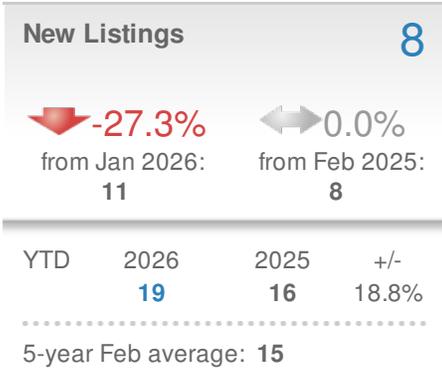
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.73 in January and an increase from 0.74 in February 2025. The Contract Ratio is 15% lower than the 5-year February average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Rose Tree Media (Delaware, PA) - Attached

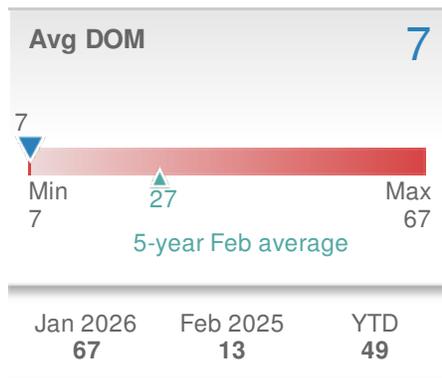
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for February was \$395,000, representing a decrease of 23.3% compared to last month and a decrease of 47% from Feb 2025. The average days on market for units sold in February was 7 days, 75% below the 5-year February average of 27 days. There was no month over month change in new contract activity with 5 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from January) to 7; and a 33.3% increase in supply to 16 active units.

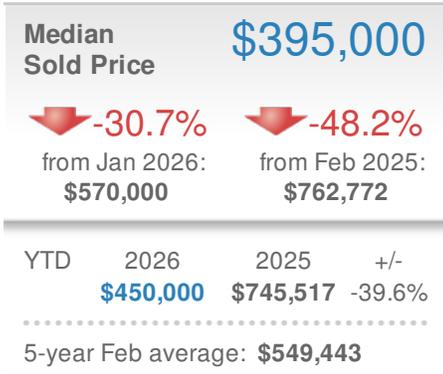
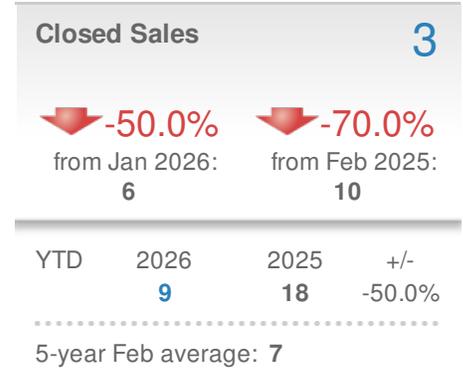
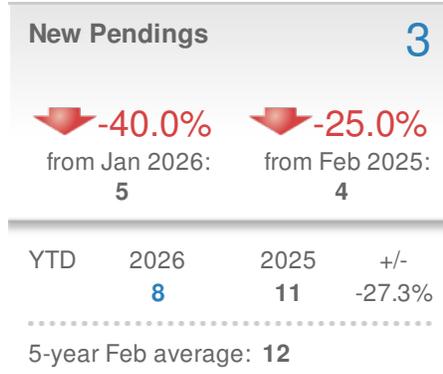
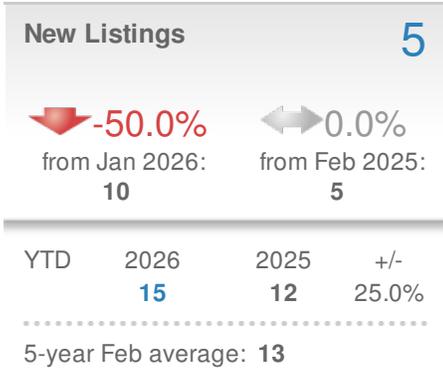
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, up from 0.42 in January and a decrease from 0.64 in February 2025. The Contract Ratio is 86% lower than the 5-year February average of 3.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

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

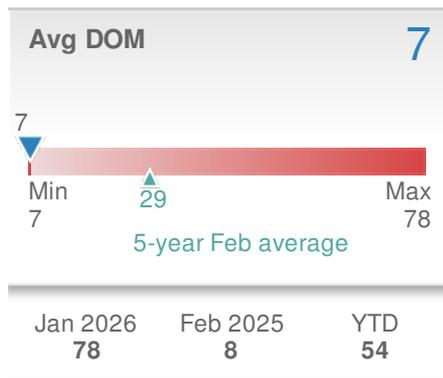
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$395,000, representing a decrease of 30.7% compared to last month and a decrease of 48.2% from Feb 2025. The average days on market for units sold in February was 7 days, 76% below the 5-year February average of 29 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 4; and a 30% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 0.31 pendings per active listing, down from 0.40 in January and a decrease from 0.75 in February 2025. The Contract Ratio is 90% lower than the 5-year February average of 3.21. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

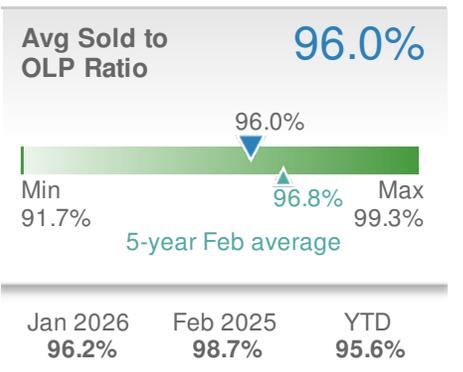
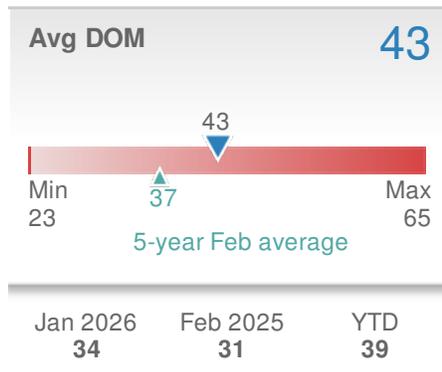
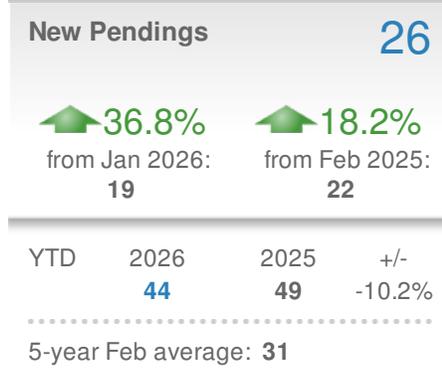
Local Market Insight

Southeast Delco (Delaware, PA)

February 2026

Southeast Delco (Delaware, PA)

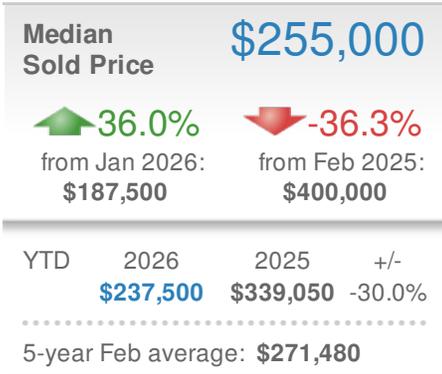
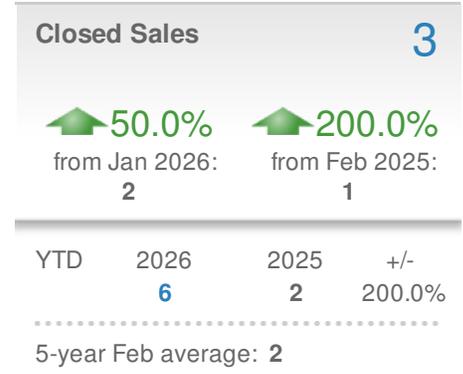
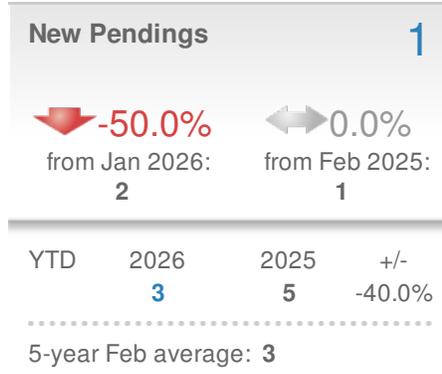
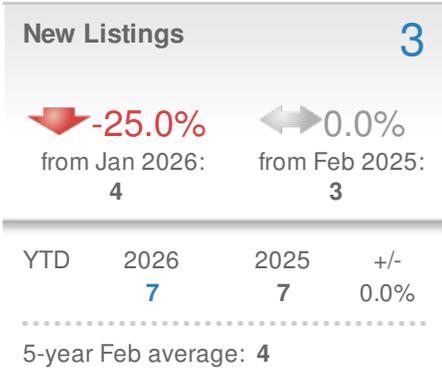
Email: ldavis@tcsr.realtor



February 2026

Southeast Delco (Delaware, PA) - Detached

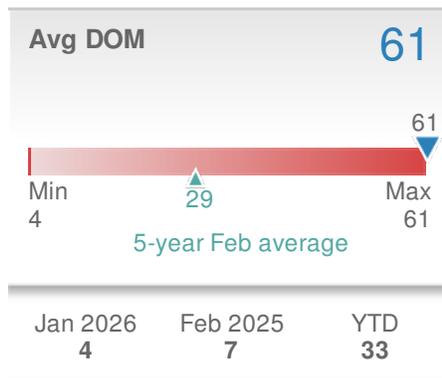
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for February was \$255,000, representing an increase of 36% compared to last month and a decrease of 36.3% from Feb 2025. The average days on market for units sold in February was 61 days, 113% above the 5-year February average of 29 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 3; and a 33.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.67 in January and a decrease from 0.71 in February 2025. The Contract Ratio is 52% lower than the 5-year February average of 1.03. 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.



February 2026

Southeast Delco (Delaware, PA) - Attached

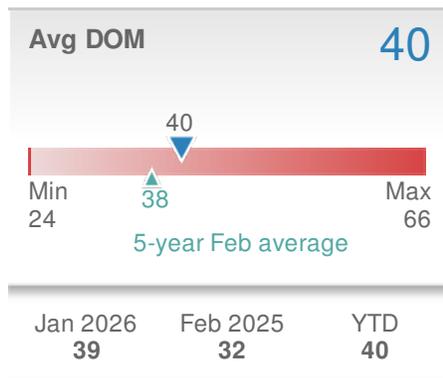
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for February was \$235,000, representing an increase of 17.5% compared to last month and an increase of 11.9% from Feb 2025. The average days on market for units sold in February was 40 days, 6% above the 5-year February average of 38 days. There was a 47.1% month over month increase in new contract activity with 25 New Pendings; a 14.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 31; and a 14.3% decrease in supply to 24 active units.

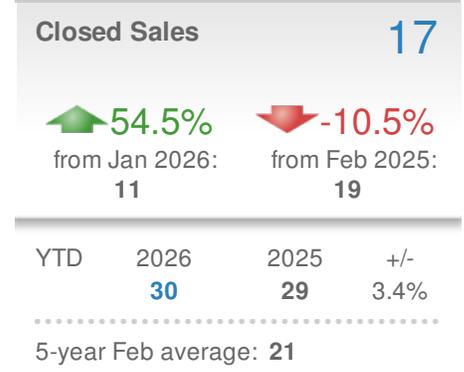
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.96 in January and an increase from 0.86 in February 2025. The Contract Ratio is 16% lower than the 5-year February average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Southeast Delco (Delaware, PA) - Attached/Townhouse

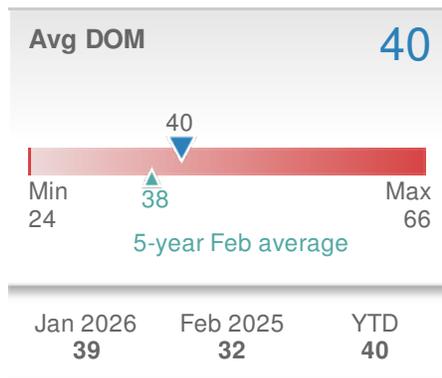
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$235,000, representing an increase of 17.5% compared to last month and an increase of 11.9% from Feb 2025. The average days on market for units sold in February was 40 days, 6% above the 5-year February average of 38 days. There was a 47.1% month over month increase in new contract activity with 25 New Pendings; a 14.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 31; and a 14.3% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.96 in January and an increase from 0.86 in February 2025. The Contract Ratio is 16% lower than the 5-year February average of 1.54. 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.



February 2026

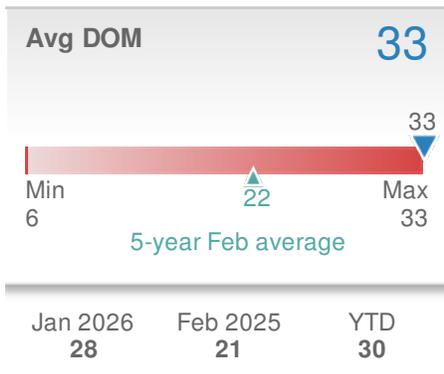
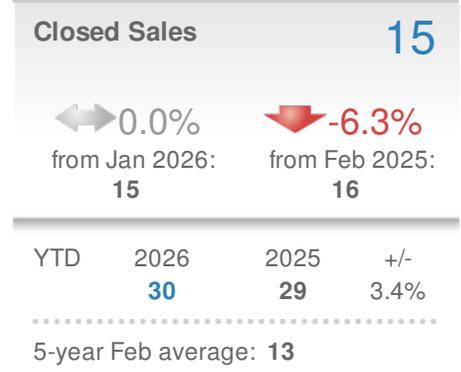
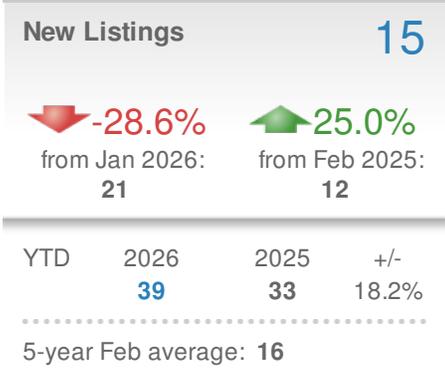
All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Springfield (Delaware, PA)

February 2026
Springfield (Delaware, PA)

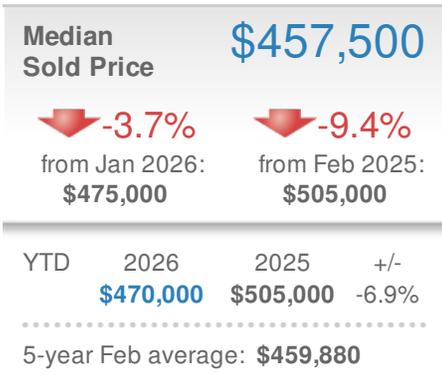
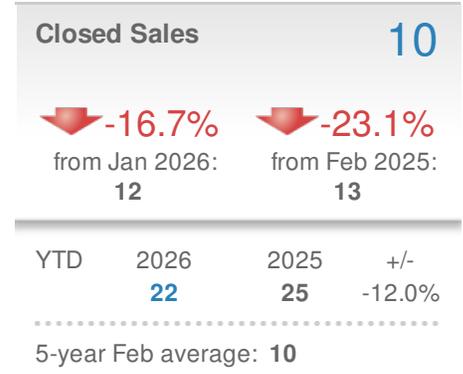
Email: ldavis@tcsr.realtor



February 2026

Springfield (Delaware, PA) - Detached

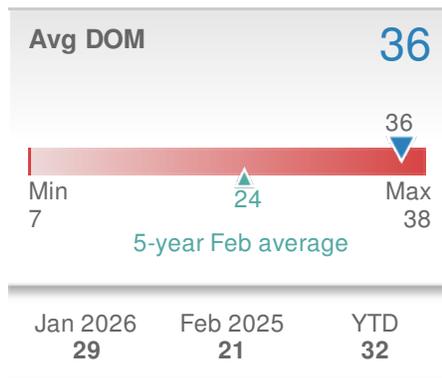
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for February was \$457,500, representing a decrease of 3.7% compared to last month and a decrease of 9.4% from Feb 2025. The average days on market for units sold in February was 36 days, 49% above the 5-year February average of 24 days. There was an 8.3% month over month decrease in new contract activity with 11 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 16; and a 14.3% increase in supply to 8 active units.

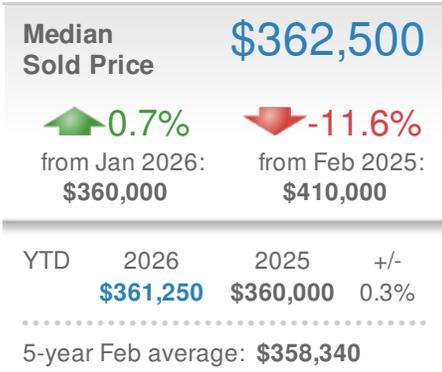
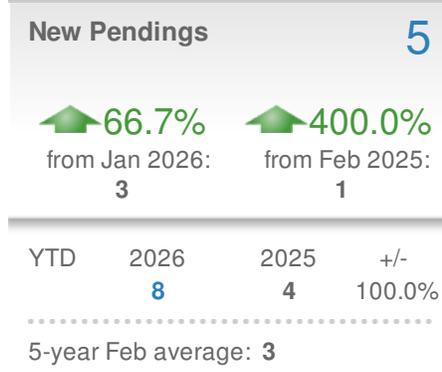
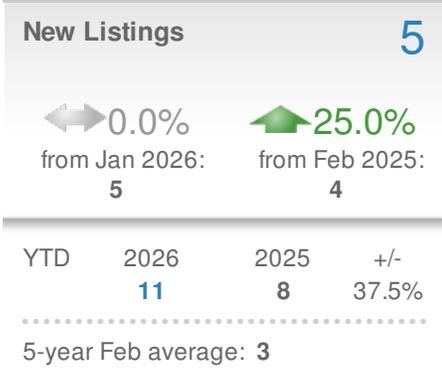
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.29 in January and no change from February 2025. The Contract Ratio is 21% lower than the 5-year February average of 2.53. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



February 2026

Springfield (Delaware, PA) - Attached

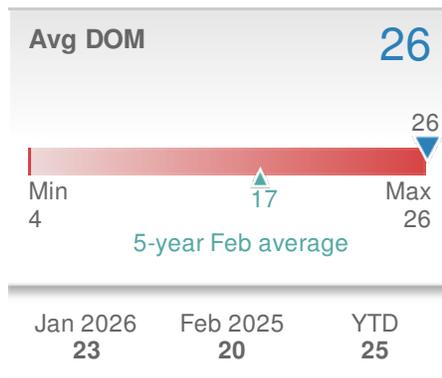
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for February was \$362,500, representing an increase of 0.7% compared to last month and a decrease of 11.6% from Feb 2025. The average days on market for units sold in February was 26 days, 53% above the 5-year February average of 17 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 5; and no change in supply with 4 active units.

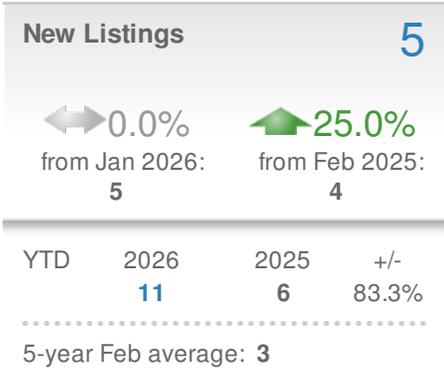
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, no change from January and an increase from 0.17 in February 2025. The Contract Ratio is 31% lower than the 5-year February average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Springfield (Delaware, PA) - Attached/Townhouse

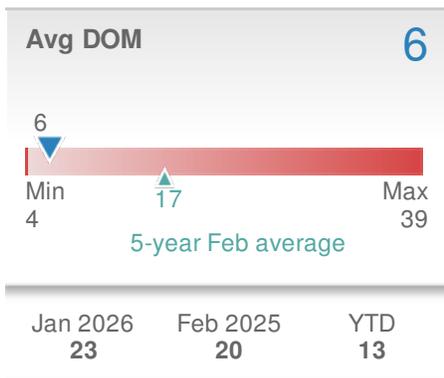
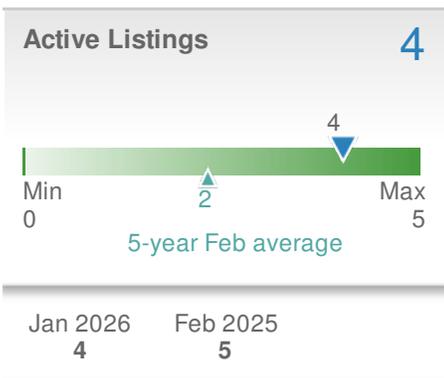
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$372,500, representing an increase of 3.5% compared to last month and a decrease of 9.1% from Feb 2025. The average days on market for units sold in February was 6 days, 64% below the 5-year February average of 17 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from January) 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 January and an increase from 0.00 in February 2025. The Contract Ratio is 36% lower than the 5-year February average of 1.95. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

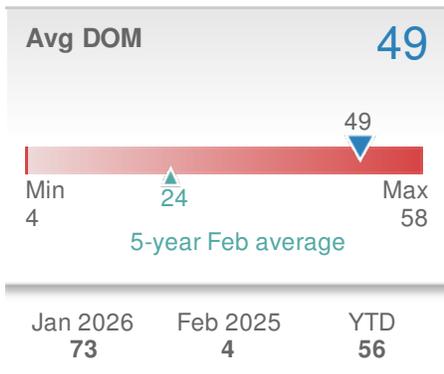
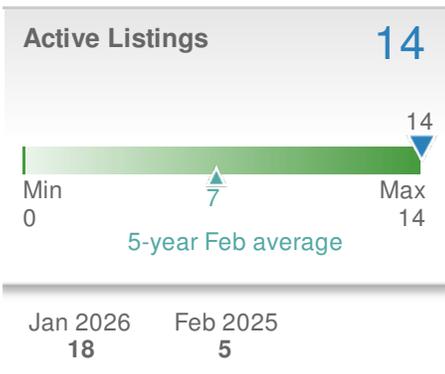
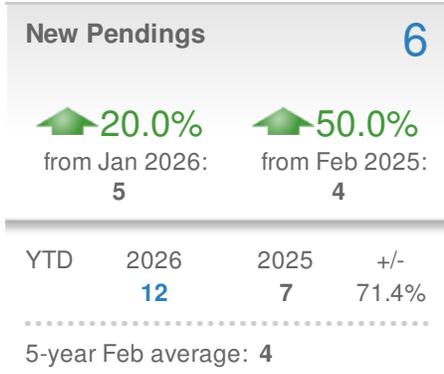
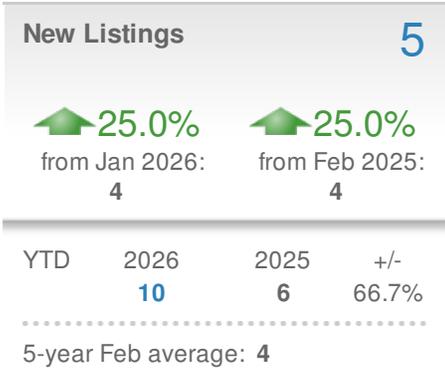
Local Market Insight

Unionville-Chadds Ford (Delaware, PA)

February 2026

Unionville-Chadds Ford (Delaware, PA)

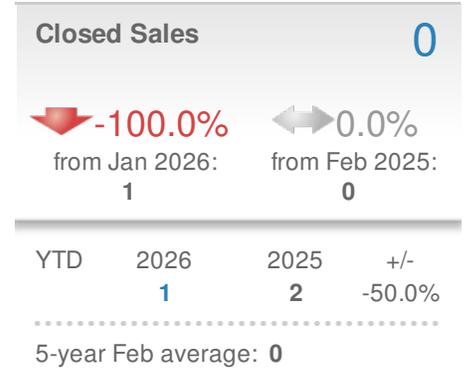
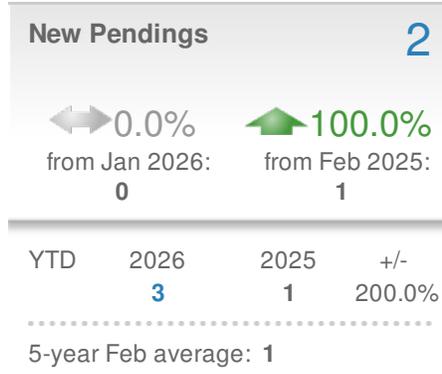
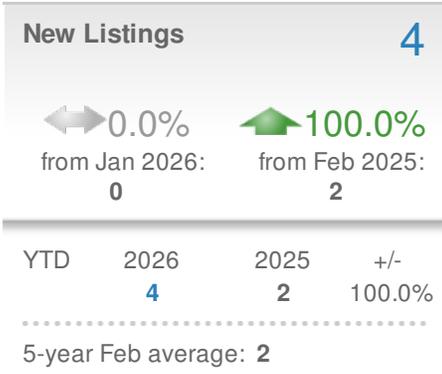
Email: ldavis@tcsr.realtor



February 2026

Unionville-Chadds Ford (Delaware, PA) - Detached

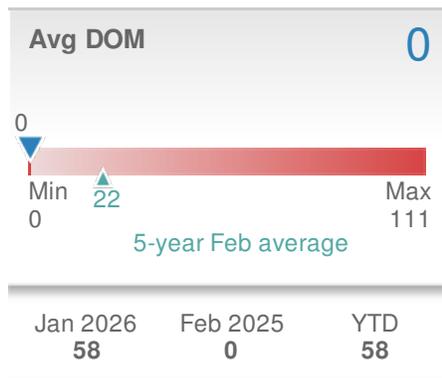
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for February was \$0, representing a decrease of 100% compared to last month and no change from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 22 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from January) to 6; and a 20% decrease in supply to 8 active units.

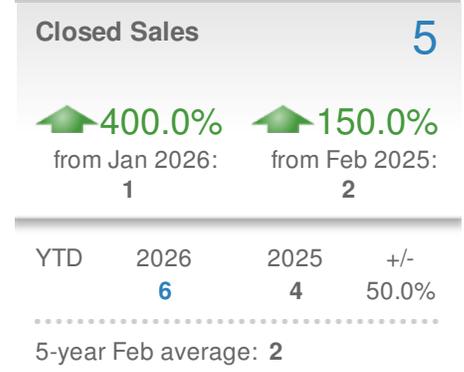
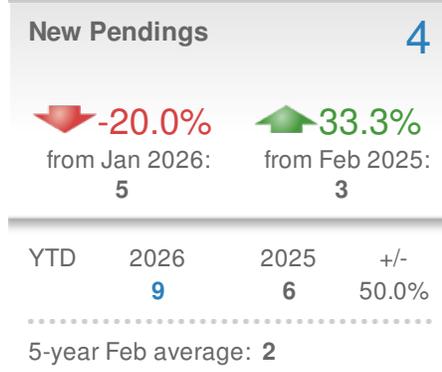
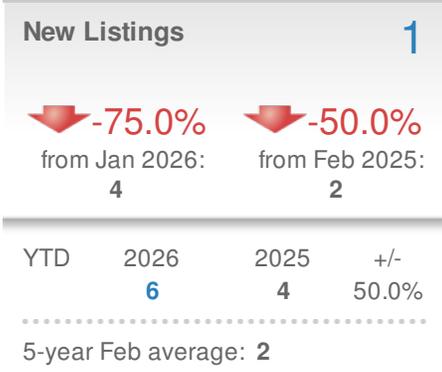
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.20 in January and an increase from 0.20 in February 2025. The Contract Ratio is 103% higher than the 5-year February average of 0.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Unionville-Chadds Ford (Delaware, PA) - Attached

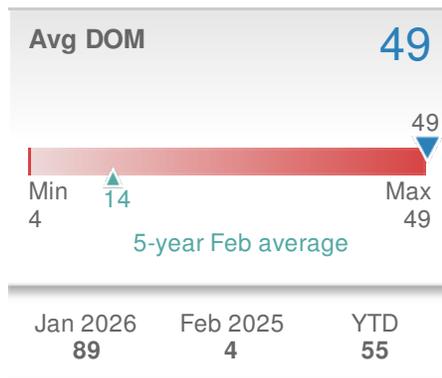
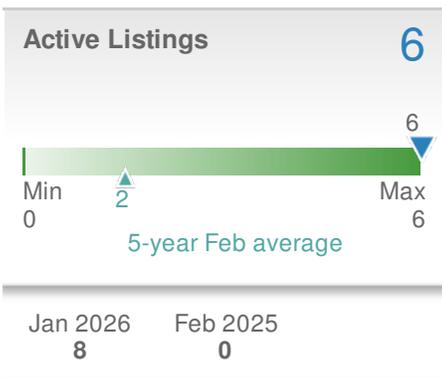
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for February was \$265,000, representing an increase of 16% compared to last month and an increase of 39.1% from Feb 2025. The average days on market for units sold in February was 49 days, 250% above the 5-year February average of 14 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 5; and a 25% decrease in supply to 6 active units.

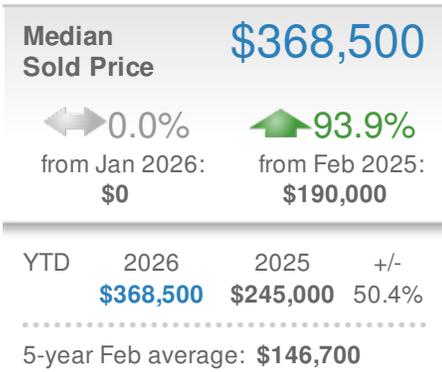
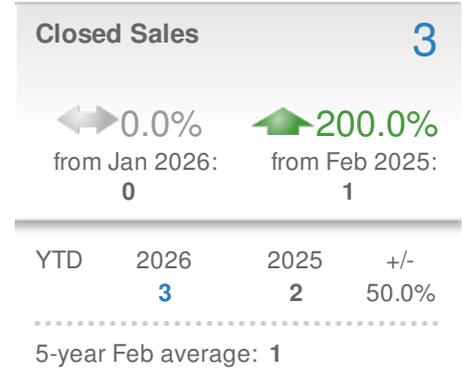
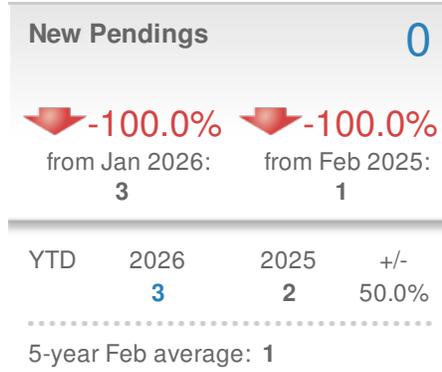
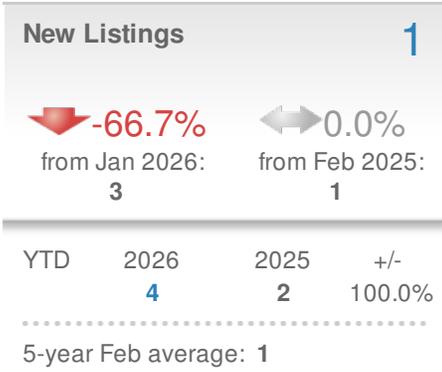
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.75 in January and an increase from 0.00 in February 2025. The Contract Ratio is 29% lower than the 5-year February average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Unionville-Chadds Ford (Delaware, PA) - Attached/Townhouse

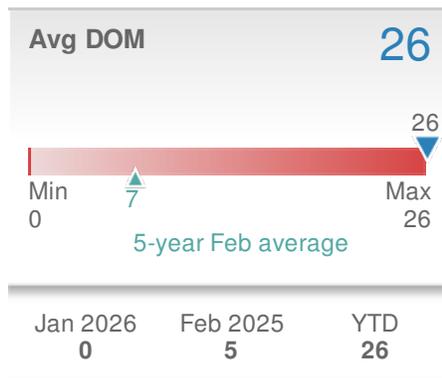
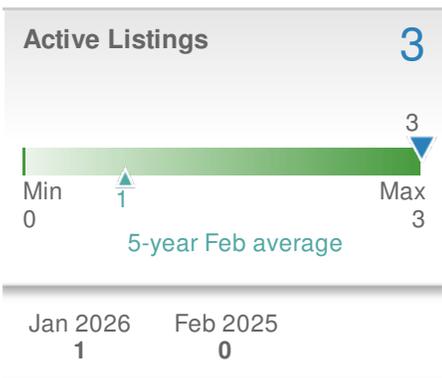
100% Realty Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$368,500, representing an increase of 0% compared to last month and an increase of 93.9% from Feb 2025. The average days on market for units sold in February was 26 days, 251% above the 5-year February average of 7 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 0; and a 200% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.00 in January and no change from February 2025. The Contract Ratio is 100% lower than the 5-year February average of 0.40. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

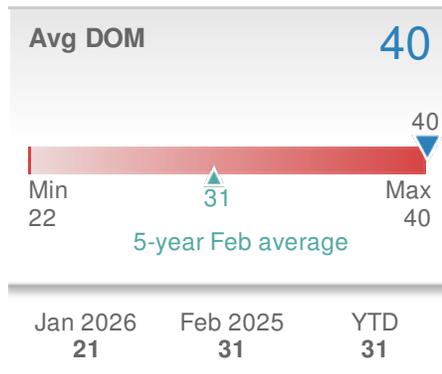
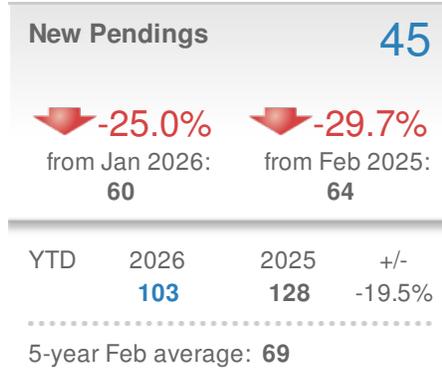
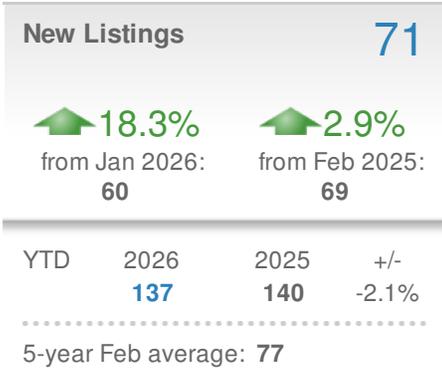
Local Market Insight

Upper Darby (Delaware, PA)

February 2026

Upper Darby (Delaware, PA)

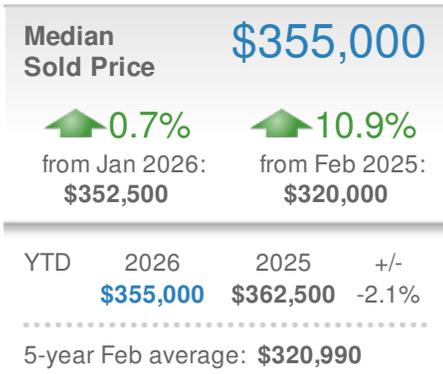
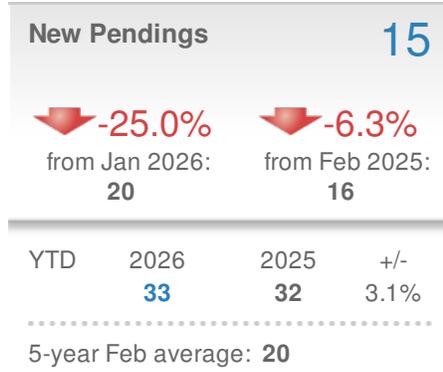
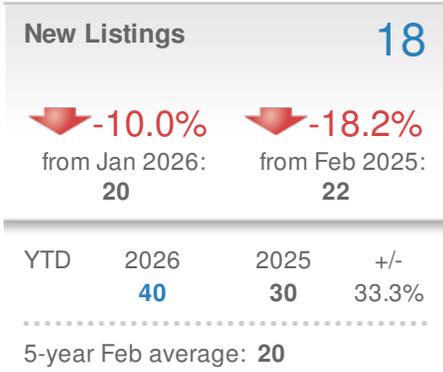
Email: ldavis@tcsr.realtor



February 2026

Upper Darby (Delaware, PA) - Detached

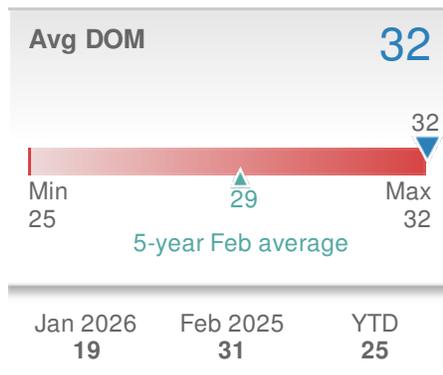
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for February was \$355,000, representing an increase of 0.7% compared to last month and an increase of 10.9% from Feb 2025. The average days on market for units sold in February was 32 days, 11% above the 5-year February average of 29 days. There was a 25% month over month decrease in new contract activity with 15 New Pendings; a 22.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 17; and a 10.7% increase in supply to 31 active units.

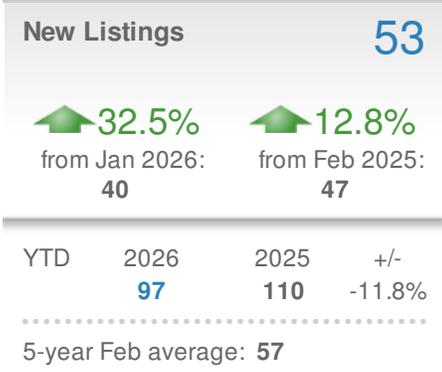
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.79 in January and a decrease from 0.96 in February 2025. The Contract Ratio is 66% lower than the 5-year February average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Upper Darby (Delaware, PA) - Attached

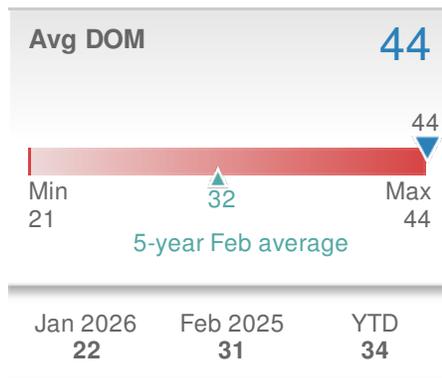
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for February was \$235,000, representing an increase of 2.2% compared to last month and a decrease of 3.7% from Feb 2025. The average days on market for units sold in February was 44 days, 37% above the 5-year February average of 32 days. There was a 25% month over month decrease in new contract activity with 30 New Pendings; a 13% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 47; and a 25.3% increase in supply to 94 active units.

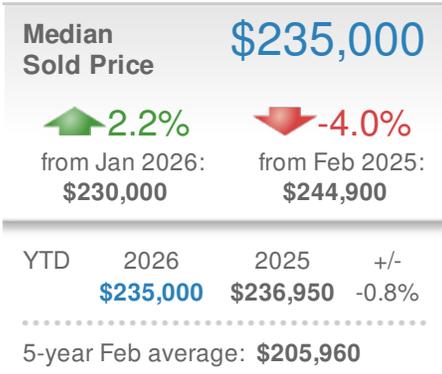
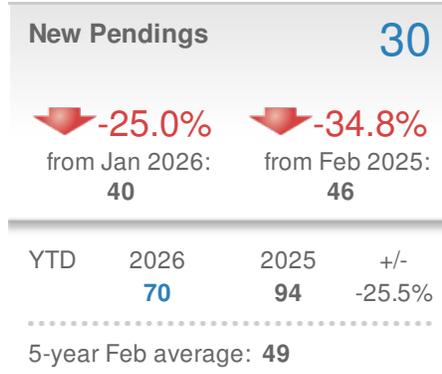
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.72 in January and a decrease from 1.08 in February 2025. The Contract Ratio is 58% lower than the 5-year February average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Upper Darby (Delaware, PA) - Attached/Townhouse

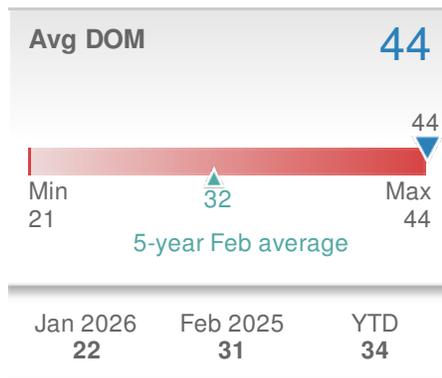
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$235,000, representing an increase of 2.2% compared to last month and a decrease of 4% from Feb 2025. The average days on market for units sold in February was 44 days, 38% above the 5-year February average of 32 days. There was a 25% month over month decrease in new contract activity with 30 New Pendings; a 13% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 47; and a 25.7% increase in supply to 93 active units.

This activity resulted in a Contract Ratio of 0.51 pendings per active listing, down from 0.73 in January and a decrease from 1.08 in February 2025. The Contract Ratio is 57% lower than the 5-year February average of 1.19. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

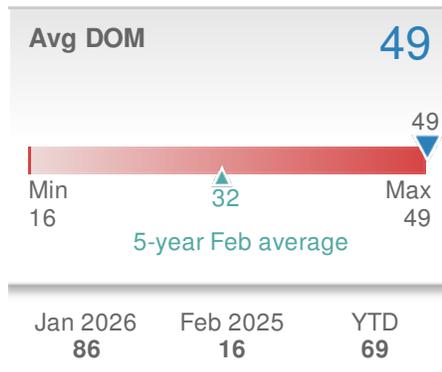
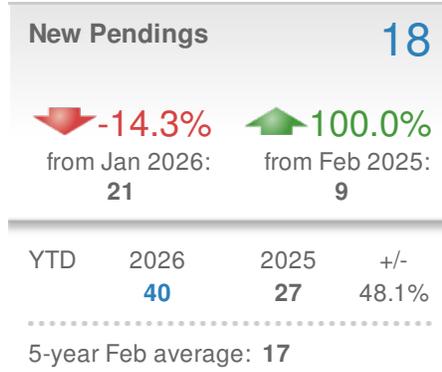
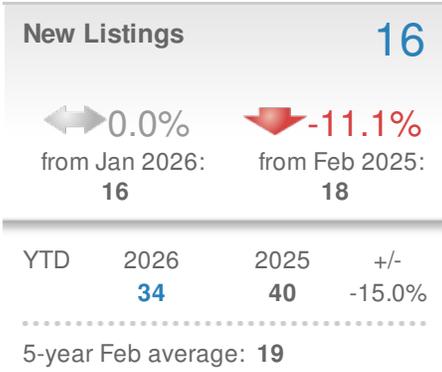
Local Market Insight

Wallingford-Swarthmore (Delaware, PA)

February 2026

Wallingford-Swarthmore (Delaware, PA)

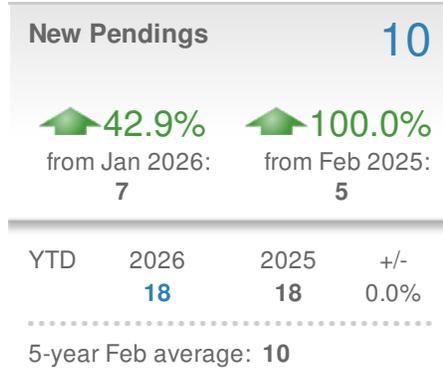
Email: ldavis@tcsr.realtor



February 2026

Wallingford-Swarthmore (Delaware, PA) - Detached

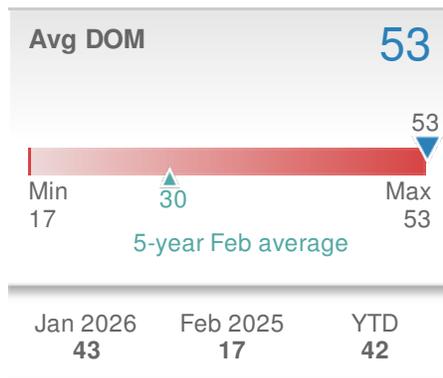
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for February was \$610,450, representing a decrease of 17.5% compared to last month and an increase of 13.8% from Feb 2025. The average days on market for units sold in February was 53 days, 76% above the 5-year February average of 30 days. There was a 42.9% month over month increase in new contract activity with 10 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from January) to 14; and a 22.2% decrease in supply to 14 active units.

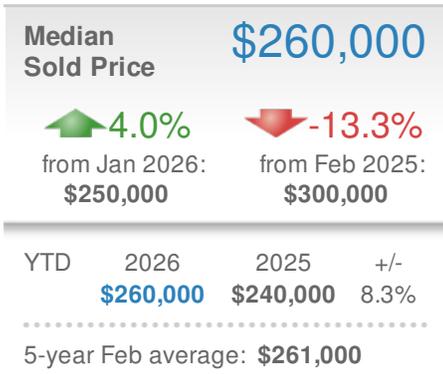
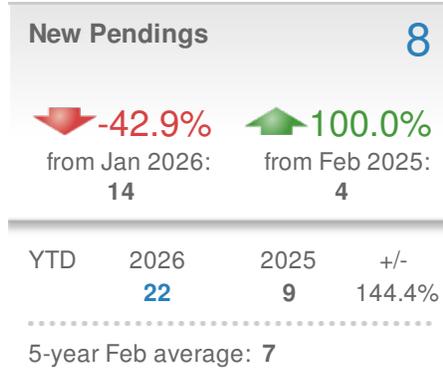
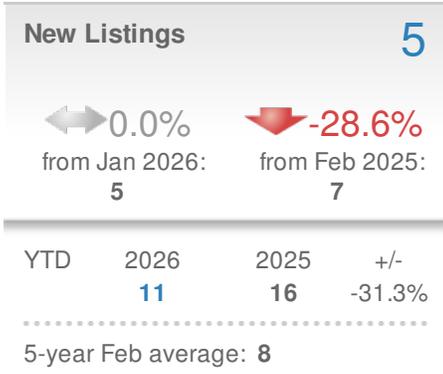
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.39 in January and a decrease from 1.20 in February 2025. The Contract Ratio is 47% lower than the 5-year February average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Wallingford-Swarthmore (Delaware, PA) - Attached

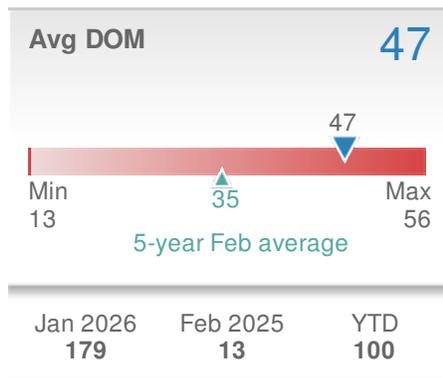
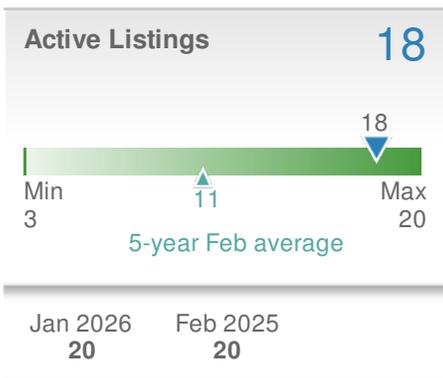
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for February was \$260,000, representing an increase of 4% compared to last month and a decrease of 13.3% from Feb 2025. The average days on market for units sold in February was 47 days, 36% above the 5-year February average of 35 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 12; and a 10% decrease in supply to 18 active units.

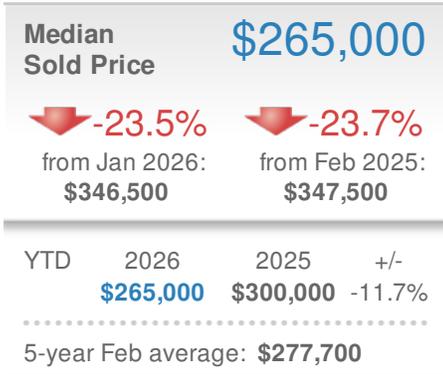
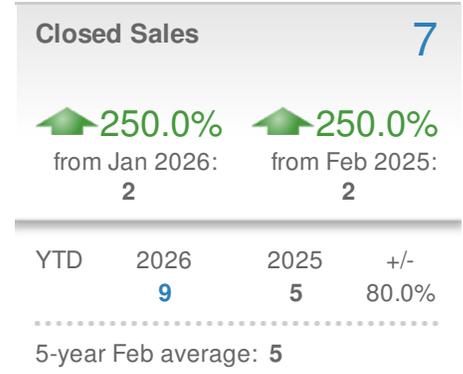
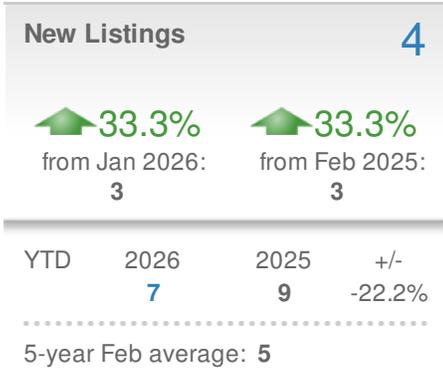
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.65 in January and a decrease from 1.25 in February 2025. The Contract Ratio is 77% lower than the 5-year February average of 2.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Wallingford-Swarthmore (Delaware, PA) - Attached/Townhouse

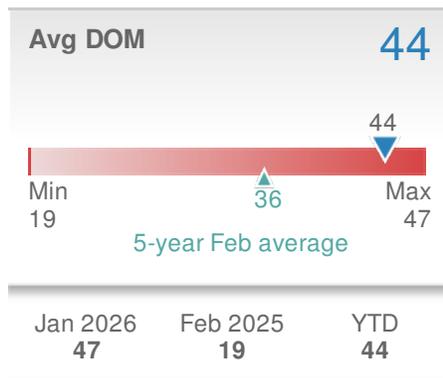
The County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$265,000, representing a decrease of 23.5% compared to last month and a decrease of 23.7% from Feb 2025. The average days on market for units sold in February was 44 days, 22% above the 5-year February average of 36 days. There was a 55.6% month over month decrease in new contract activity with 4 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 6; and a 14.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.29 in January and a decrease from 1.67 in February 2025. The Contract Ratio is 70% lower than the 5-year February average of 3.30. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

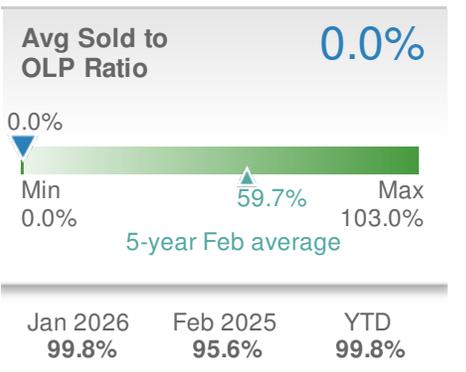
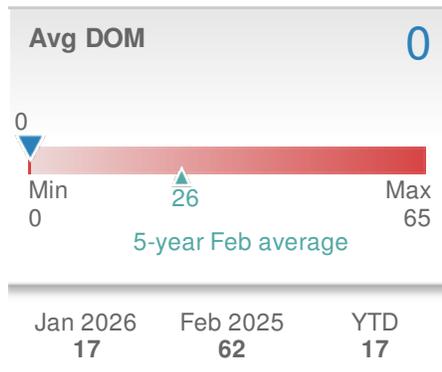
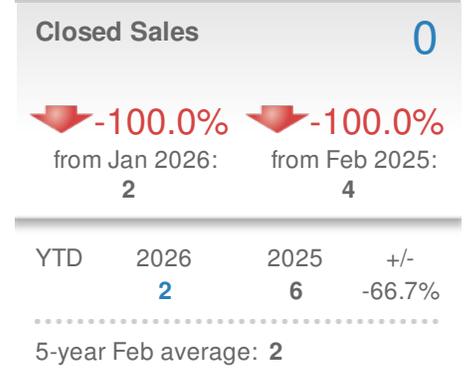
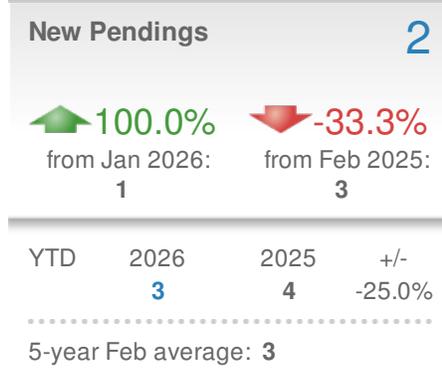
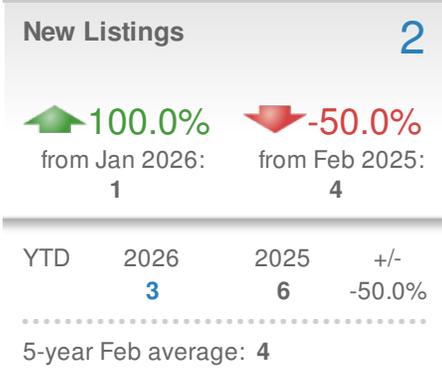
Local Market Insight

West Chester Area (Delaware, PA)

February 2026

West Chester Area (Delaware, PA)

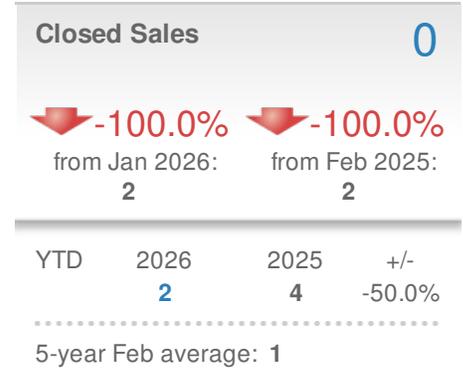
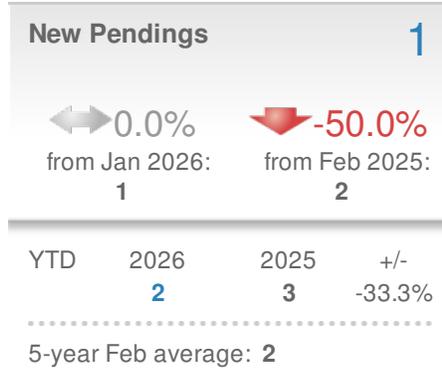
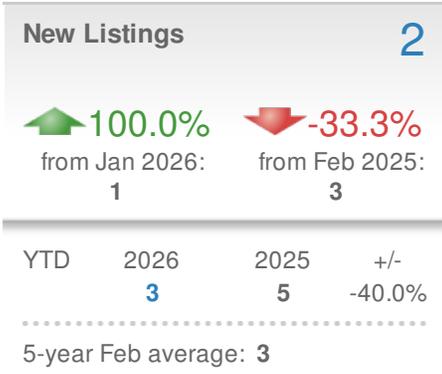
Email: ldavis@tcsr.realtor



February 2026

West Chester Area (Delaware, PA) - Detached

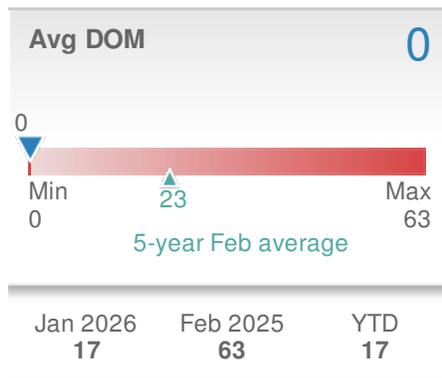
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for February was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 23 days. There was no month over month change in new contract activity with 1 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 3; and no change in supply with 7 active units.

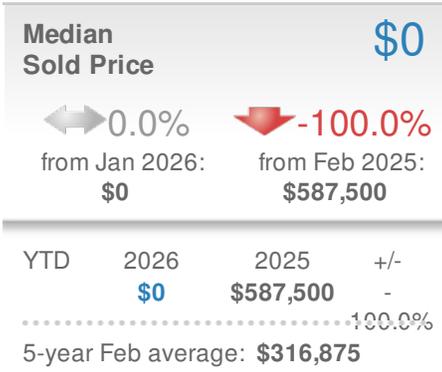
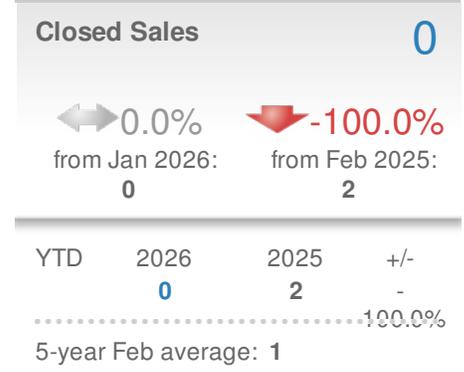
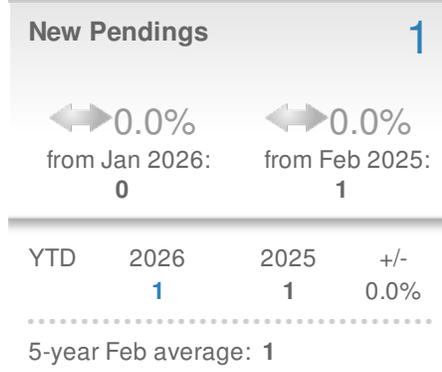
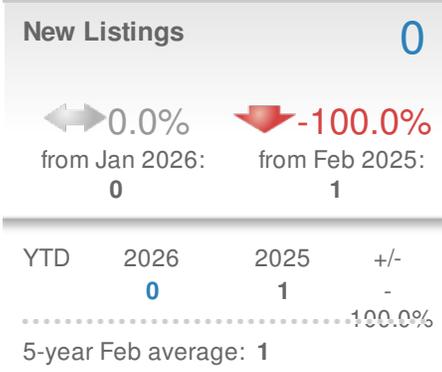
This activity resulted in a Contract Ratio of 0.43 pendings per active listing, up from 0.29 in January and a decrease from 0.50 in February 2025. The Contract Ratio is 79% lower than the 5-year February average of 2.09. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

West Chester Area (Delaware, PA) - Attached

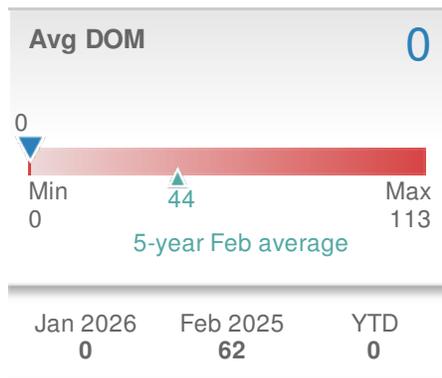
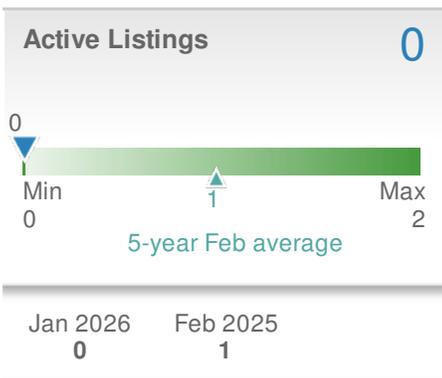
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for February was \$0, representing no change compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 44 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from January) to 1; and no change in supply with 0 active units.

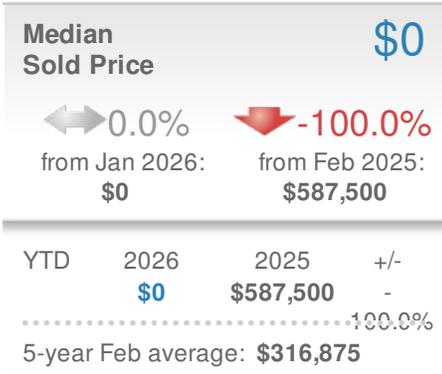
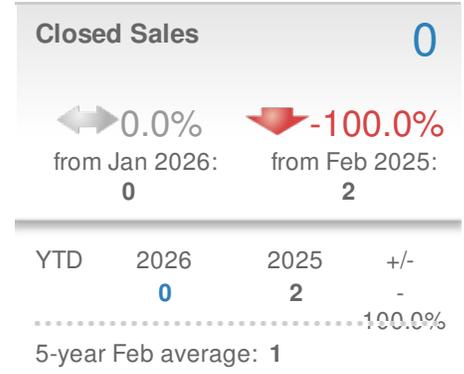
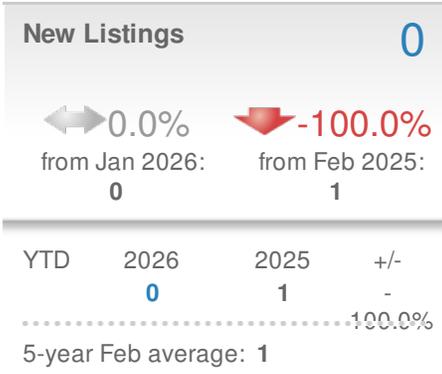
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, up from 0.00 in January and a decrease from 1.00 in February 2025. The Contract Ratio is 100% lower than the 5-year February average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

West Chester Area (Delaware, PA) - Attached/Townhouse

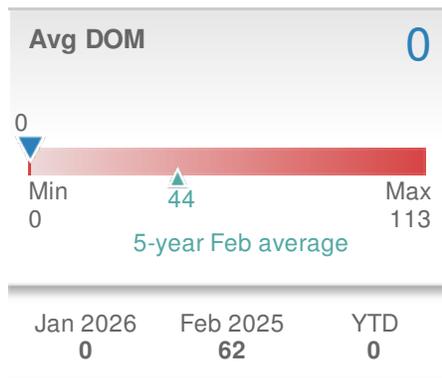
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$0, representing no change compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 44 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from January) to 1; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, up from 0.00 in January and a decrease from 1.00 in February 2025. The Contract Ratio is 100% lower than the 5-year February average of 1.13. 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.



February 2026

All Home Types
Detached
Attached
Attached/Townhouse

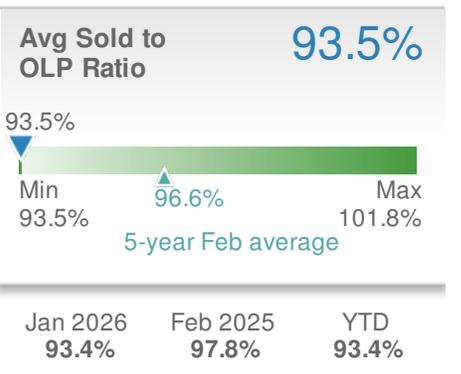
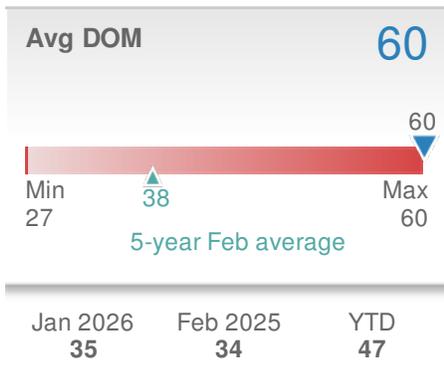
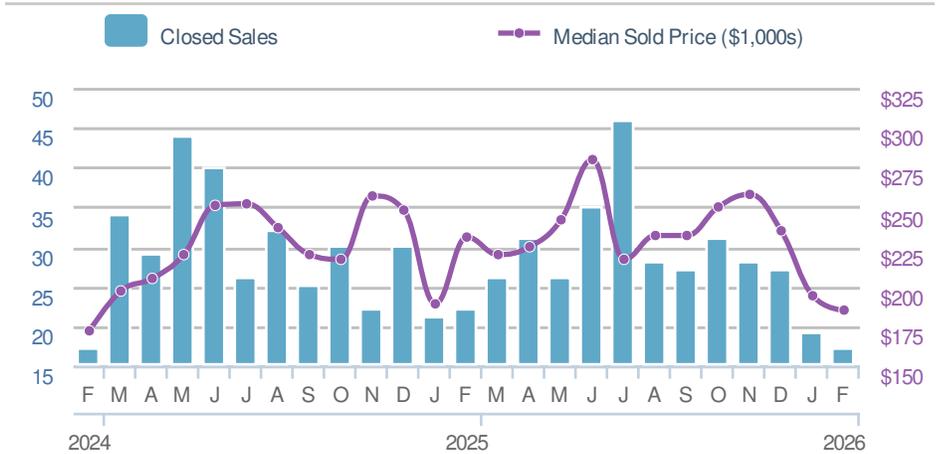
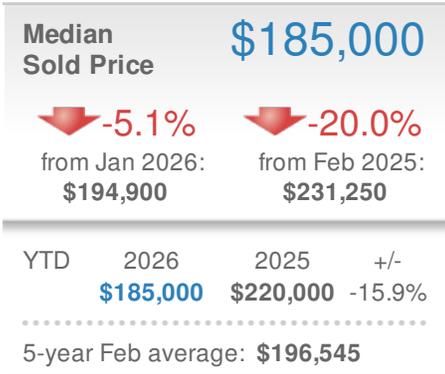
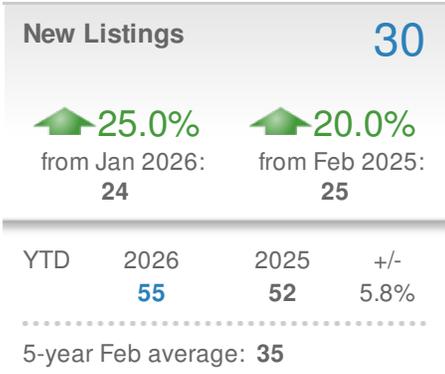
Local Market Insight

William Penn (Delaware, PA)

February 2026

William Penn (Delaware, PA)

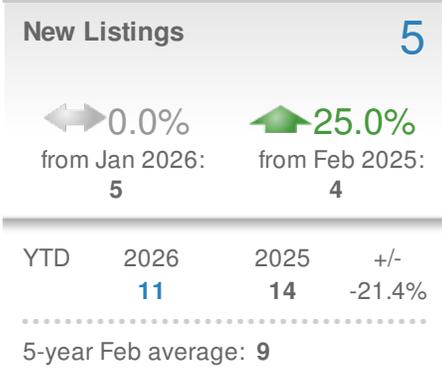
Email: ldavis@tcsr.realtor



February 2026

William Penn (Delaware, PA) - Detached

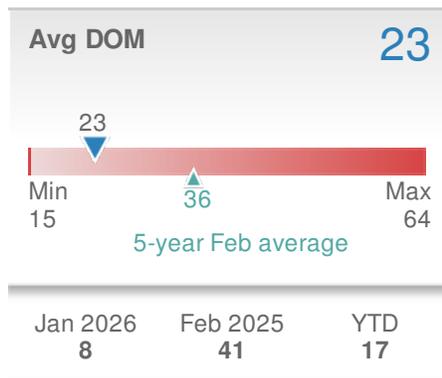
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for February was \$350,000, representing a decrease of 14.8% compared to last month and an increase of 24.9% from Feb 2025. The average days on market for units sold in February was 23 days, 36% below the 5-year February average of 36 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 8; and a 9.1% increase in supply to 12 active units.

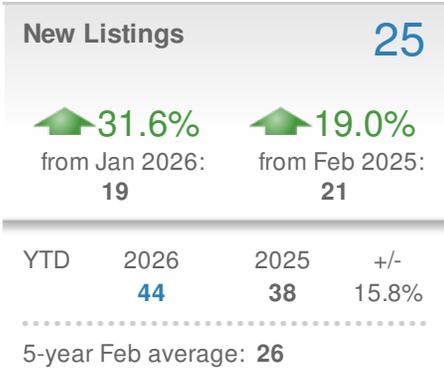
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.64 in January and a decrease from 1.00 in February 2025. The Contract Ratio is 45% lower than the 5-year February average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

William Penn (Delaware, PA) - Attached

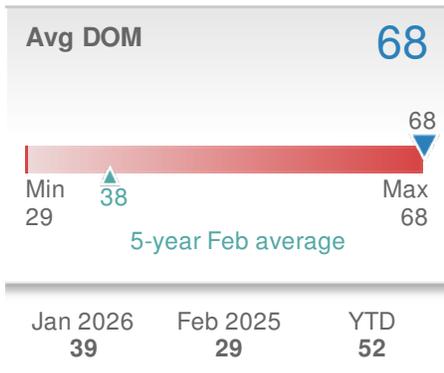
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for February was \$175,000, representing a decrease of 0.6% compared to last month and a decrease of 16.7% from Feb 2025. The average days on market for units sold in February was 68 days, 81% above the 5-year February average of 38 days. There was a 4.5% month over month increase in new contract activity with 23 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 33; and a 3.6% decrease in supply to 53 active units.

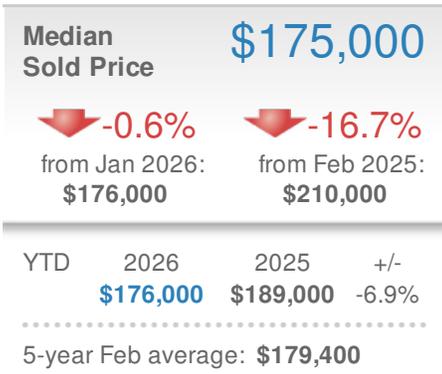
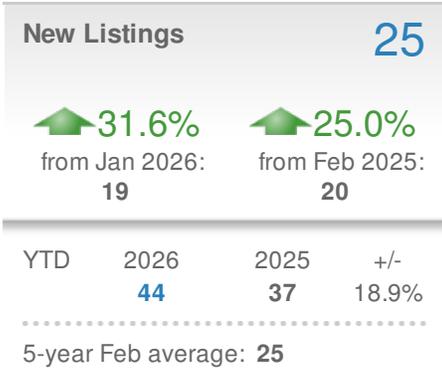
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, up from 0.49 in January and a decrease from 0.76 in February 2025. The Contract Ratio is 21% lower than the 5-year February average of 0.79. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

William Penn (Delaware, PA) - Attached/Townhouse

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$175,000, representing a decrease of 0.6% compared to last month and a decrease of 16.7% from Feb 2025. The average days on market for units sold in February was 68 days, 81% above the 5-year February average of 38 days. There was a 4.8% month over month increase in new contract activity with 22 New Pendings; a 23.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 32; and a 1.9% decrease in supply to 52 active units.

This activity resulted in a Contract Ratio of 0.62 pendings per active listing, up from 0.49 in January and a decrease from 0.78 in February 2025. The Contract Ratio is 22% lower than the 5-year February average of 0.79. 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.

