February 2026

Local Market **Insight**

Haverford Township (Delaware, PA)

Presented by
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February 2026
Haverford Township (Delaware, PA)

New Listings 20

🔻 **-20.0%**
from Jan 2026:
25

🔻 **-35.5%**
from Feb 2025:
31

YTD	2026	2025	+/-
	47	**55**	-14.5%

5-year Feb average: **37**

New Pendings 25

🔻 **-21.9%**
from Jan 2026:
32

🔻 **-19.4%**
from Feb 2025:
31

YTD	2026	2025	+/-
	56	**54**	3.7%

5-year Feb average: **33**

Closed Sales 26

🔺 **36.8%**
from Jan 2026:
19

🔺 **36.8%**
from Feb 2025:
19

YTD	2026	2025	+/-
	46	**42**	9.5%

5-year Feb average: **26**

Median Sold Price $457,200

🔻 **-16.9%**
from Jan 2026:
$550,000

🔻 **-12.2%**
from Feb 2025:
$521,000

YTD	2026	2025	+/-
	$512,500	**$562,500**	-8.9%

5-year Feb average: **$476,620**

Chart legend: Closed Sales (bars), Median Sold Price ($1,000s) (line). X-axis: F M A M J J A S O N D J F M A M J J A S O N D J F, 2024 / 2025 / 2026.

Active Listings 18

Min 12 — 18 — 20 — Max 27
5-year Feb average

Jan 2026	Feb 2025
21	**22**

Avg DOM 17

Min 17 — 17 — 23 — Max 28
5-year Feb average

Jan 2026	Feb 2025	YTD
27	**23**	**21**

Avg Sold to OLP Ratio 102.4%

Min 98.5% — 101.0% — 102.4% — Max 102.5%
5-year Feb average

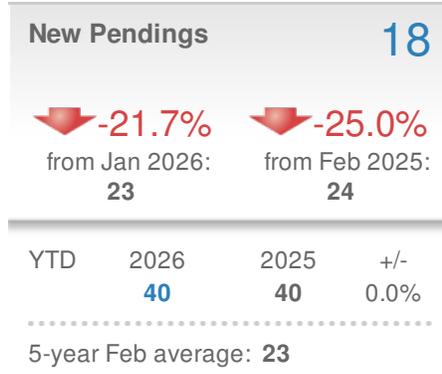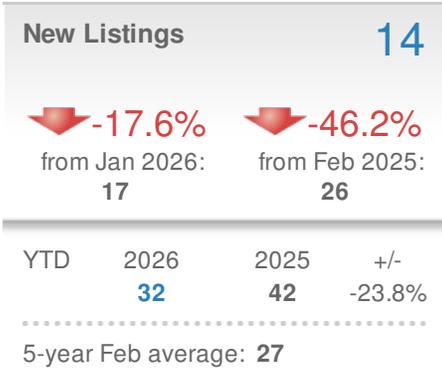| Jan 2026	Feb 2025	YTD
98.4%	**101.0%**	**100.6%**

MarketStats by ShowingTime

February 2026

Haverford Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS
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New Listings			**14**
▼ -17.6%		▼ -46.2%	
from Jan 2026:		from Feb 2025:	
17		**26**	

YTD	2026	2025	+/-
	32	**42**	-23.8%

5-year Feb average: **27**

New Pendings			**18**
▼ -21.7%		▼ -25.0%	
from Jan 2026:		from Feb 2025:	
23		**24**	

YTD	2026	2025	+/-
	40	**40**	0.0%

5-year Feb average: **23**

Closed Sales			**15**
▼ -6.3%		▲ 7.1%	
from Jan 2026:		from Feb 2025:	
16		**14**	

YTD	2026	2025	+/-
	32	**34**	-5.9%

5-year Feb average: **19**

Median Sold Price			**$574,900**
▼ -4.6%		▲ 3.1%	
from Jan 2026:		from Feb 2025:	
$602,500		**$557,450**	

YTD	2026	2025	+/-
	$602,500	**$611,250**	-1.4%

5-year Feb average: **$546,297**

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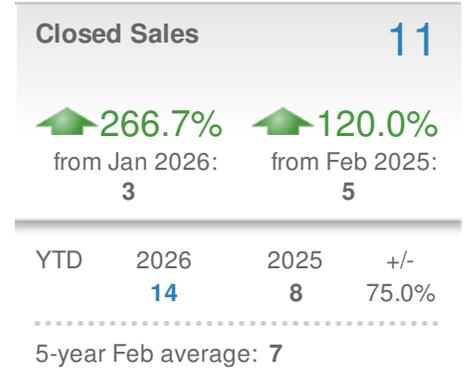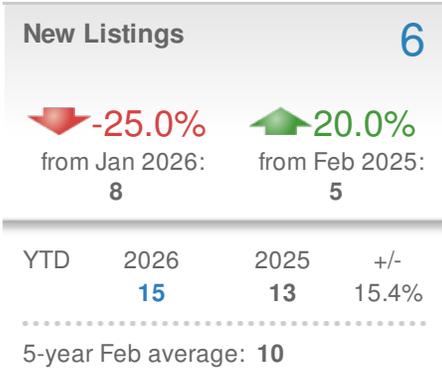
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 1.63 in January and an increase from 1.55 in February 2025. The Contract Ratio is 6% lower than the 5-year February average of 2.47. A higher Contract Ratio signifies a relative increase in contract activity compared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

Active Listings		**12**
12		
Min 10	16	Max 22
	5-year Feb average	

Jan 2026	Feb 2025
16	**20**

Avg DOM		**21**
21		
Min 21	24	Max 28
	5-year Feb average	

Jan 2026	Feb 2025	YTD
28	**28**	**24**

Avg Sold to OLP Ratio		**104.4%**
		104.4%
Min 99.5%	101.3%	Max 104.4%
	5-year Feb average	

Jan 2026	Feb 2025	YTD
97.8%	**99.9%**	**100.9%**

MarketStats
by ShowingTime
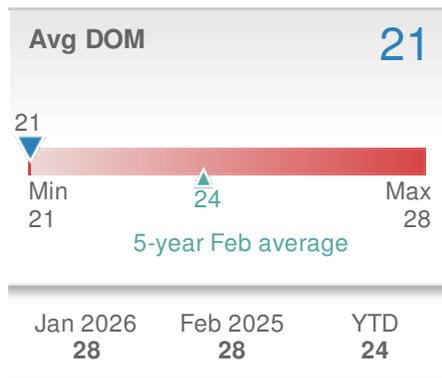
February 2026
Haverford Township (Delaware, PA) - Attached

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New Listings — 6

🔻 **-25.0%**
from Jan 2026:
8

🔺 **20.0%**
from Feb 2025:
5

YTD	2026	2025	+/-
	15	13	15.4%

5-year Feb average: **10**

New Pendings — 7

🔻 **-22.2%**
from Jan 2026:
9

◀▶ **0.0%**
from Feb 2025:
7

YTD	2026	2025	+/-
	16	14	14.3%

5-year Feb average: **10**

Closed Sales — 11

🔺 **266.7%**
from Jan 2026:
3

🔺 **120.0%**
from Feb 2025:
5

YTD	2026	2025	+/-
	14	8	75.0%

5-year Feb average: **7**

Median Sold Price — $424,900

🔻 **-13.1%**
from Jan 2026:
$489,000

🔻 **-5.6%**
from Feb 2025:
$450,000

YTD	2026	2025	+/-
	$430,000	$439,550	-2.2%

5-year Feb average: **$358,180**

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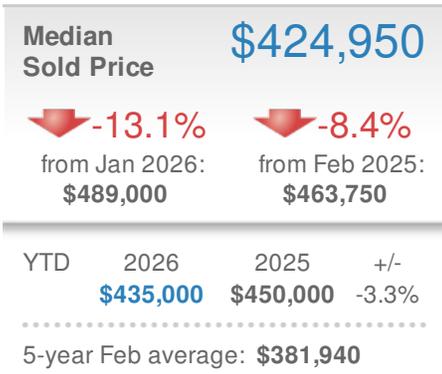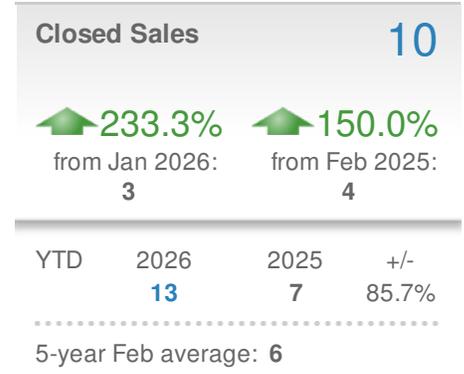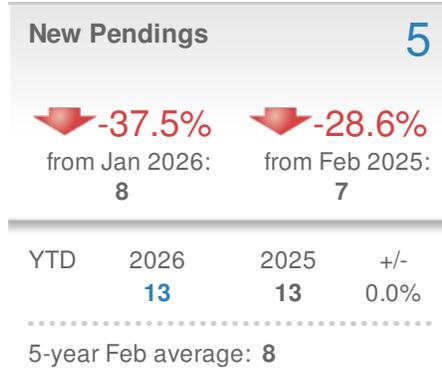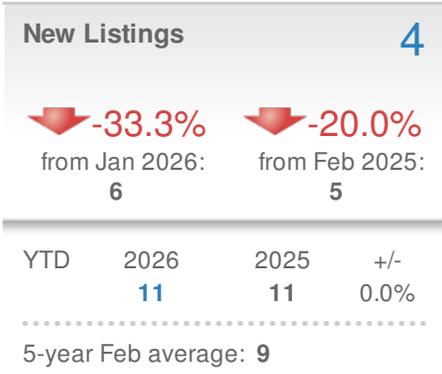
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.60 in January and a decrease from 4.00 in February 2025. The Contract Ratio is 64% lower than the 5-year February average of 4.12. A higher Contract Ratio signifies a relative increase in contract activity compared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

Active Listings — 6

Min: 2   5-year Feb average: 4   Max: 6   (current: 6)

Jan 2026	Feb 2025
5	2

Avg DOM — 12

Min: 8   5-year Feb average: 21   Max: 45   (current: 12)

Jan 2026	Feb 2025	YTD
22	8	14

Avg Sold to OLP Ratio — 99.6%

Min: 89.0%   5-year Feb average: 100.1%   Max: 108.1%   (current: 99.6%)

Jan 2026	Feb 2025	YTD
101.3%	104.3%	99.9%

MarketStats by ShowingTime

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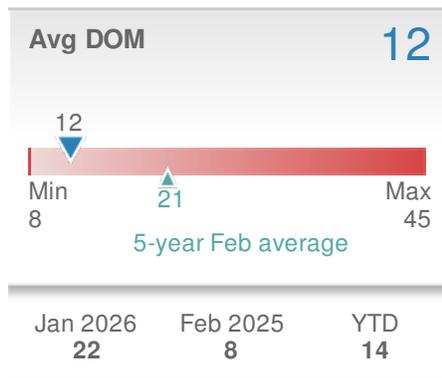
February 2026

Haverford Township (Delaware, PA) - Attached/Townhouse

New Listings — **4**

▼ -33.3%
from Jan 2026: **6**

▼ -20.0%
from Feb 2025: **5**

YTD	2026	2025	+/-
	11	11	0.0%

5-year Feb average: **9**

New Pendings — **5**

▼ -37.5%
from Jan 2026: **8**

▼ -28.6%
from Feb 2025: **7**

YTD	2026	2025	+/-
	13	13	0.0%

5-year Feb average: **8**

Closed Sales — **10**

▲ 233.3%
from Jan 2026: **3**

▲ 150.0%
from Feb 2025: **4**

YTD	2026	2025	+/-
	13	7	85.7%

5-year Feb average: **6**

Median Sold Price — **$424,950**

▼ -13.1%
from Jan 2026: **$489,000**

▼ -8.4%
from Feb 2025: **$463,750**

YTD	2026	2025	+/-
	$435,000	$450,000	-3.3%

5-year Feb average: **$381,940**

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.

Active Listings — **5**

Min 2 — 4 (5-year Feb average) — Max 5

Jan 2026	Feb 2025
4	2

Avg DOM — **13**

Min 10 — 29 (5-year Feb average) — Max 79

Jan 2026	Feb 2025	YTD
22	10	15

Avg Sold to OLP Ratio — **99.1%**

Min 89.3% — 99.9% (5-year Feb average) — Max 108.1%

Jan 2026	Feb 2025	YTD
101.3%	103.0%	99.6%

MarketStats by ShowingTime