

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

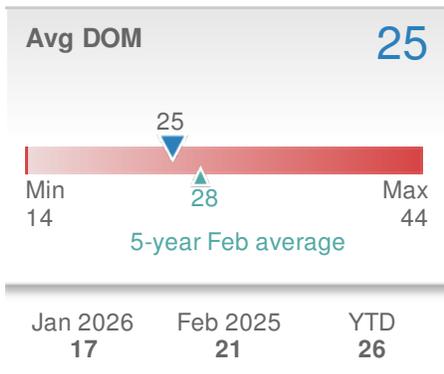
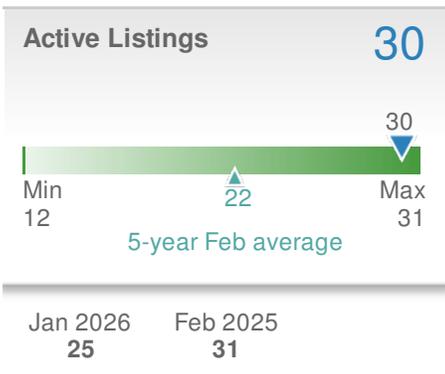
Local Market Insight

Garnet Valley (Delaware, PA)

February 2026

Garnet Valley (Delaware, PA)

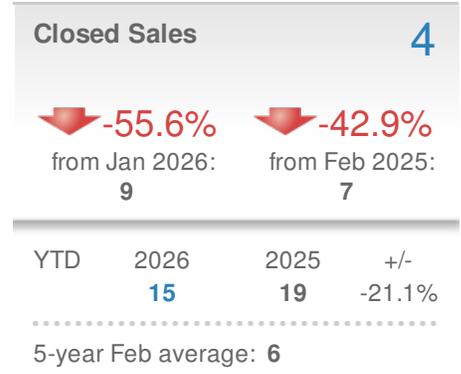
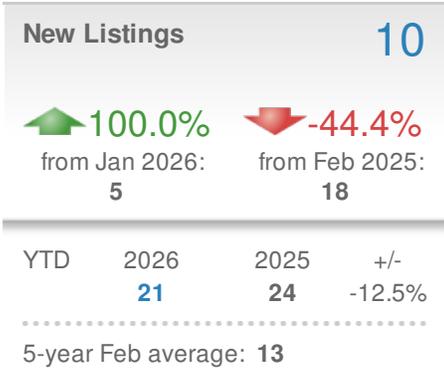
Email: ldavis@tcsr.realtor



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Garnet Valley (Delaware, PA) - Detached

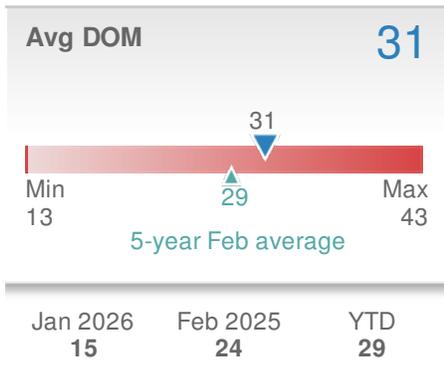
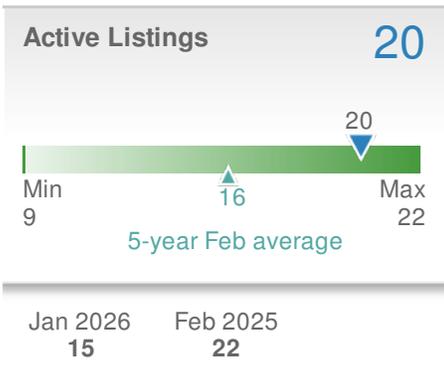
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Summary

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.

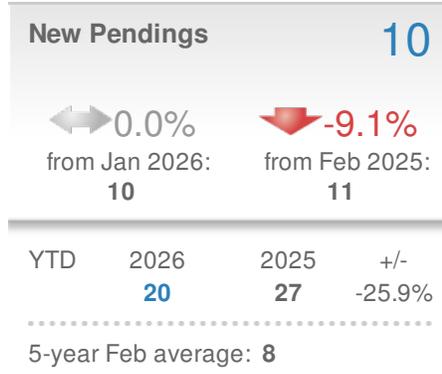
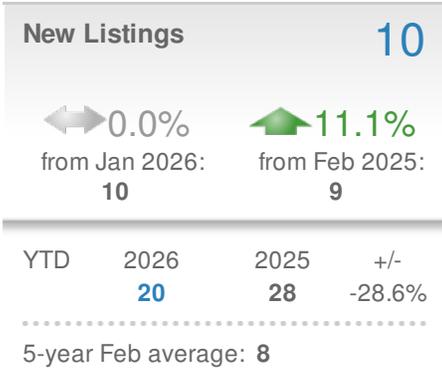
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.47 in January and an increase from 1.09 in February 2025. The Contract Ratio is 33% lower than the 5-year February average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared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

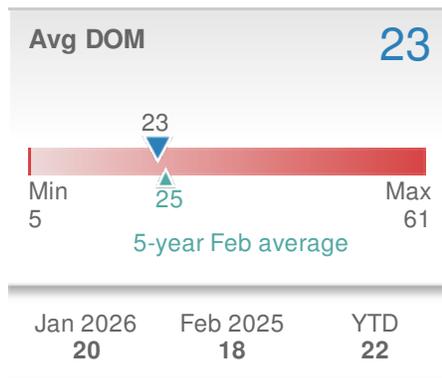
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Summary

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.

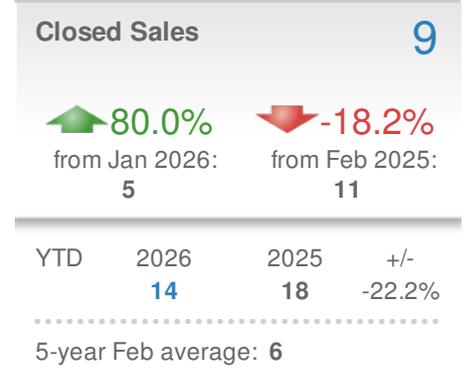
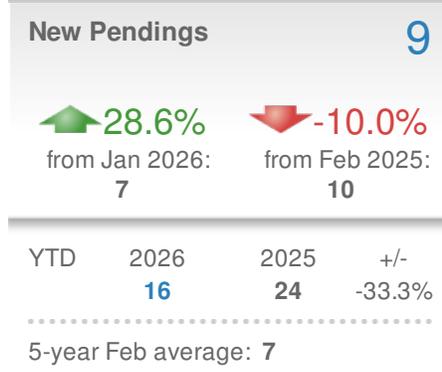
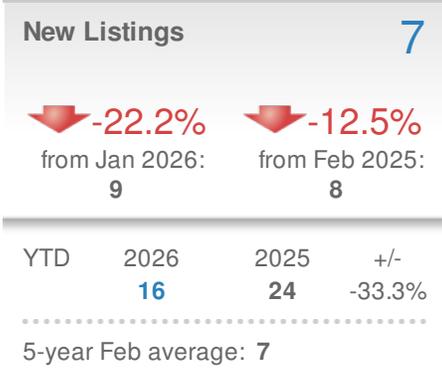
This activity resulted in a Contract Ratio of 1.70 pendings per active listing, down from 1.80 in January and a decrease from 3.00 in February 2025. The Contract Ratio is 38% lower than the 5-year February average of 2.75. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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.

