

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

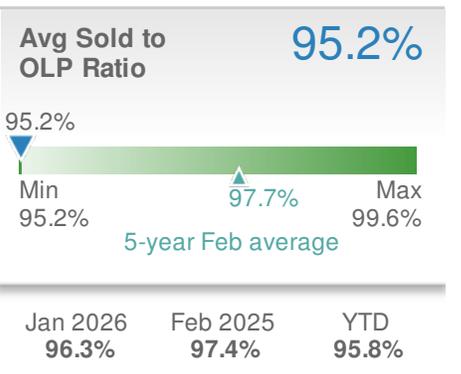
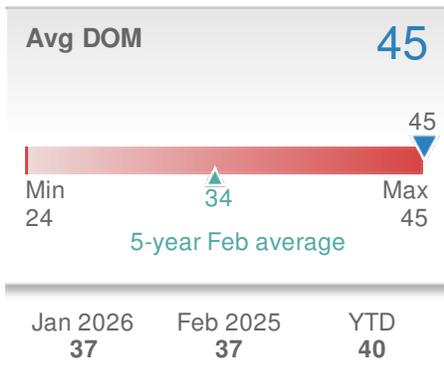
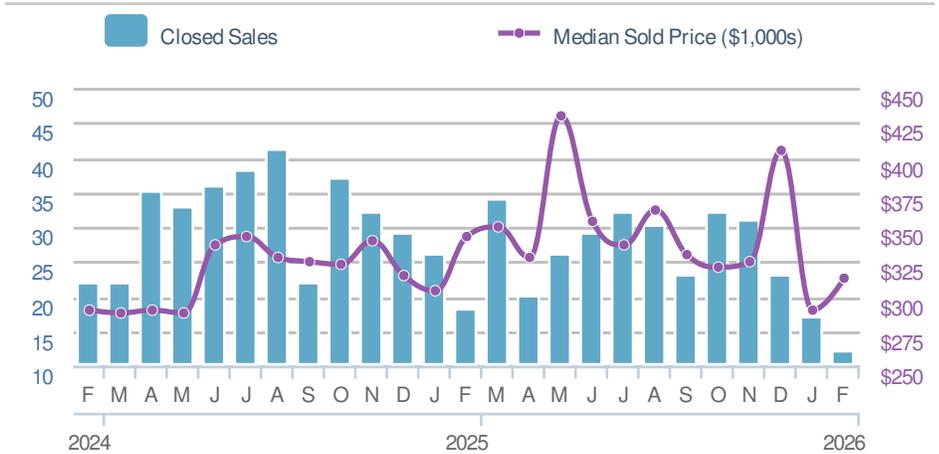
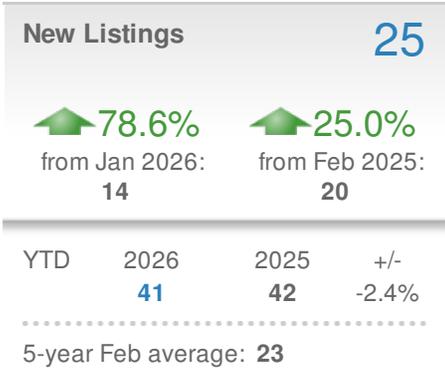
Local Market Insight

Penn-Delco (Delaware, PA)

February 2026

Penn-Delco (Delaware, PA)

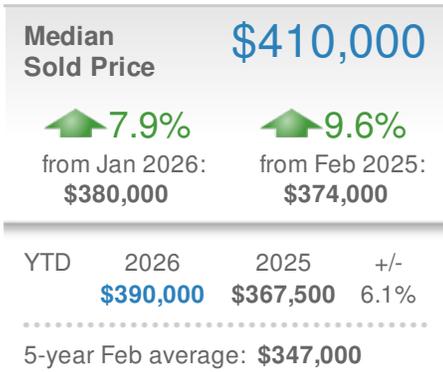
Email: ldavis@tcsr.realtor



February 2026

Penn-Delco (Delaware, PA) - Detached

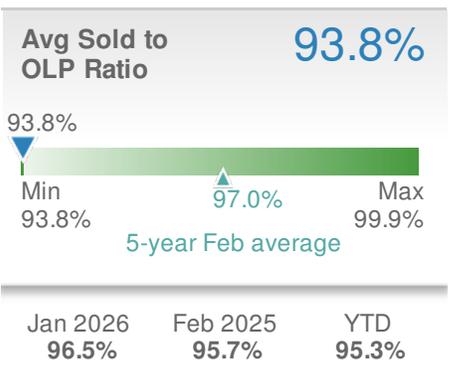
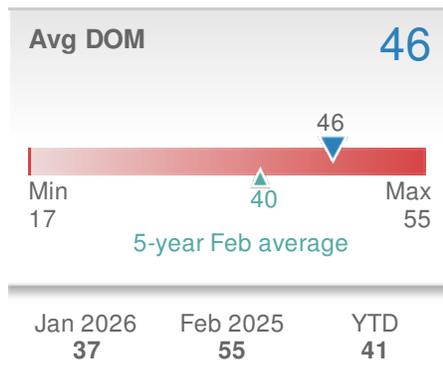
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

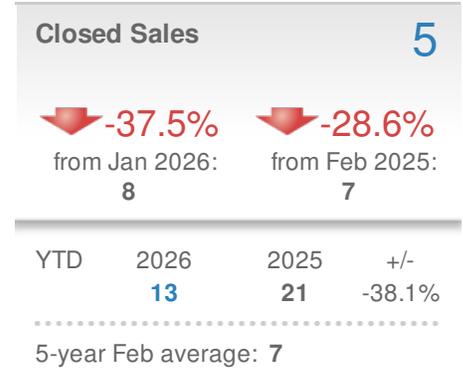
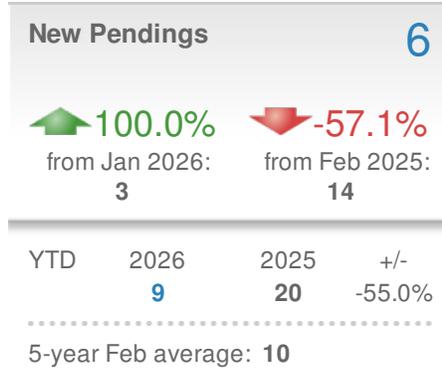
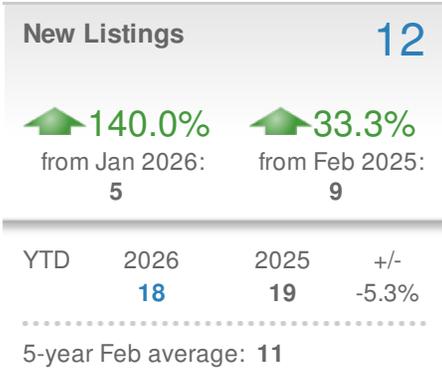
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 0.39 in January and a decrease from 1.38 in February 2025. The Contract Ratio is 48% lower than the 5-year February average of 2.63. A higher Contract Ratio signifies a relative increase in contract activity compared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

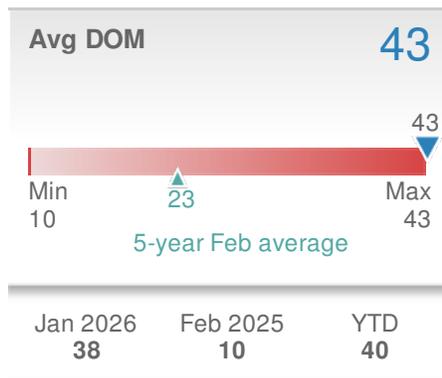
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

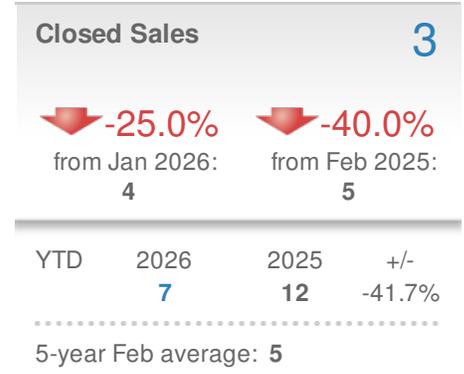
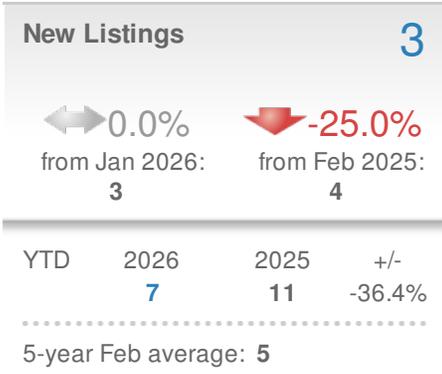
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.60 in January and a decrease from 1.75 in February 2025. The Contract Ratio is 79% lower than the 5-year February average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared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

