

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

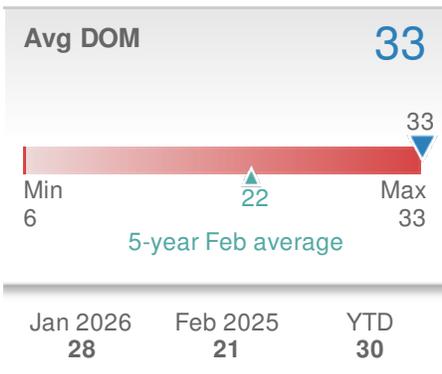
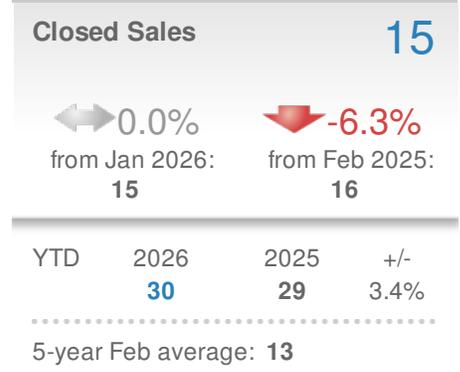
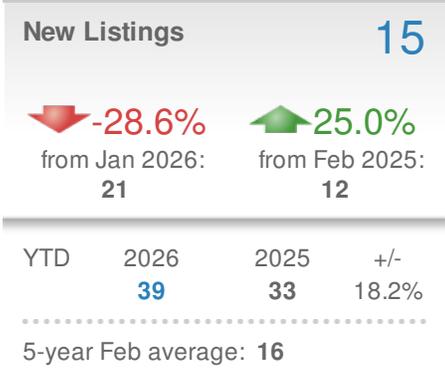
Local Market Insight

Springfield (Delaware, PA)

February 2026

Springfield (Delaware, PA)

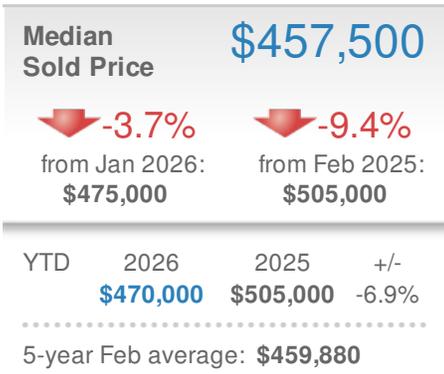
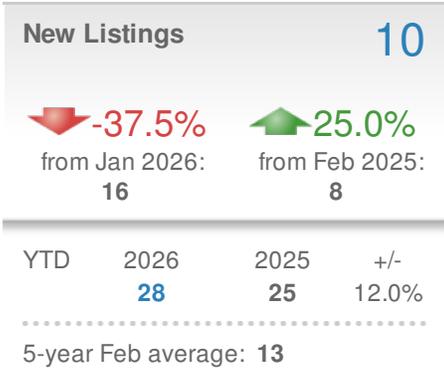
Email: ldavis@tcsr.realtor



February 2026

Springfield (Delaware, PA) - Detached

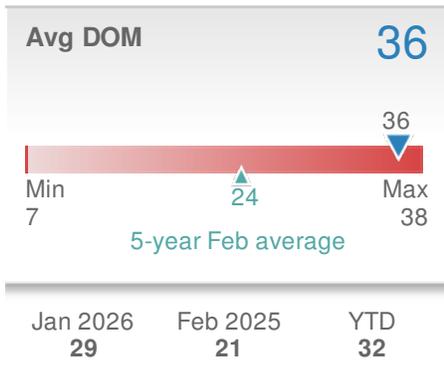
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for February was \$457,500, representing a decrease of 3.7% compared to last month and a decrease of 9.4% from Feb 2025. The average days on market for units sold in February was 36 days, 49% above the 5-year February average of 24 days. There was an 8.3% month over month decrease in new contract activity with 11 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 16; and a 14.3% increase in supply to 8 active units.

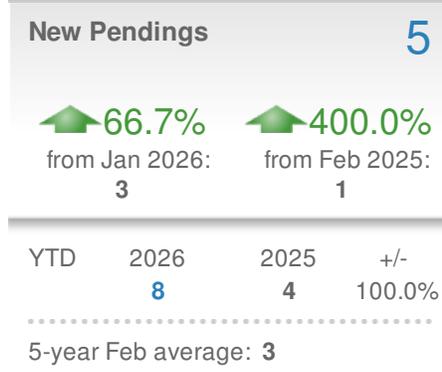
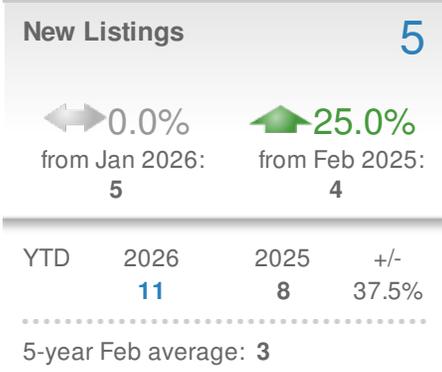
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.29 in January and no change from February 2025. The Contract Ratio is 21% lower than the 5-year February average of 2.53. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Springfield (Delaware, PA) - Attached

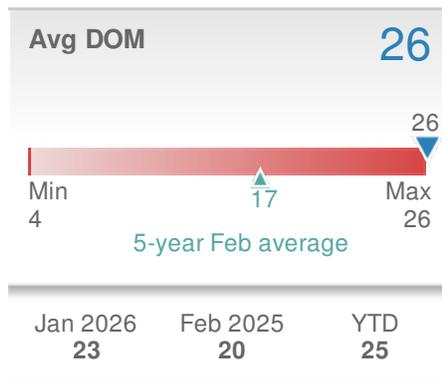
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for February was \$362,500, representing an increase of 0.7% compared to last month and a decrease of 11.6% from Feb 2025. The average days on market for units sold in February was 26 days, 53% above the 5-year February average of 17 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 5; and no change in supply with 4 active units.

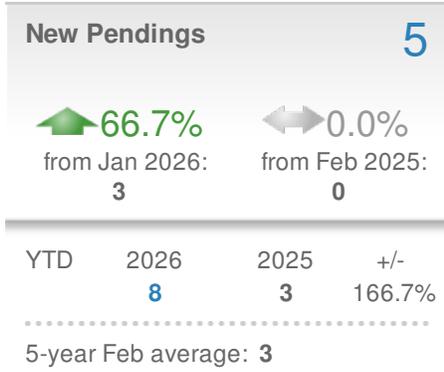
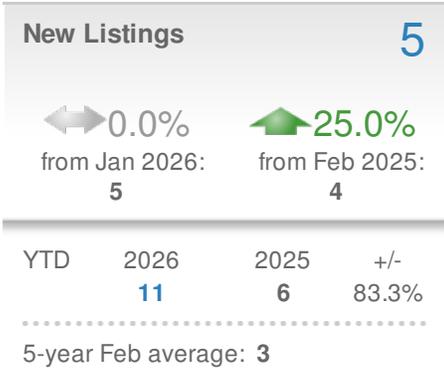
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, no change from January and an increase from 0.17 in February 2025. The Contract Ratio is 31% lower than the 5-year February average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Springfield (Delaware, PA) - Attached/Townhouse

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



Summary

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$372,500, representing an increase of 3.5% compared to last month and a decrease of 9.1% from Feb 2025. The average days on market for units sold in February was 6 days, 64% below the 5-year February average of 17 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from January) to 5; and no change in supply with 4 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 1.00 in January and an increase from 0.00 in February 2025. The Contract Ratio is 36% lower than the 5-year February average of 1.95. 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.

