

# February 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

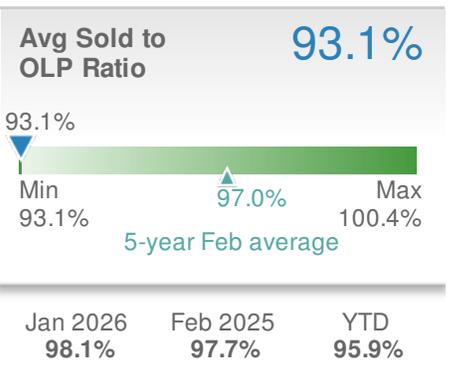
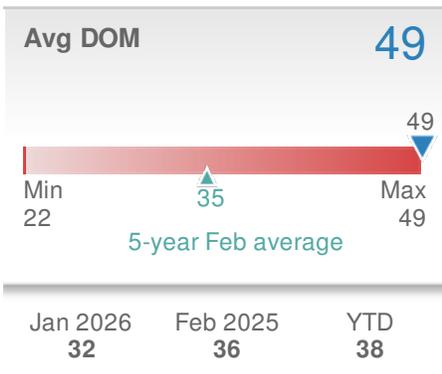
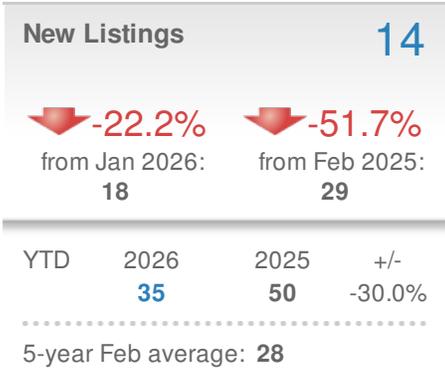
## Local Market Insight

### Marple Newtown (Delaware, PA)

**February 2026**

Marple Newtown (Delaware, PA)

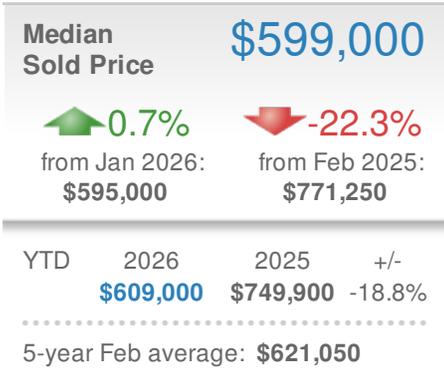
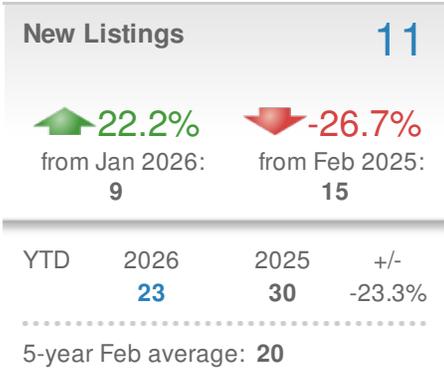
Email: ldavis@tcsr.realtor



**February 2026**

Marple Newtown (Delaware, PA) - Detached

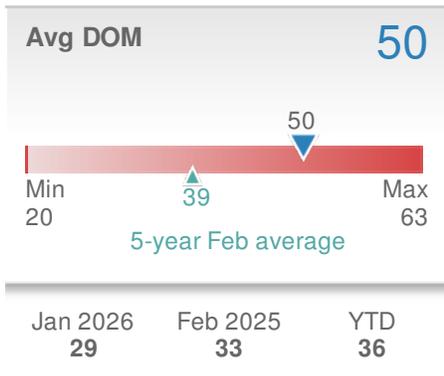
Tri-County Suburban REALTORS  
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**Summary**

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.

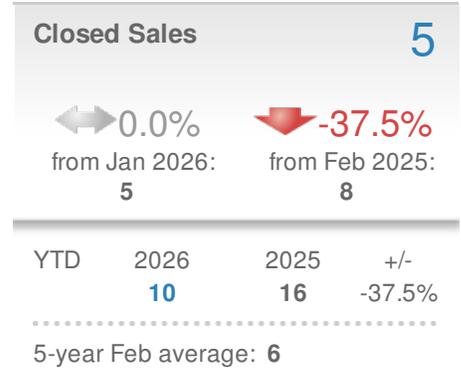
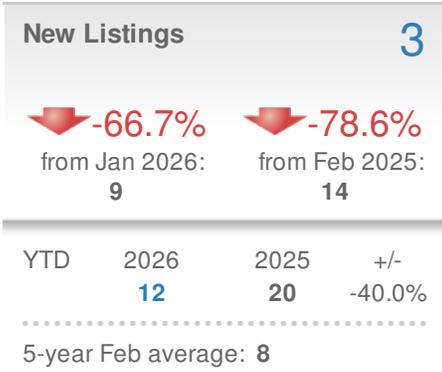
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, down from 1.88 in January and a decrease from 1.62 in February 2025. The Contract Ratio is 16% lower than the 5-year February average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared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

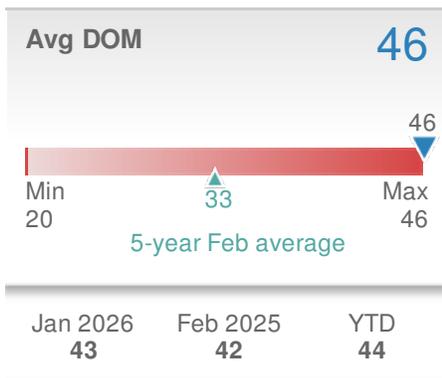
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**Summary**

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.

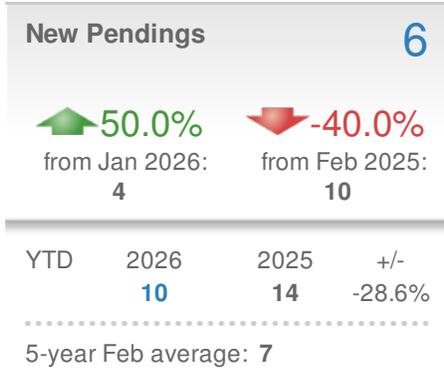
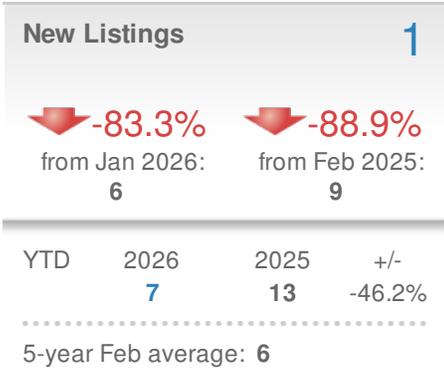
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.00 in January and a decrease from 1.85 in February 2025. The Contract Ratio is 26% lower than the 5-year February average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared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

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**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.

