

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

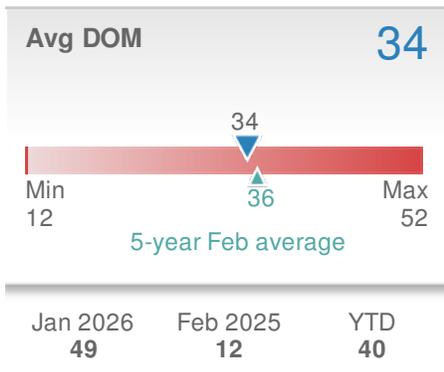
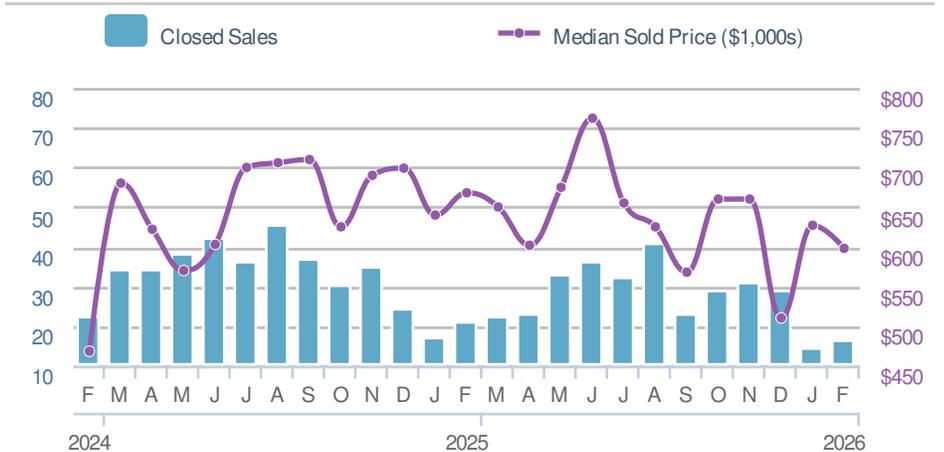
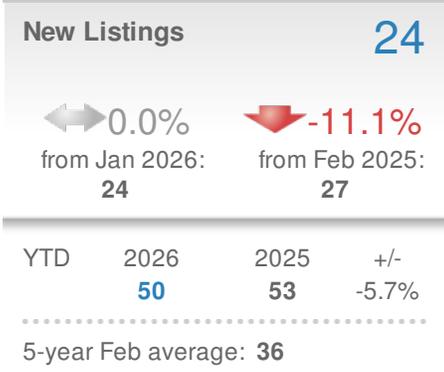
Local Market Insight

Rose Tree Media (Delaware, PA)

February 2026

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor



February 2026

Rose Tree Media (Delaware, PA) - Detached

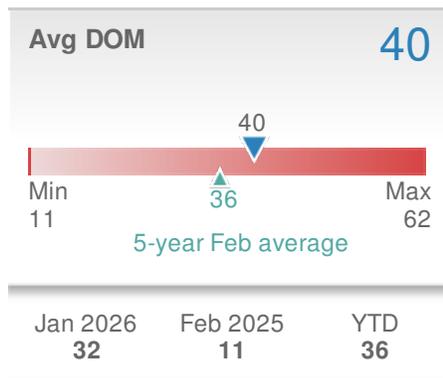
Tri-County Suburban REALTORS
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Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for February was \$649,000, representing a decrease of 45% compared to last month and an increase of 21.1% from Feb 2025. The average days on market for units sold in February was 40 days, 11% above the 5-year February average of 36 days. There was a 28.6% month over month increase in new contract activity with 18 New Pendings; a 20.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 29; and a 3% decrease in supply to 32 active units.

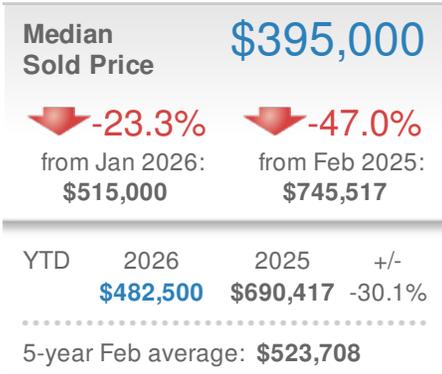
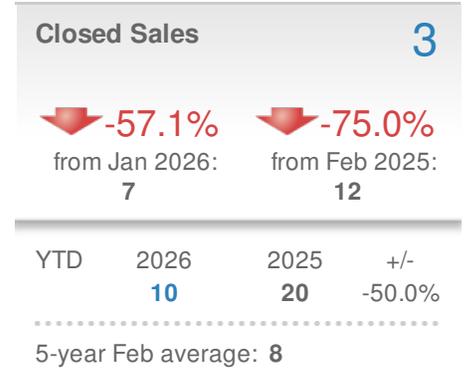
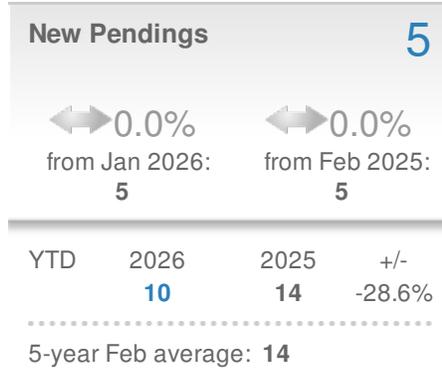
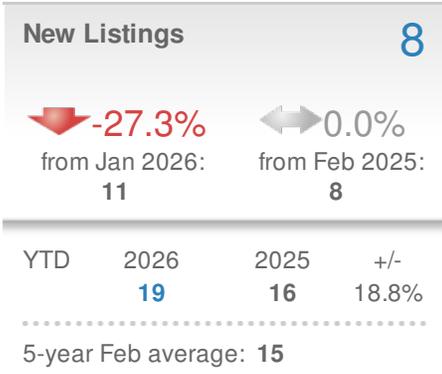
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.73 in January and an increase from 0.74 in February 2025. The Contract Ratio is 15% lower than the 5-year February average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Rose Tree Media (Delaware, PA) - Attached

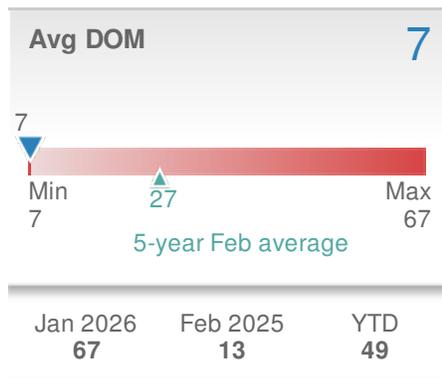
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Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for February was \$395,000, representing a decrease of 23.3% compared to last month and a decrease of 47% from Feb 2025. The average days on market for units sold in February was 7 days, 75% below the 5-year February average of 27 days. There was no month over month change in new contract activity with 5 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from January) to 7; and a 33.3% increase in supply to 16 active units.

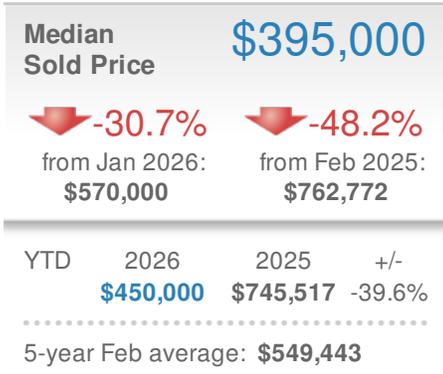
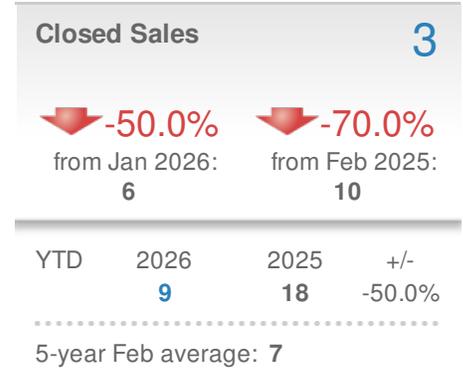
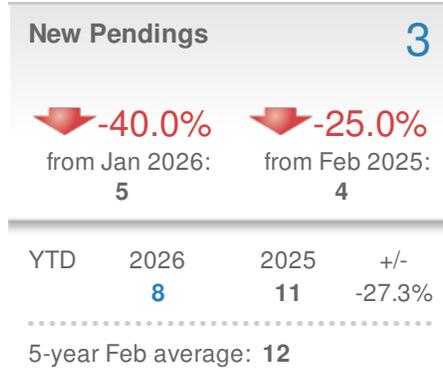
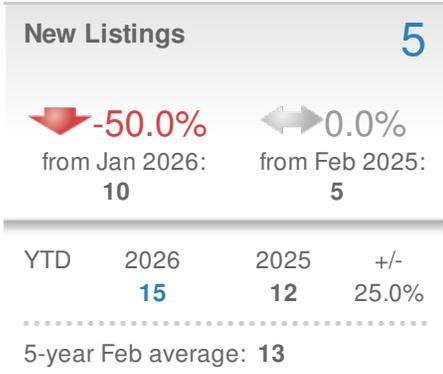
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, up from 0.42 in January and a decrease from 0.64 in February 2025. The Contract Ratio is 86% lower than the 5-year February average of 3.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Rose Tree Media (Delaware, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

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Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$395,000, representing a decrease of 30.7% compared to last month and a decrease of 48.2% from Feb 2025. The average days on market for units sold in February was 7 days, 76% below the 5-year February average of 29 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 4; and a 30% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 0.31 pendings per active listing, down from 0.40 in January and a decrease from 0.75 in February 2025. The Contract Ratio is 90% lower than the 5-year February average of 3.21. 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.

