

# February 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

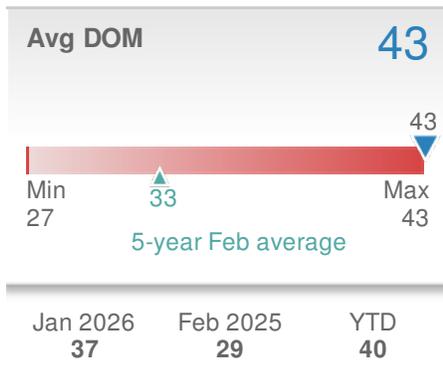
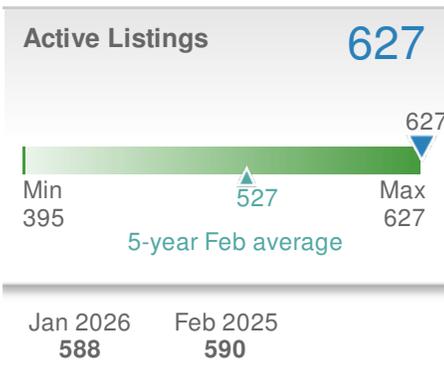
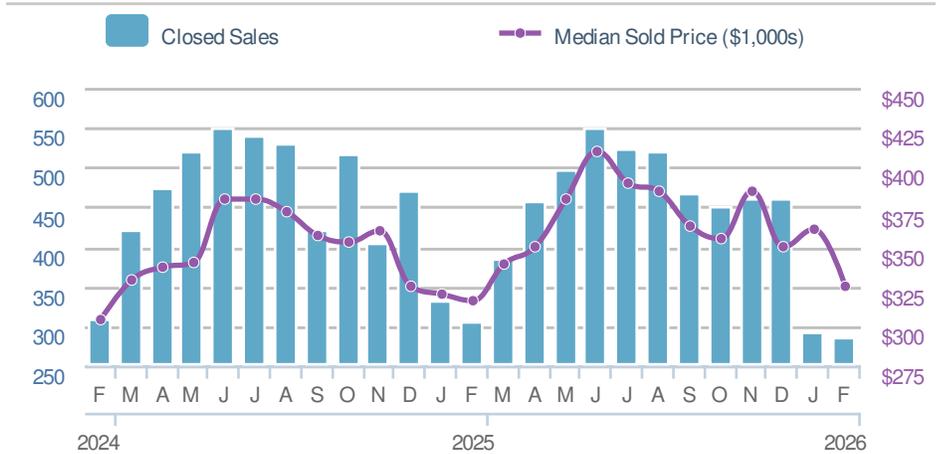
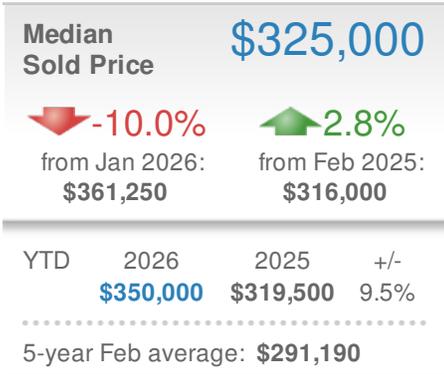
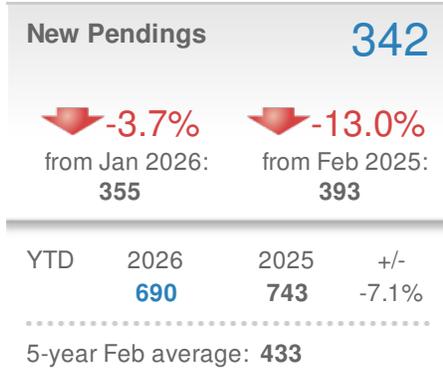
## Local Market Insight

### Delaware County, PA

**February 2026**

Delaware County, PA

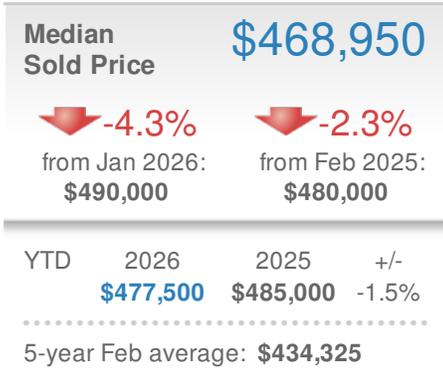
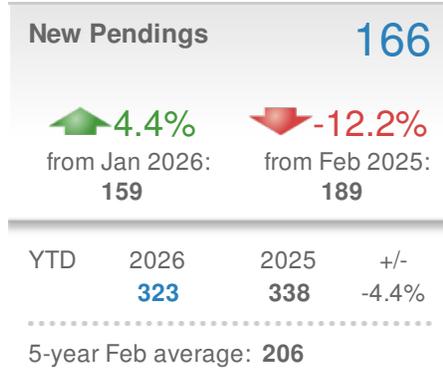
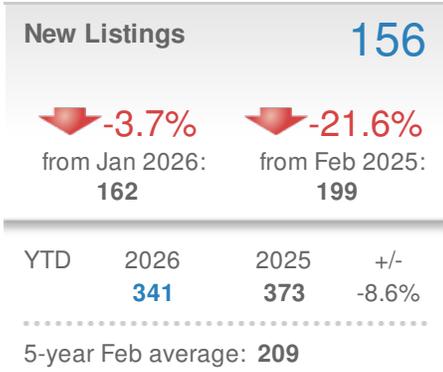
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## February 2026

Delaware County, PA - Detached

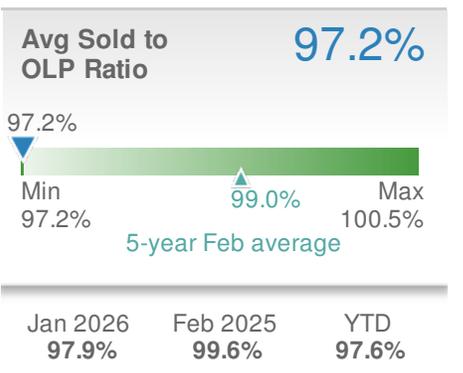
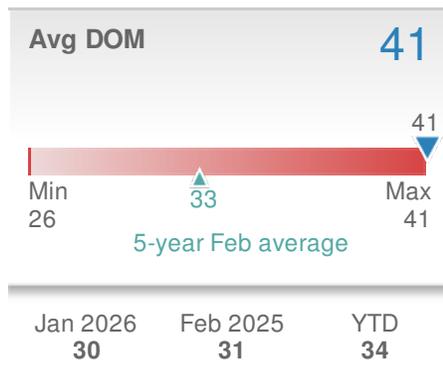
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### Summary

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.

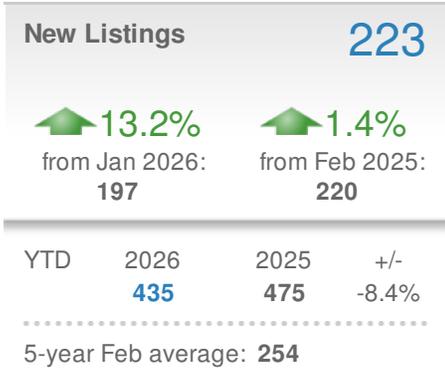
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 0.95 in January and a decrease from 1.11 in February 2025. The Contract Ratio is 27% lower than the 5-year February average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared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

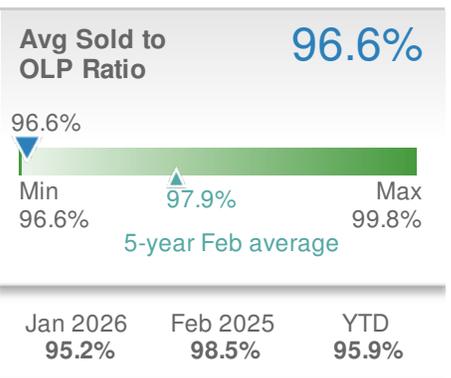
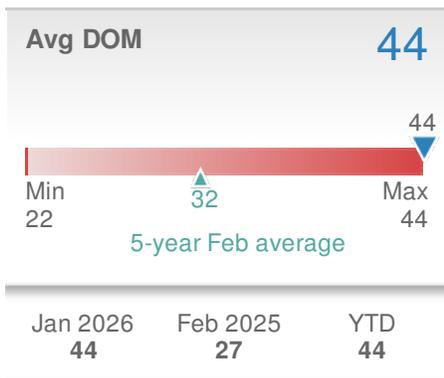
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**Summary**

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.

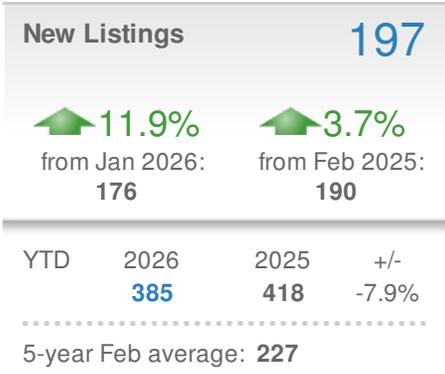
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.78 in January and a decrease from 0.97 in February 2025. The Contract Ratio is 50% lower than the 5-year February average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared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

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**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.

