

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

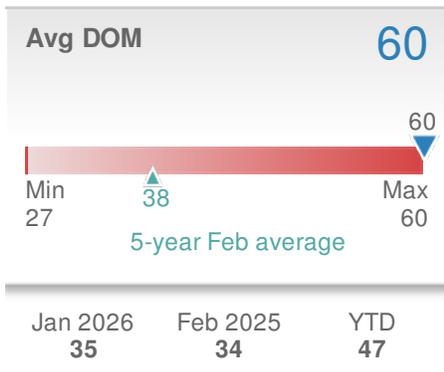
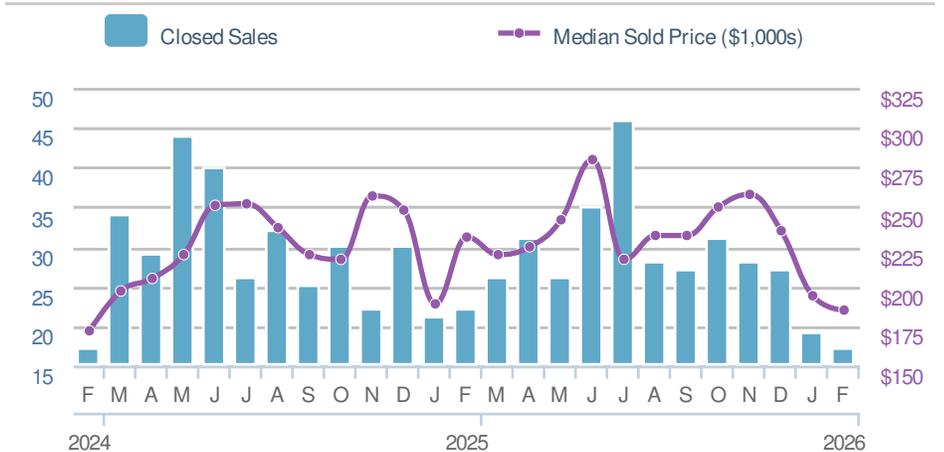
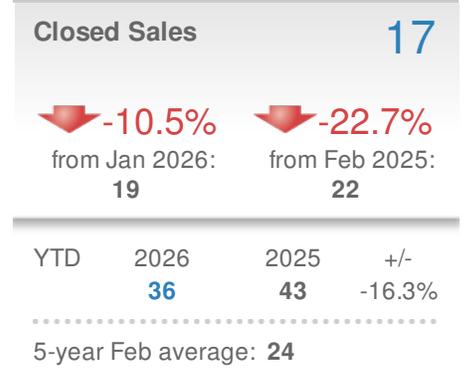
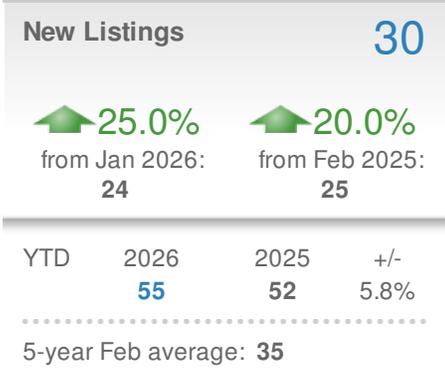
Local Market Insight

William Penn (Delaware, PA)

February 2026

William Penn (Delaware, PA)

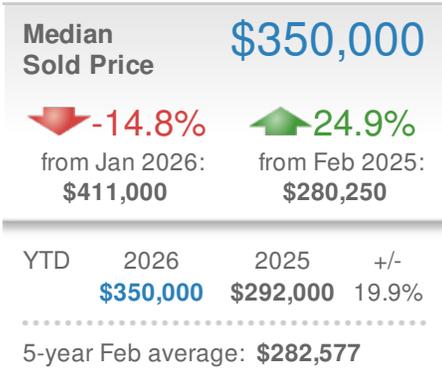
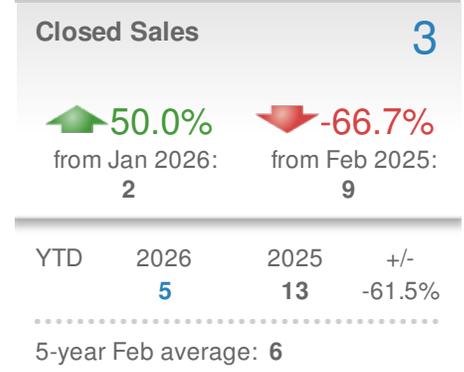
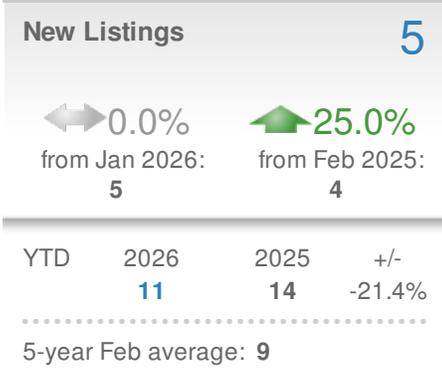
Email: ldavis@tcsr.realtor



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William Penn (Delaware, PA) - Detached

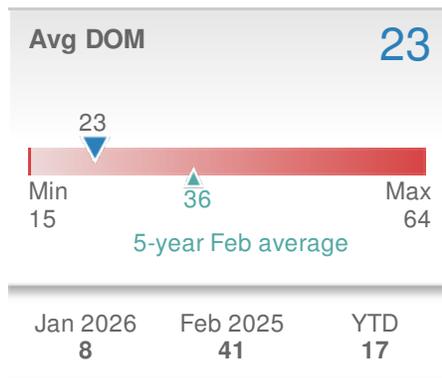
Tri-County Suburban REALTORS
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Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for February was \$350,000, representing a decrease of 14.8% compared to last month and an increase of 24.9% from Feb 2025. The average days on market for units sold in February was 23 days, 36% below the 5-year February average of 36 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 8; and a 9.1% increase in supply to 12 active units.

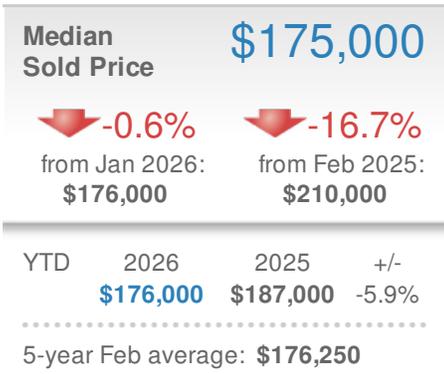
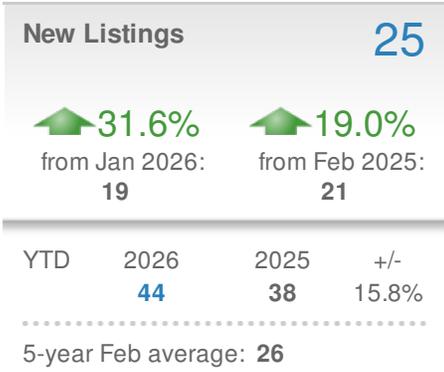
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.64 in January and a decrease from 1.00 in February 2025. The Contract Ratio is 45% lower than the 5-year February average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

William Penn (Delaware, PA) - Attached

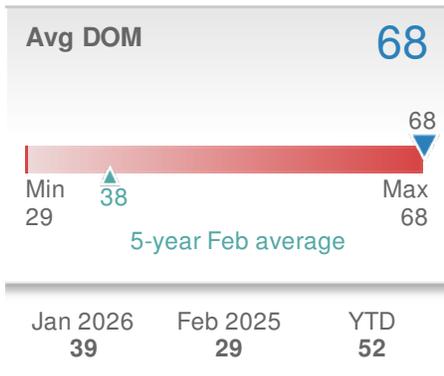
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Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for February was \$175,000, representing a decrease of 0.6% compared to last month and a decrease of 16.7% from Feb 2025. The average days on market for units sold in February was 68 days, 81% above the 5-year February average of 38 days. There was a 4.5% month over month increase in new contract activity with 23 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 33; and a 3.6% decrease in supply to 53 active units.

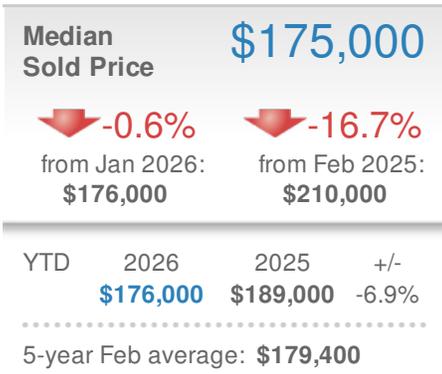
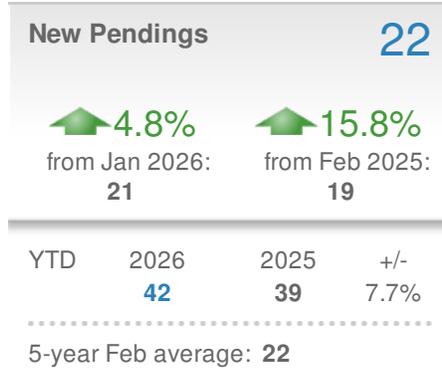
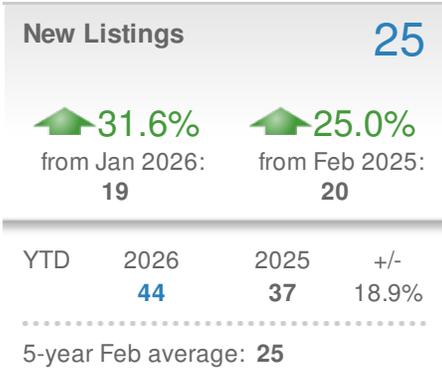
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, up from 0.49 in January and a decrease from 0.76 in February 2025. The Contract Ratio is 21% lower than the 5-year February average of 0.79. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Summary

In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$175,000, representing a decrease of 0.6% compared to last month and a decrease of 16.7% from Feb 2025. The average days on market for units sold in February was 68 days, 81% above the 5-year February average of 38 days. There was a 4.8% month over month increase in new contract activity with 22 New Pendings; a 23.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 32; and a 1.9% decrease in supply to 52 active units.

This activity resulted in a Contract Ratio of 0.62 pendings per active listing, up from 0.49 in January and a decrease from 0.78 in February 2025. The Contract Ratio is 22% lower than the 5-year February average of 0.79. 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.

