

# March 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

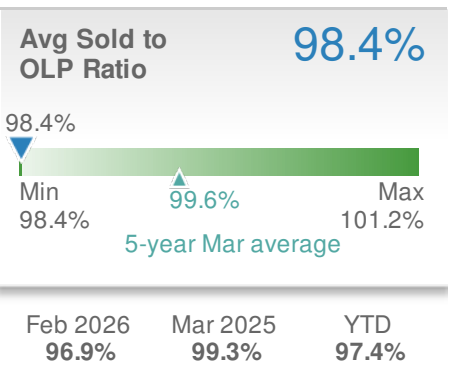
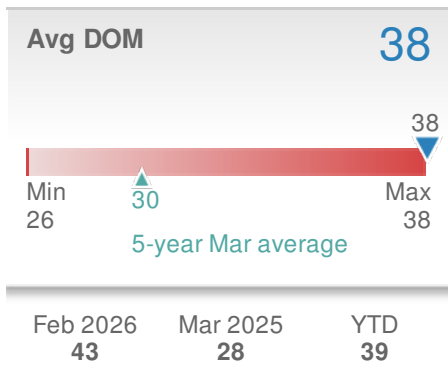
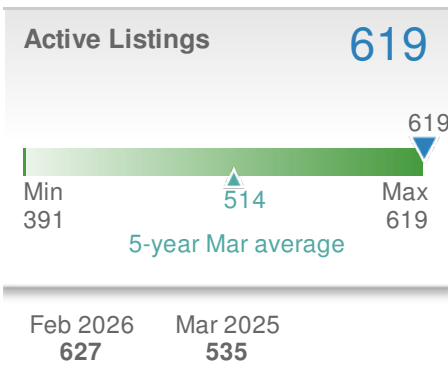
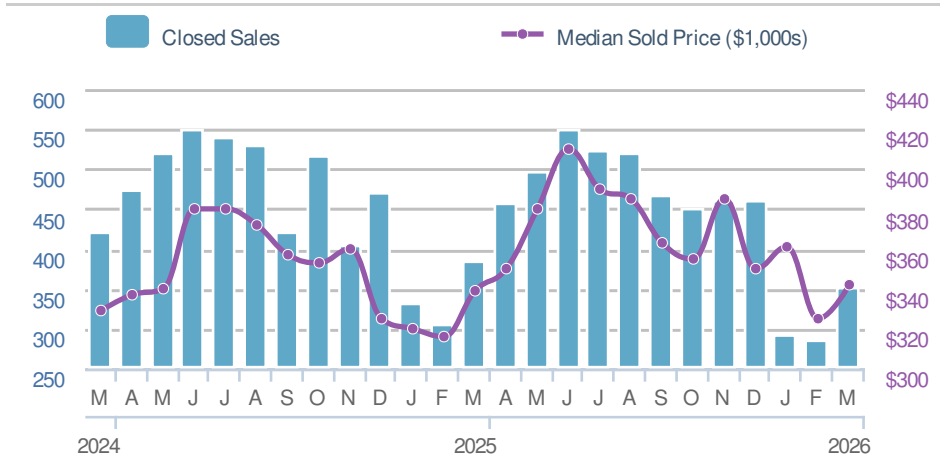
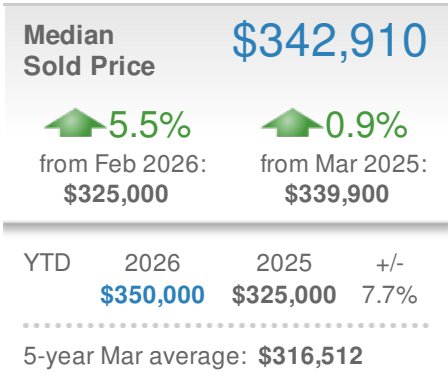
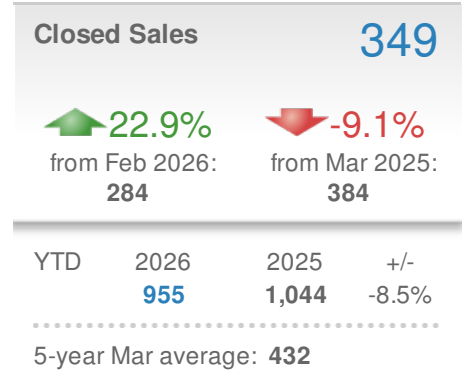
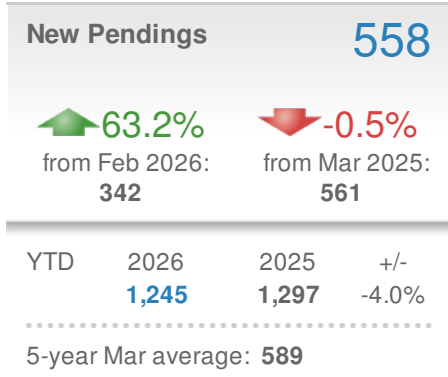
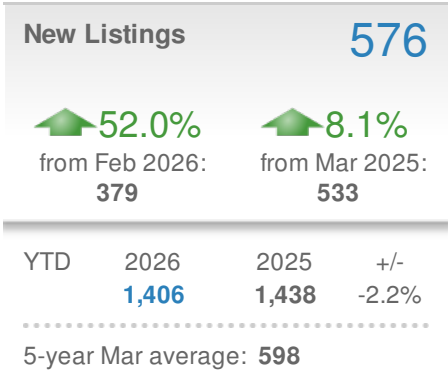
## Local Market Insight

### Delaware County, PA

**March 2026**

Delaware County, PA

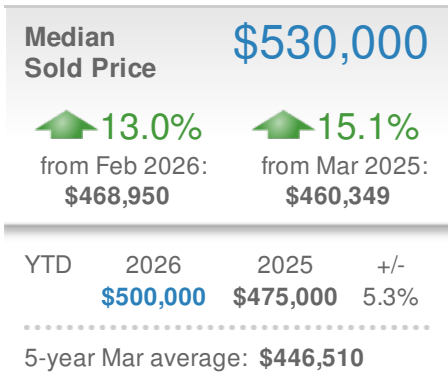
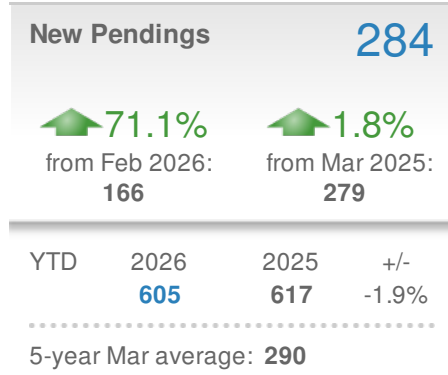
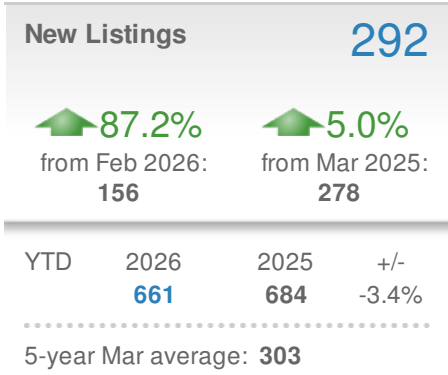
Email: ldavis@tcsr.realtor



**March 2026**

Delaware County, PA - Detached

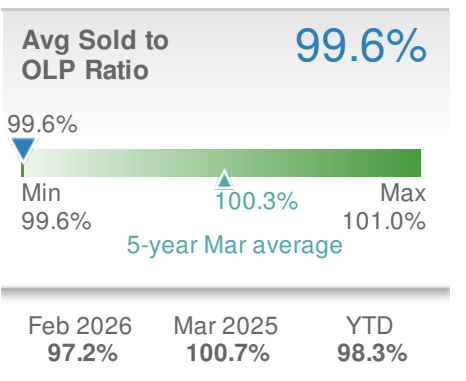
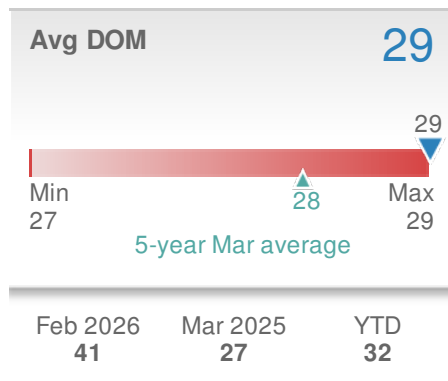
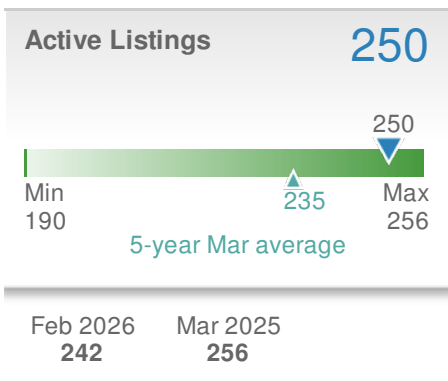
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Delaware County, PA, the median sold price for Detached properties for March was \$530,000, representing an increase of 13% compared to last month and an increase of 15.1% from Mar 2025. The average days on market for units sold in March was 29 days, 2% above the 5-year March average of 28 days. There was a 71.1% month over month increase in new contract activity with 284 New Pendings; a 41.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 373; and a 3.3% increase in supply to 250 active units.

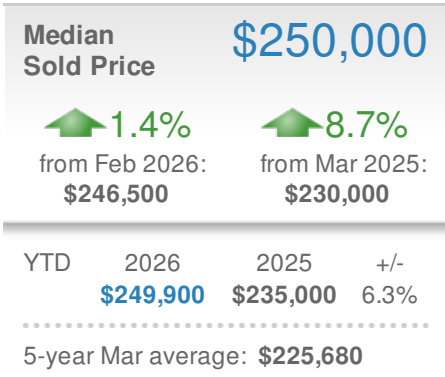
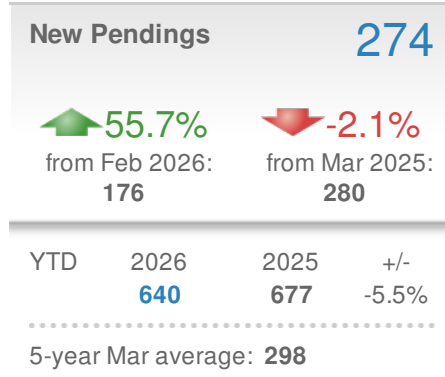
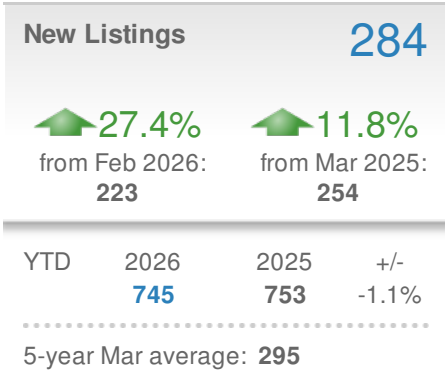
This activity resulted in a Contract Ratio of 1.49 pendings per active listing, up from 1.09 in February and an increase from 1.48 in March 2025. The Contract Ratio is 15% lower than the 5-year March average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Delaware County, PA - Attached

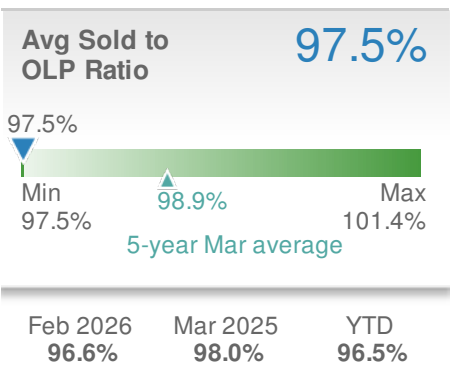
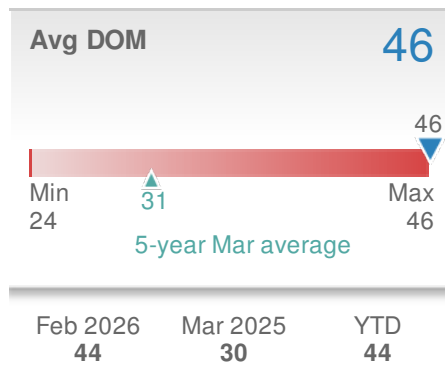
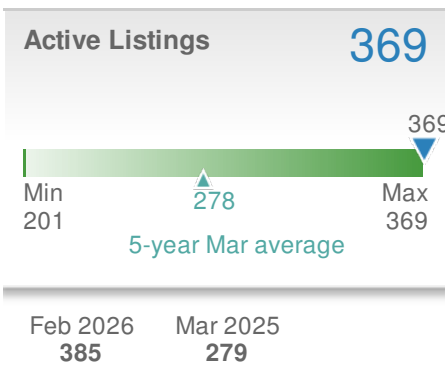
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**Summary**

In Delaware County, PA, the median sold price for Attached properties for March was \$250,000, representing an increase of 1.4% compared to last month and an increase of 8.7% from Mar 2025. The average days on market for units sold in March was 46 days, 48% above the 5-year March average of 31 days. There was a 55.7% month over month increase in new contract activity with 274 New Pendings; a 30.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 337; and a 4.2% decrease in supply to 369 active units.

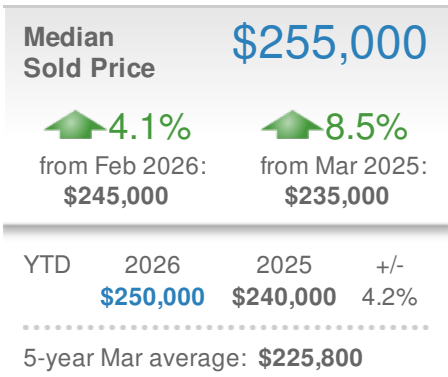
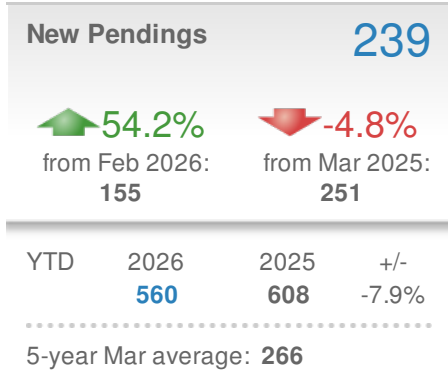
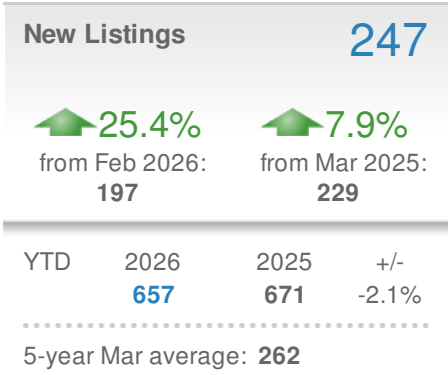
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.67 in February and a decrease from 1.33 in March 2025. The Contract Ratio is 42% lower than the 5-year March average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Delaware County, PA - Attached/Townhouse

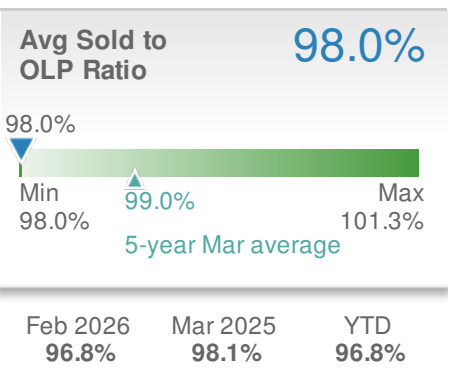
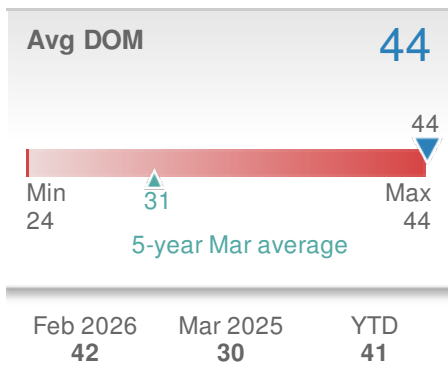
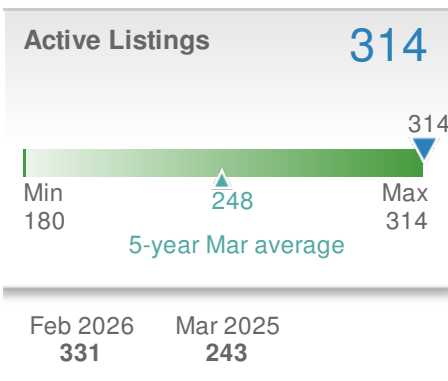
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**Summary**

In Delaware County, PA, the median sold price for Attached/Townhouse properties for March was \$255,000, representing an increase of 4.1% compared to last month and an increase of 8.5% from Mar 2025. The average days on market for units sold in March was 44 days, 44% above the 5-year March average of 31 days. There was a 54.2% month over month increase in new contract activity with 239 New Pendings; a 31.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 298; and a 5.1% decrease in supply to 314 active units.

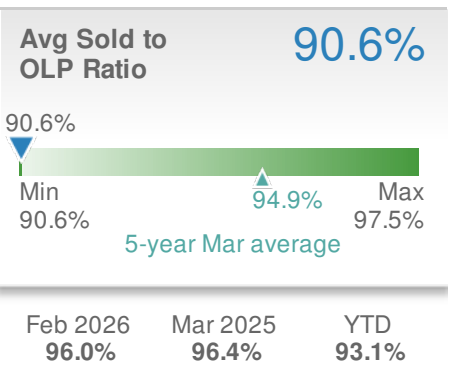
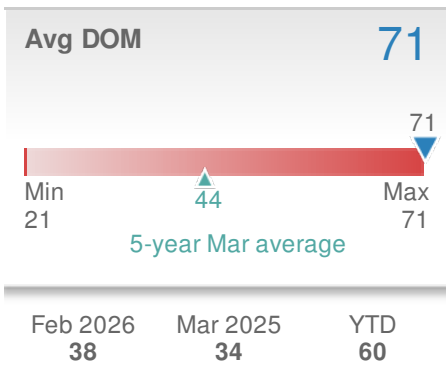
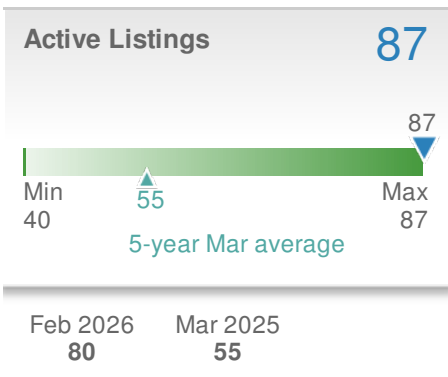
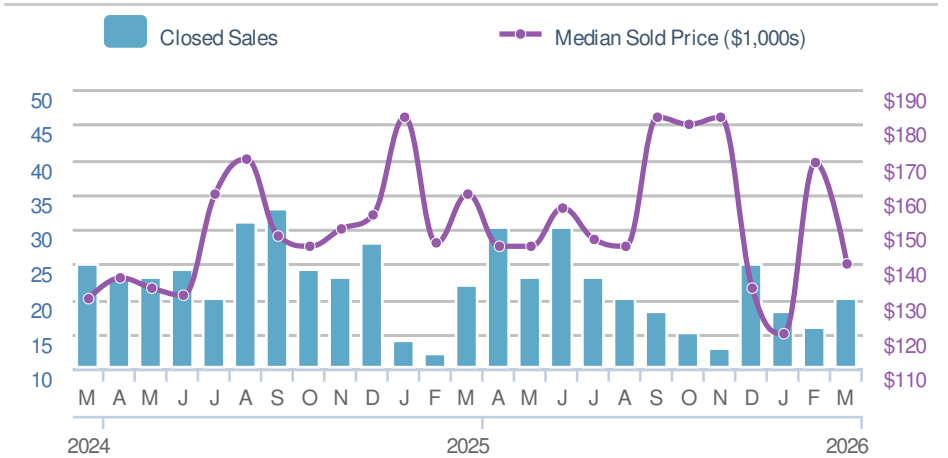
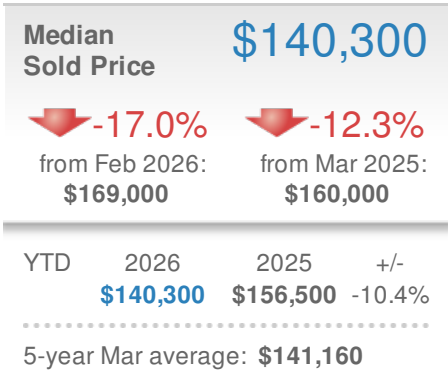
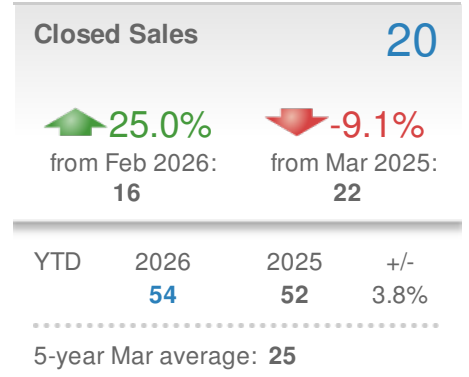
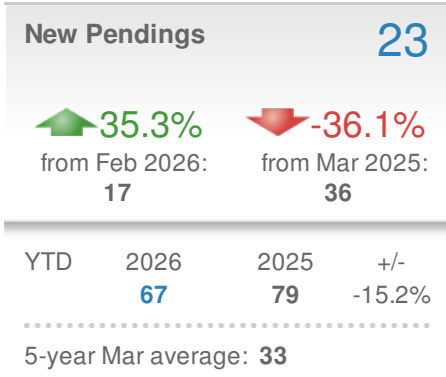
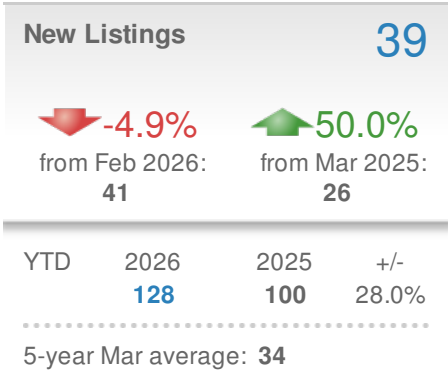
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.69 in February and a decrease from 1.37 in March 2025. The Contract Ratio is 40% lower than the 5-year March average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Chester-Upland (Delaware, PA)

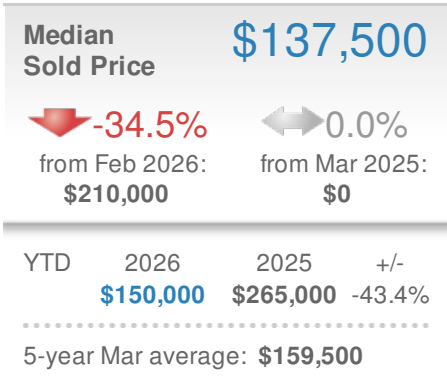
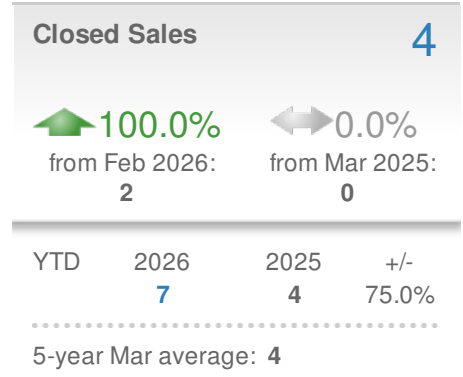
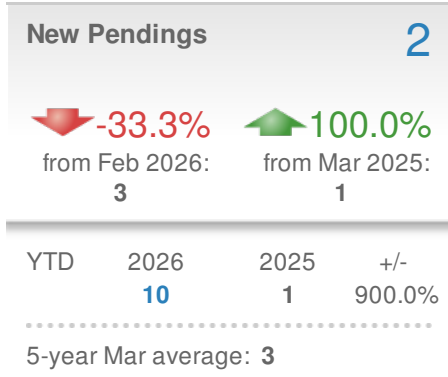
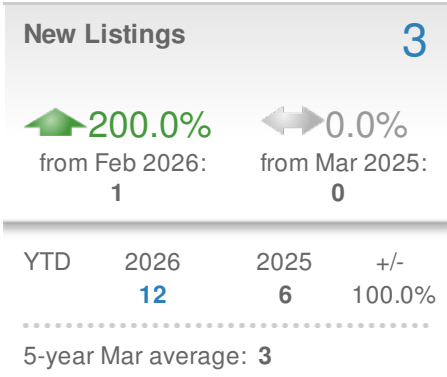
Email: ldavis@tcsr.realtor



**March 2026**

Chester-Upland (Delaware, PA) - Detached

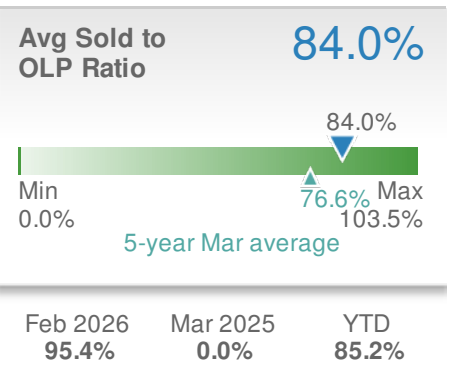
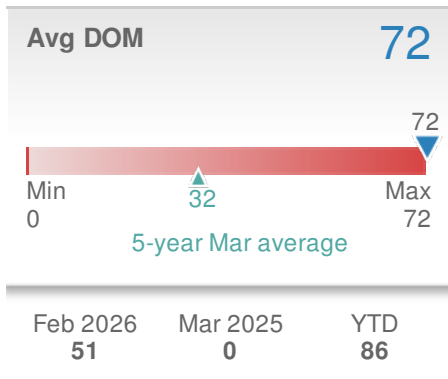
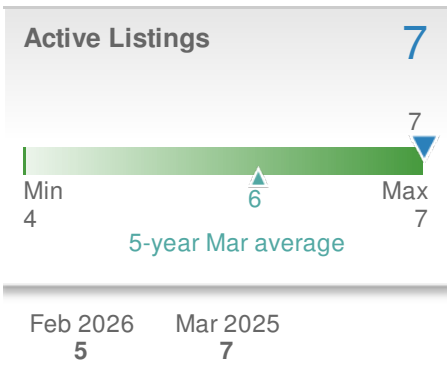
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**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for March was \$137,500, representing a decrease of 34.5% compared to last month and an increase of 0% from Mar 2025. The average days on market for units sold in March was 72 days, 126% above the 5-year March average of 32 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 11; and a 40% increase in supply to 7 active units.

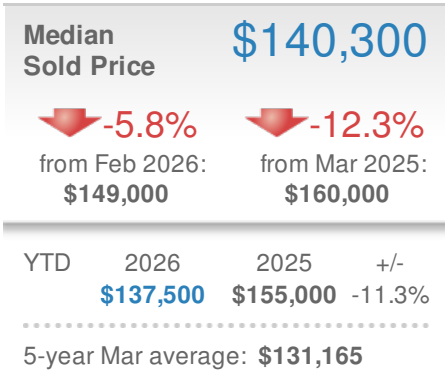
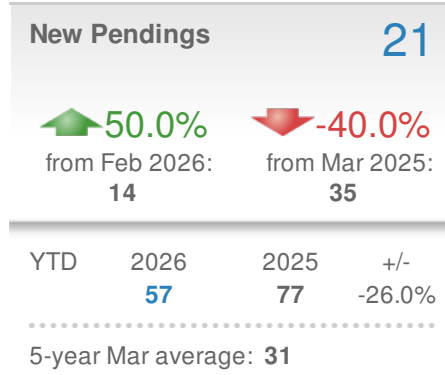
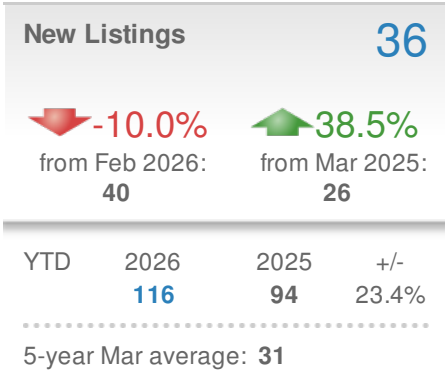
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, down from 2.60 in February and an increase from 0.43 in March 2025. The Contract Ratio is 60% higher than the 5-year March average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Chester-Upland (Delaware, PA) - Attached

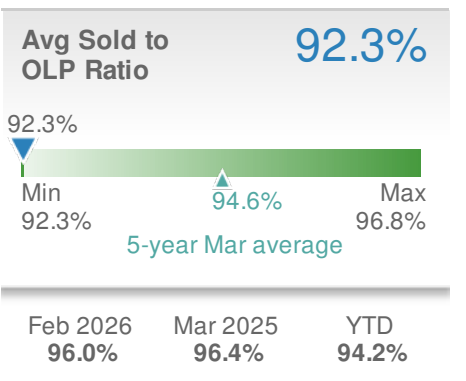
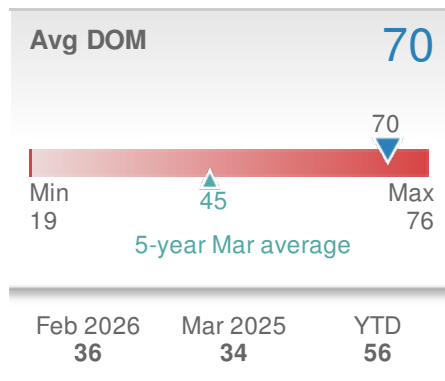
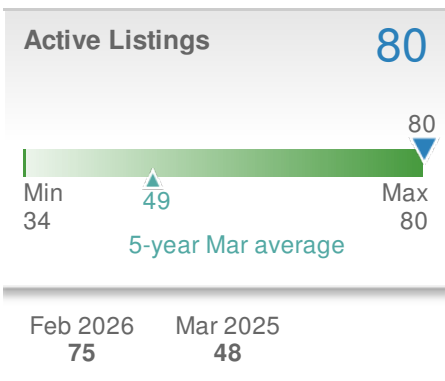
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**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for March was \$140,300, representing a decrease of 5.8% compared to last month and a decrease of 12.3% from Mar 2025. The average days on market for units sold in March was 70 days, 55% above the 5-year March average of 45 days. There was a 50% month over month increase in new contract activity with 21 New Pendings; a 6.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 35; and a 6.7% increase in supply to 80 active units.

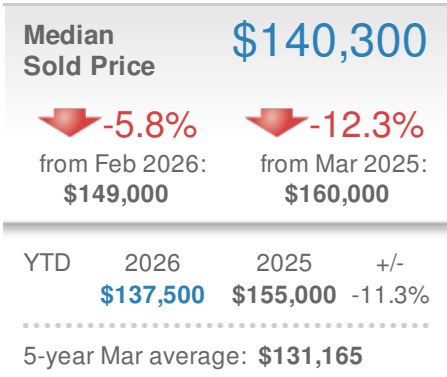
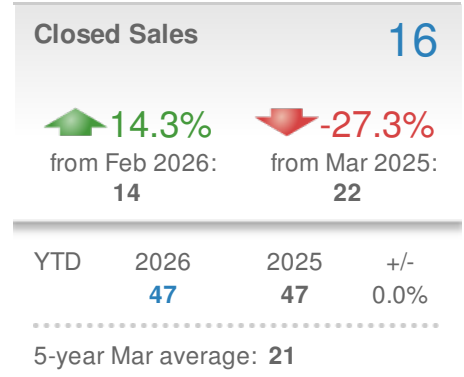
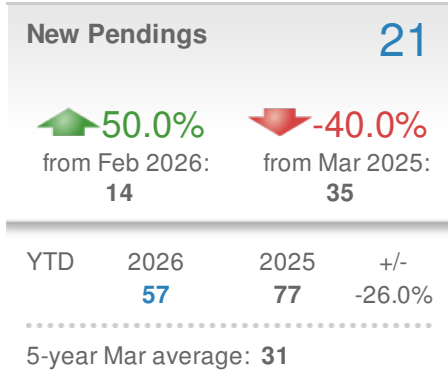
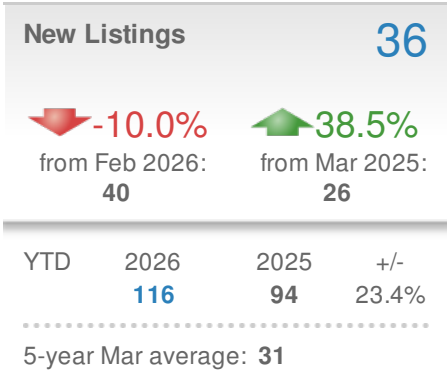
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, no change from February and a decrease from 0.94 in March 2025. The Contract Ratio is 52% lower than the 5-year March average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Chester-Upland (Delaware, PA) - Attached/Townhouse

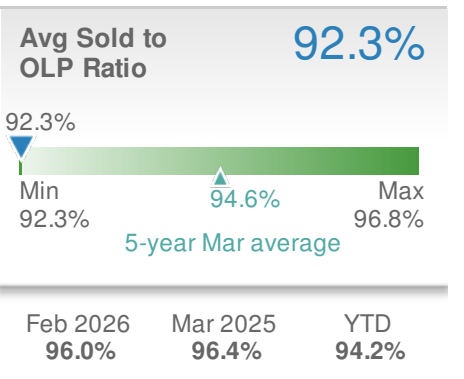
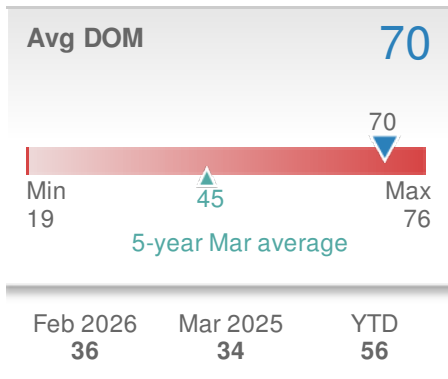
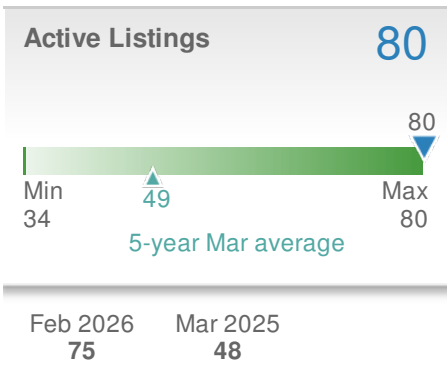
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$140,300, representing a decrease of 5.8% compared to last month and a decrease of 12.3% from Mar 2025. The average days on market for units sold in March was 70 days, 55% above the 5-year March average of 45 days. There was a 50% month over month increase in new contract activity with 21 New Pendings; a 6.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 35; and a 6.7% increase in supply to 80 active units.

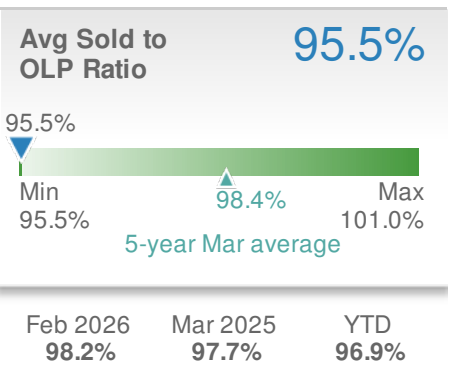
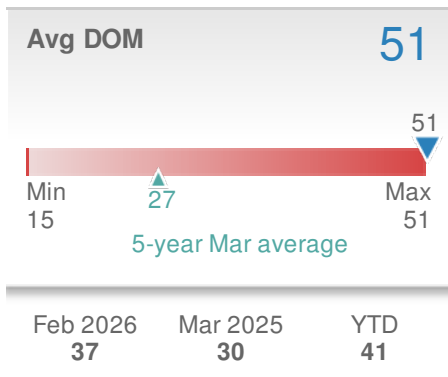
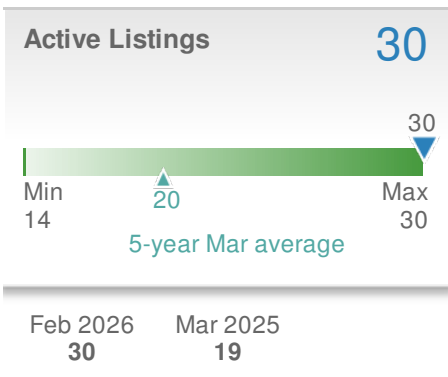
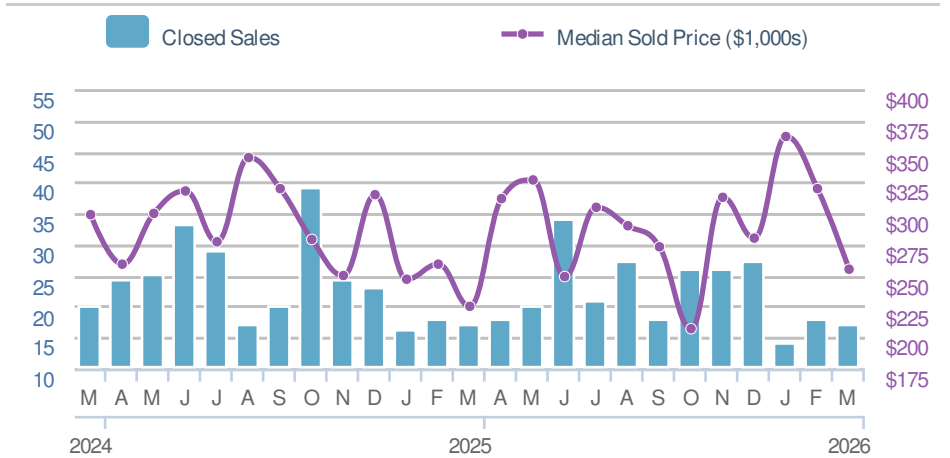
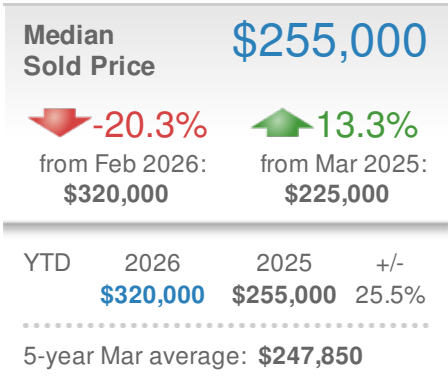
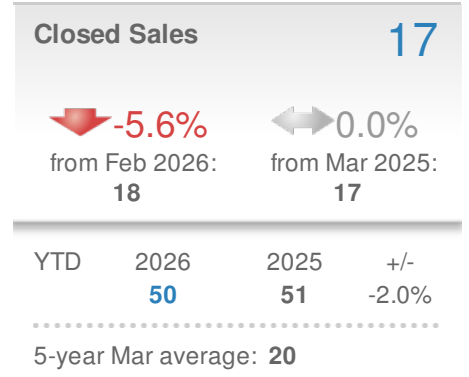
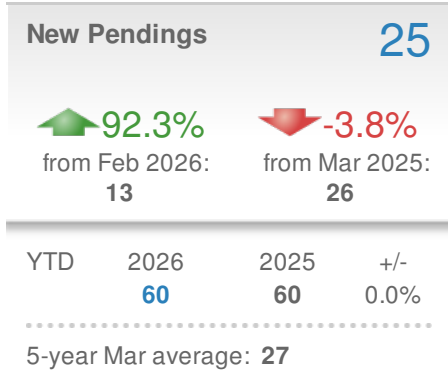
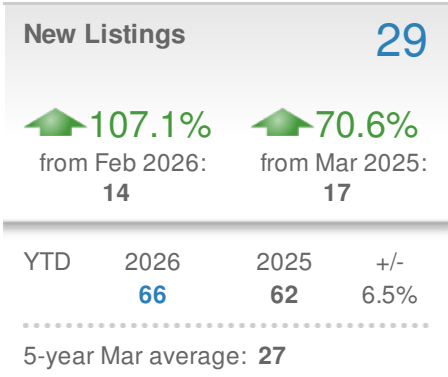
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, no change from February and a decrease from 0.94 in March 2025. The Contract Ratio is 52% lower than the 5-year March average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Chichester (Delaware, PA)

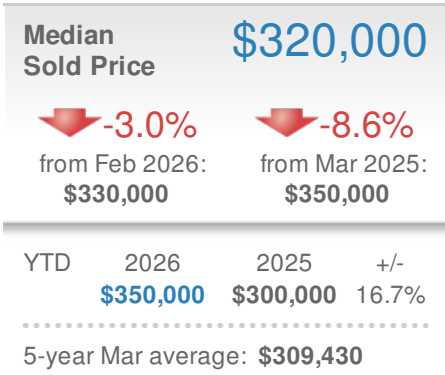
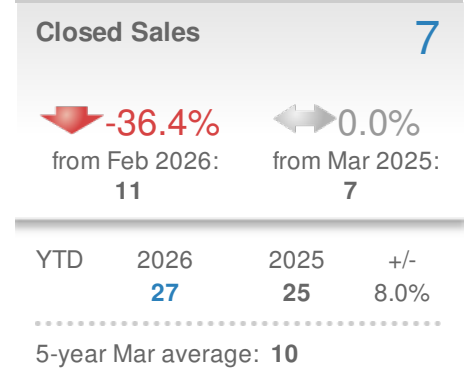
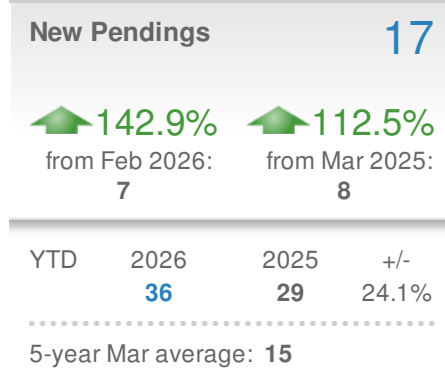
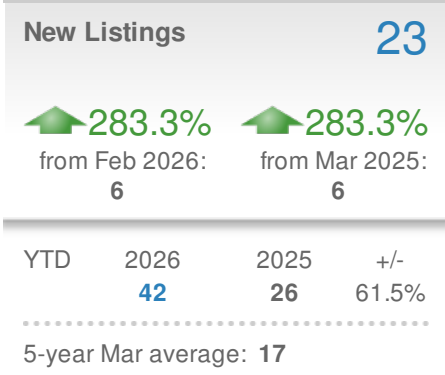
Email: ldavis@tcsr.realtor



**March 2026**

Chichester (Delaware, PA) - Detached

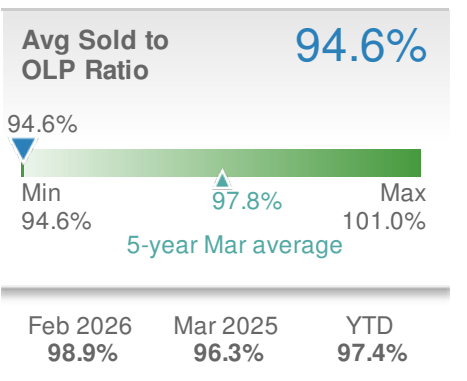
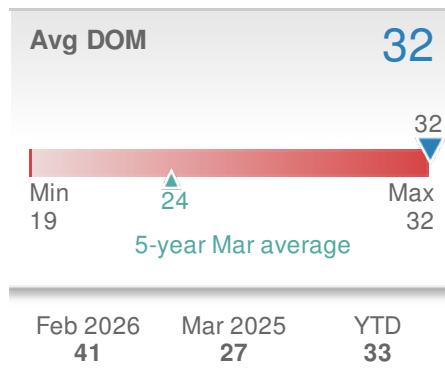
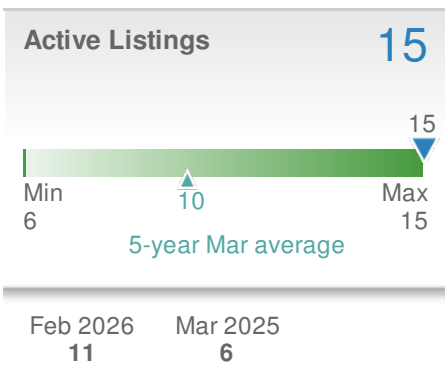
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**Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for March was \$320,000, representing a decrease of 3% compared to last month and a decrease of 8.6% from Mar 2025. The average days on market for units sold in March was 32 days, 35% above the 5-year March average of 24 days. There was a 142.9% month over month increase in new contract activity with 17 New Pendings; a 125% MoM increase in All Pendings (new contracts + contracts carried over from February) to 18; and a 36.4% increase in supply to 15 active units.

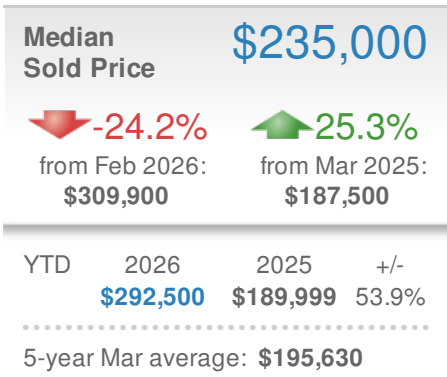
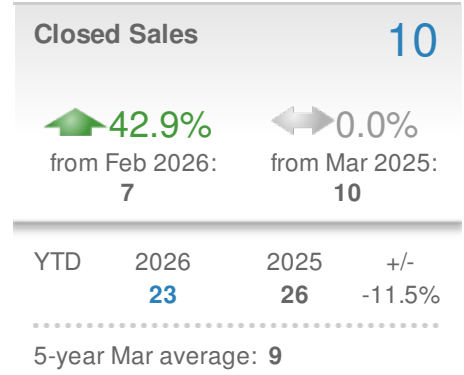
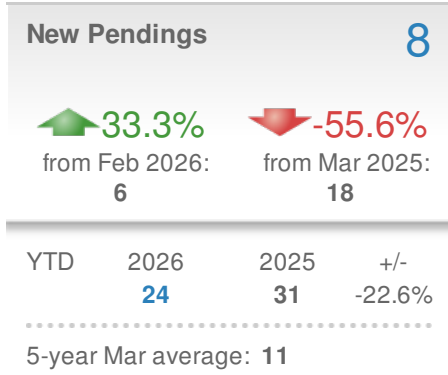
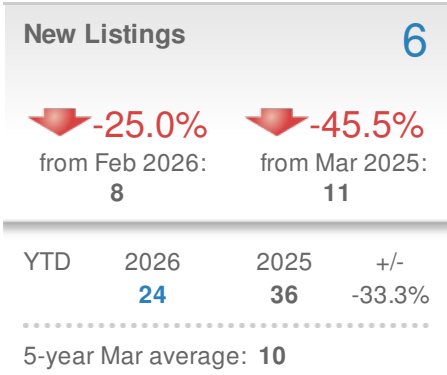
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 0.73 in February and a decrease from 2.17 in March 2025. The Contract Ratio is 46% lower than the 5-year March average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Chichester (Delaware, PA) - Attached

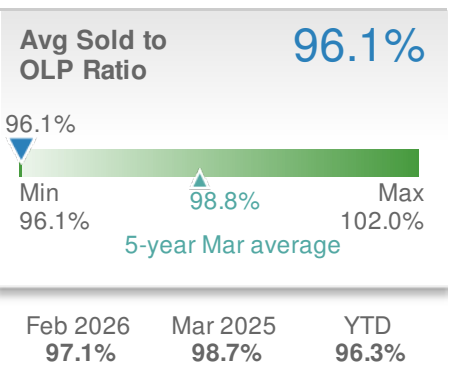
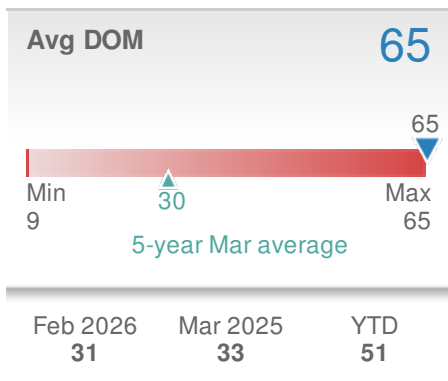
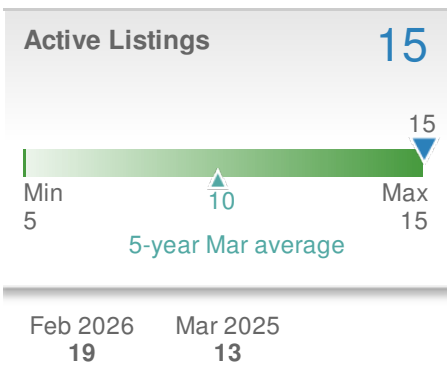
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for March was \$235,000, representing a decrease of 24.2% compared to last month and an increase of 25.3% from Mar 2025. The average days on market for units sold in March was 65 days, 120% above the 5-year March average of 30 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 9; and a 21.1% decrease in supply to 15 active units.

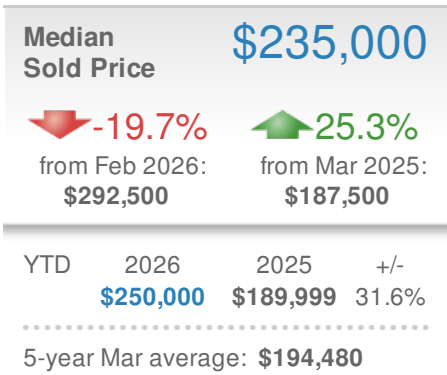
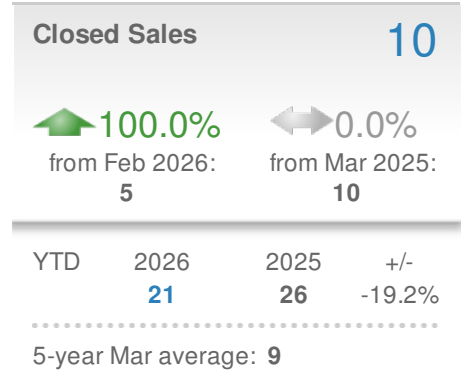
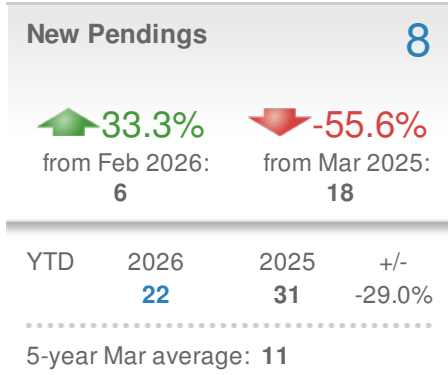
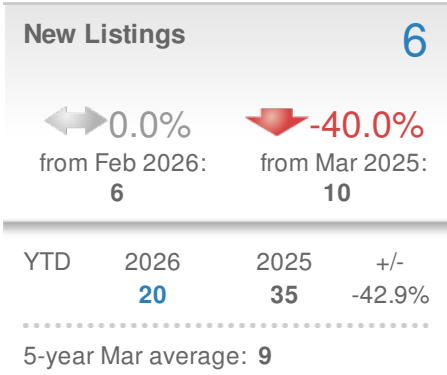
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, up from 0.58 in February and a decrease from 1.15 in March 2025. The Contract Ratio is 66% lower than the 5-year March average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Chichester (Delaware, PA) - Attached/Townhouse

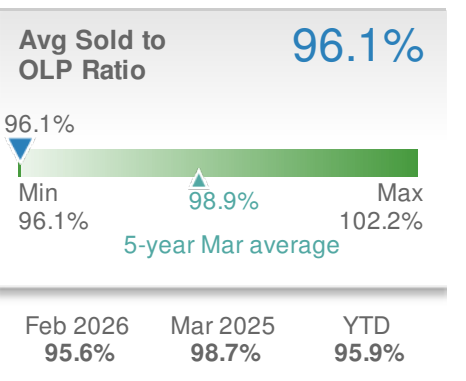
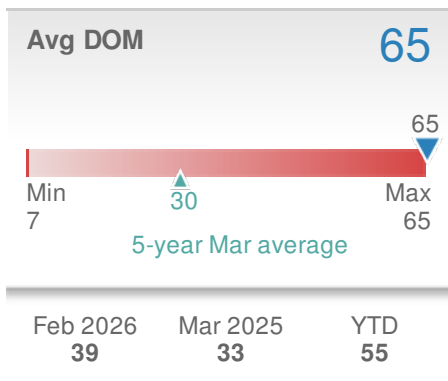
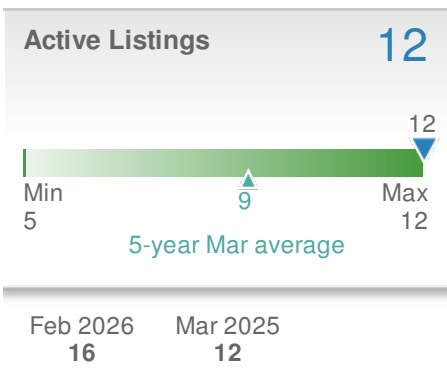
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$235,000, representing a decrease of 19.7% compared to last month and an increase of 25.3% from Mar 2025. The average days on market for units sold in March was 65 days, 118% above the 5-year March average of 30 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 9; and a 25% decrease in supply to 12 active units.

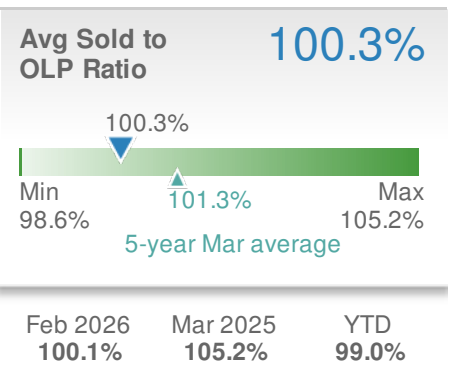
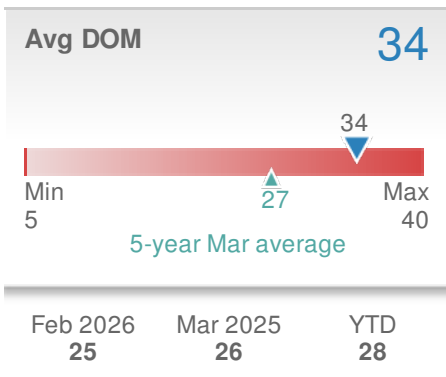
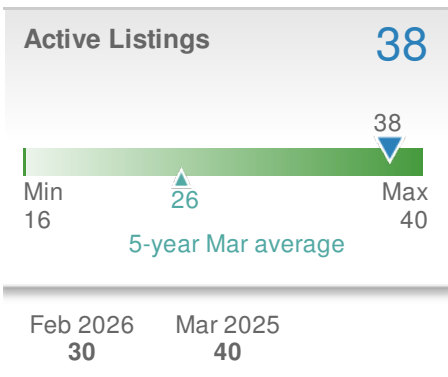
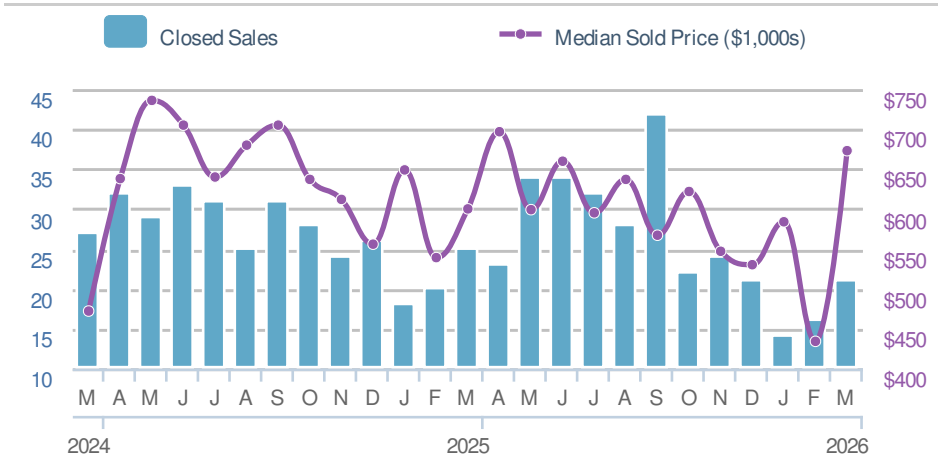
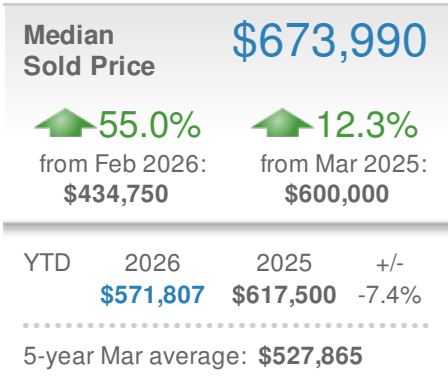
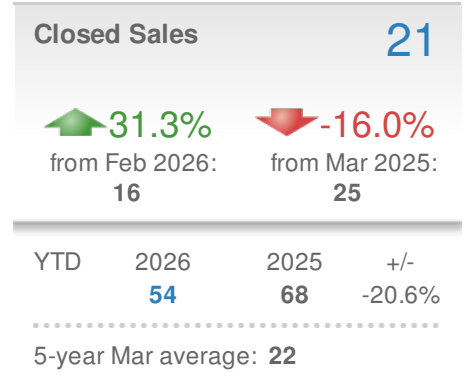
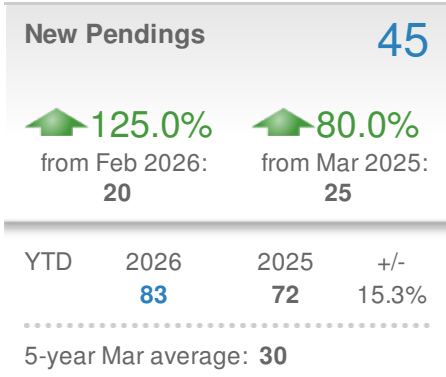
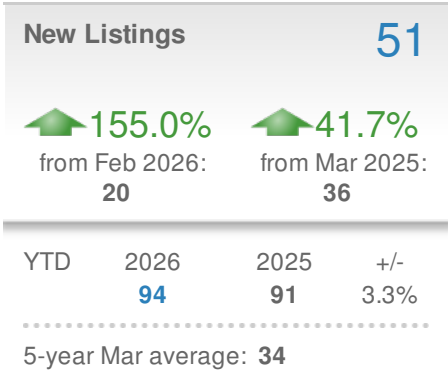
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.69 in February and a decrease from 1.25 in March 2025. The Contract Ratio is 58% lower than the 5-year March average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## March 2026

Garnet Valley (Delaware, PA)

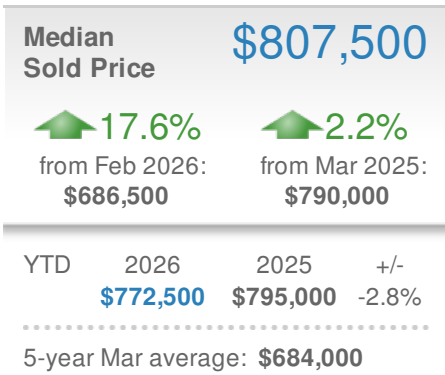
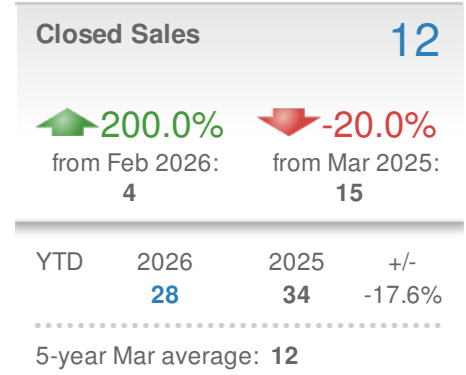
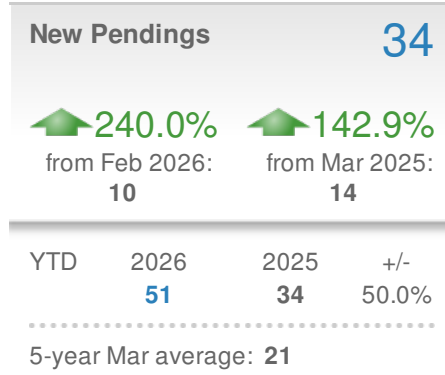
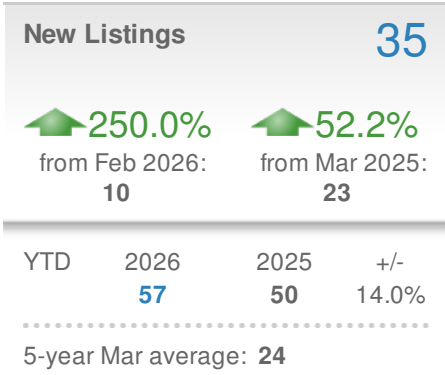
Email: ldavis@tcsr.realtor



**March 2026**

Garnet Valley (Delaware, PA) - Detached

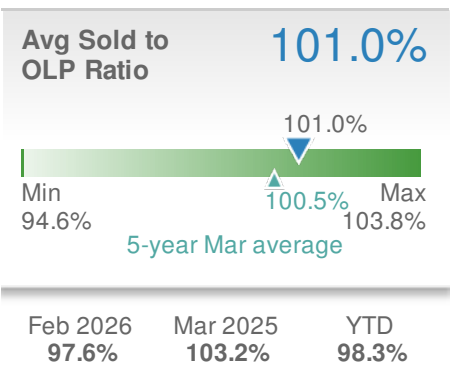
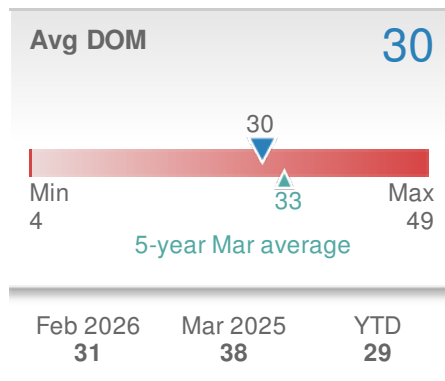
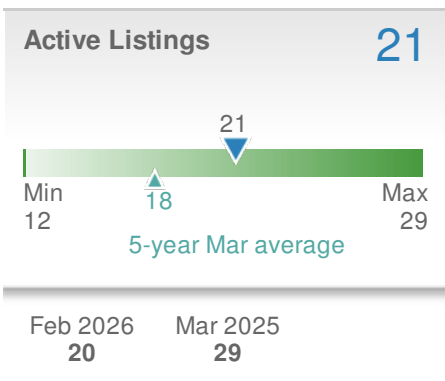
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for March was \$807,500, representing an increase of 17.6% compared to last month and an increase of 2.2% from Mar 2025. The average days on market for units sold in March was 30 days, 10% below the 5-year March average of 33 days. There was a 240% month over month increase in new contract activity with 34 New Pendings; a 92% MoM increase in All Pendings (new contracts + contracts carried over from February) to 48; and a 5% increase in supply to 21 active units.

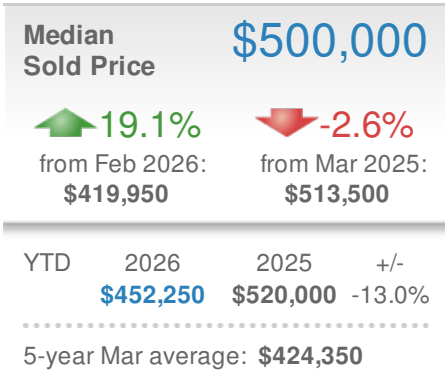
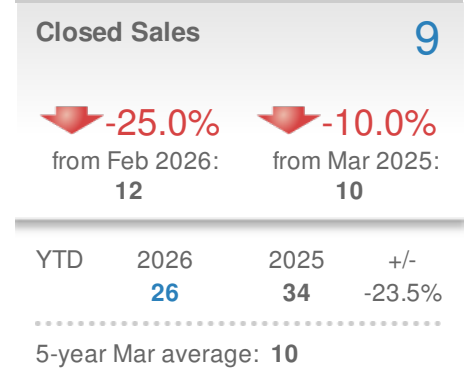
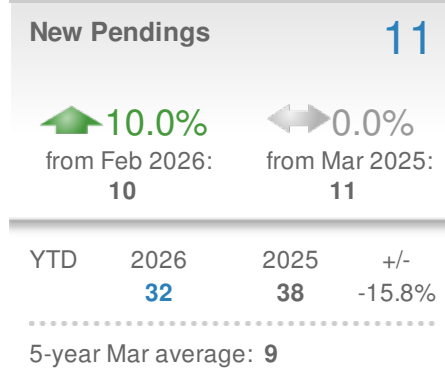
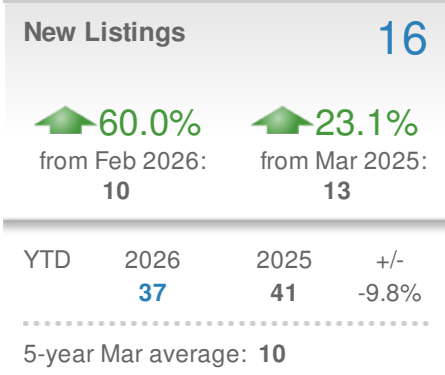
This activity resulted in a Contract Ratio of 2.29 pendings per active listing, up from 1.25 in February and an increase from 0.79 in March 2025. The Contract Ratio is 1% higher than the 5-year March average of 2.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Garnet Valley (Delaware, PA) - Attached

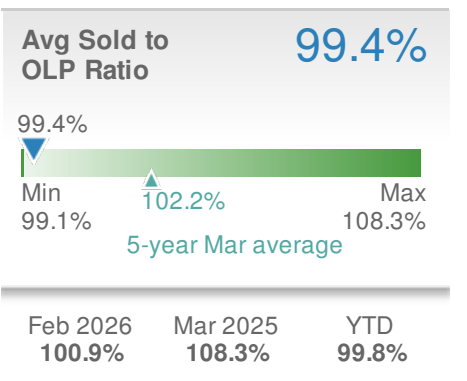
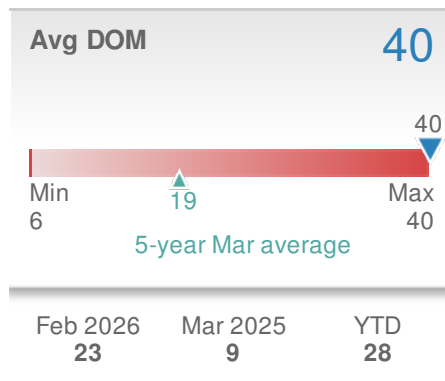
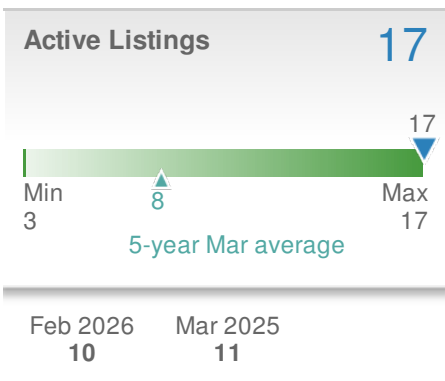
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for March was \$500,000, representing an increase of 19.1% compared to last month and a decrease of 2.6% from Mar 2025. The average days on market for units sold in March was 40 days, 108% above the 5-year March average of 19 days. There was a 10% month over month increase in new contract activity with 11 New Pendings; a 17.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 20; and a 70% increase in supply to 17 active units.

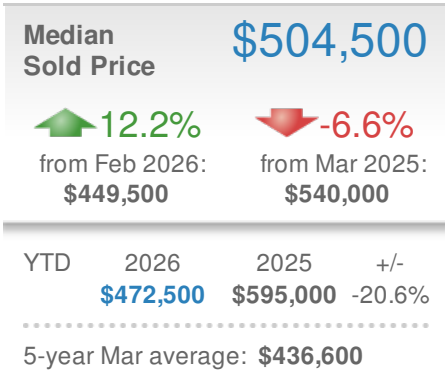
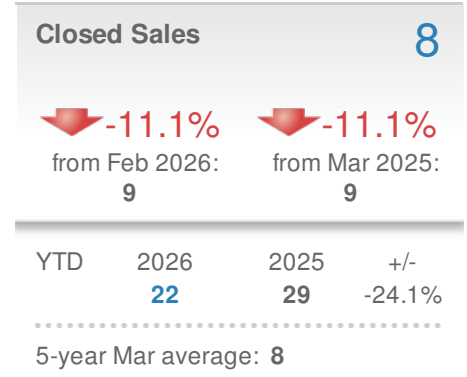
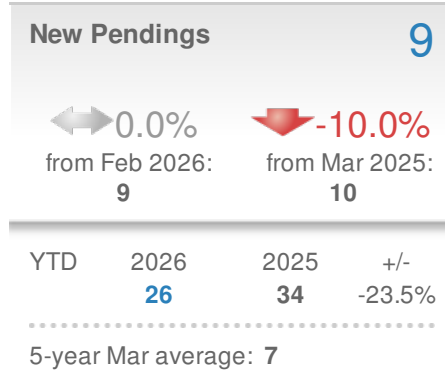
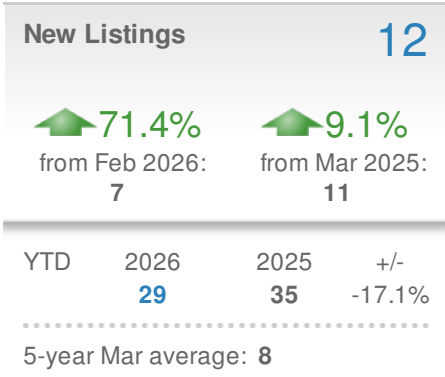
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.70 in February and a decrease from 2.36 in March 2025. The Contract Ratio is 50% lower than the 5-year March average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Garnet Valley (Delaware, PA) - Attached/Townhouse

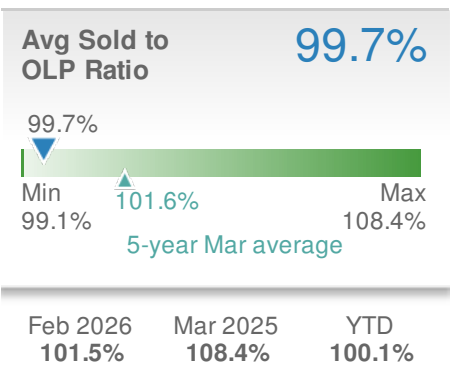
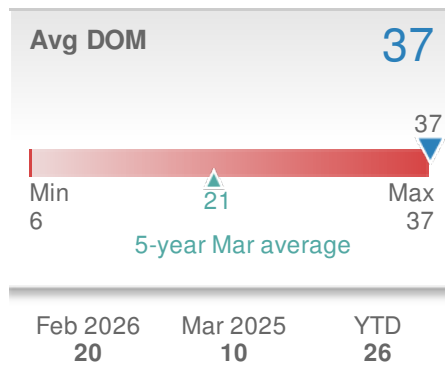
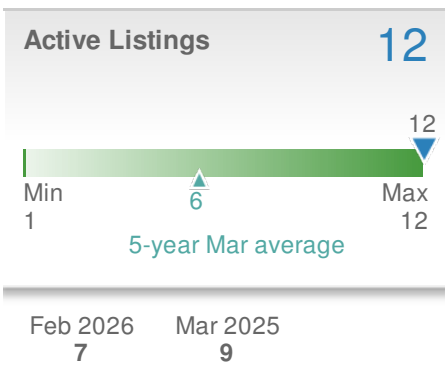
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$504,500, representing an increase of 12.2% compared to last month and a decrease of 6.6% from Mar 2025. The average days on market for units sold in March was 37 days, 80% above the 5-year March average of 21 days. There was no month over month change in new contract activity with 9 New Pendings; a 13.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 17; and a 71.4% increase in supply to 12 active units.

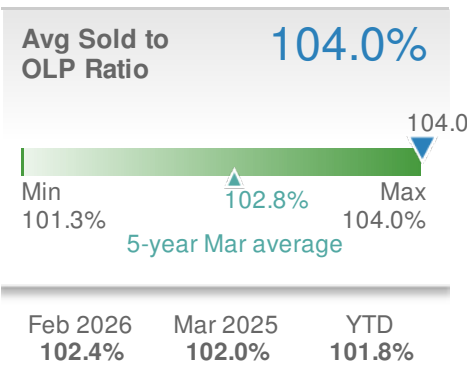
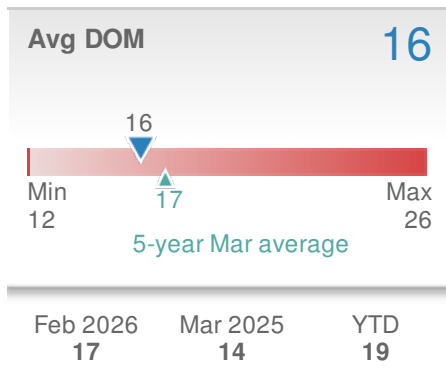
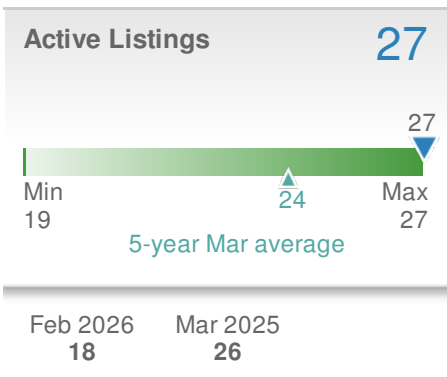
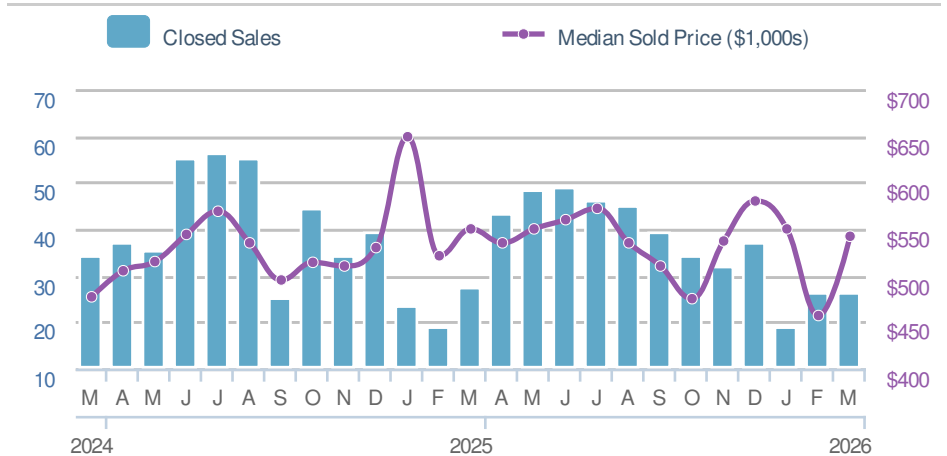
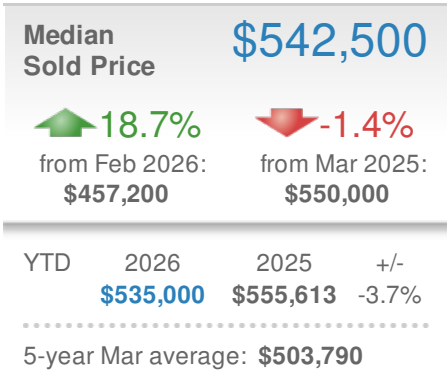
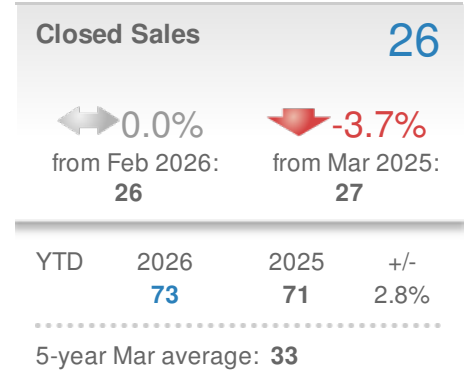
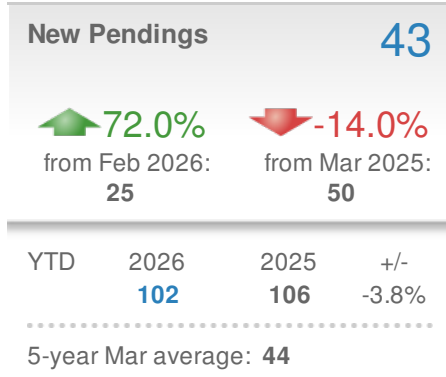
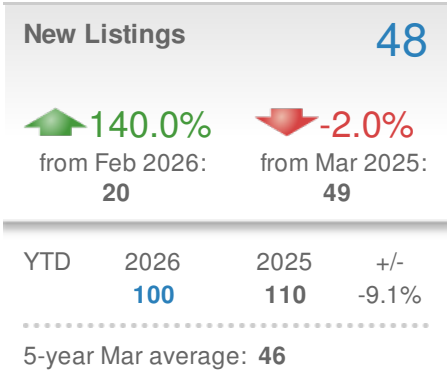
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, down from 2.14 in February and a decrease from 2.78 in March 2025. The Contract Ratio is 53% lower than the 5-year March average of 3.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Haverford Township (Delaware, PA)

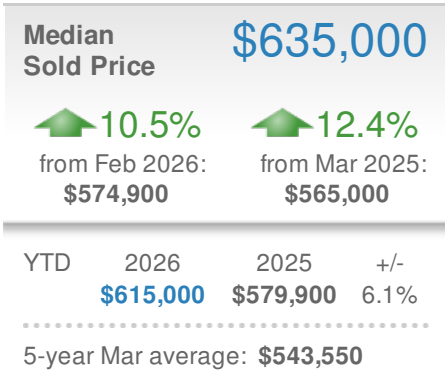
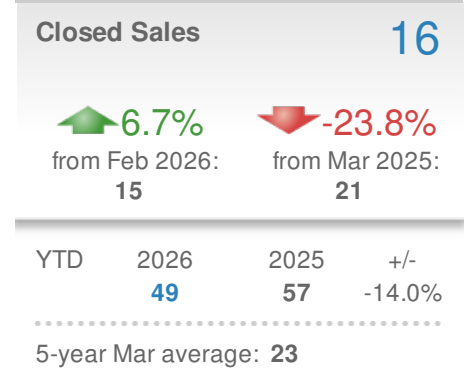
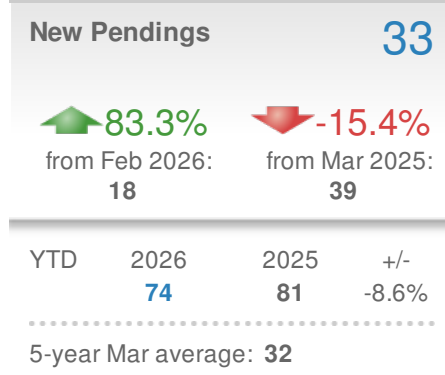
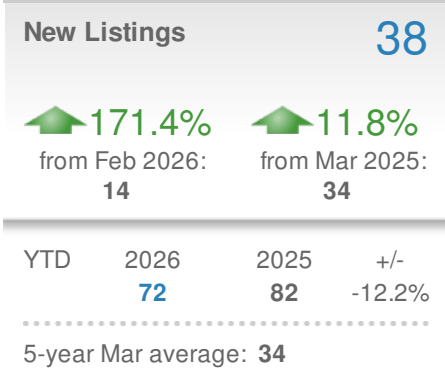
Email: ldavis@tcsr.realtor



**March 2026**

Haverford Township (Delaware, PA) - Detached

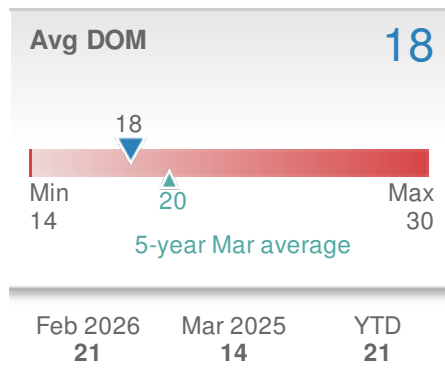
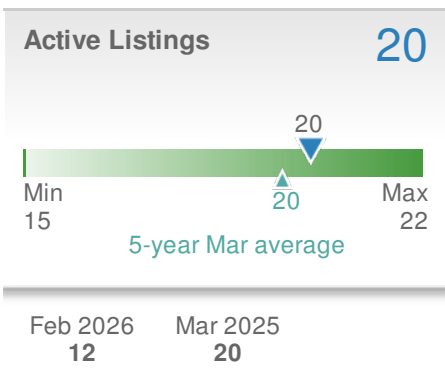
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for March was \$635,000, representing an increase of 10.5% compared to last month and an increase of 12.4% from Mar 2025. The average days on market for units sold in March was 18 days, 9% below the 5-year March average of 20 days. There was an 83.3% month over month increase in new contract activity with 33 New Pendings; a 60.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 45; and a 66.7% increase in supply to 20 active units.

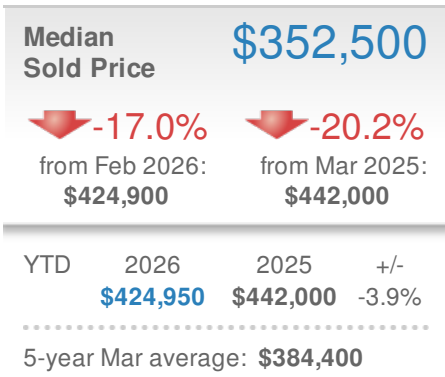
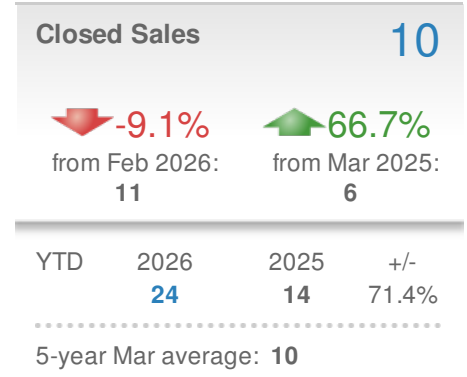
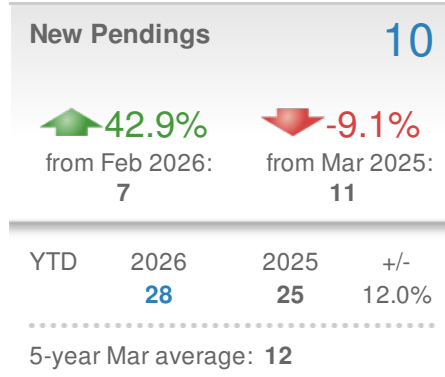
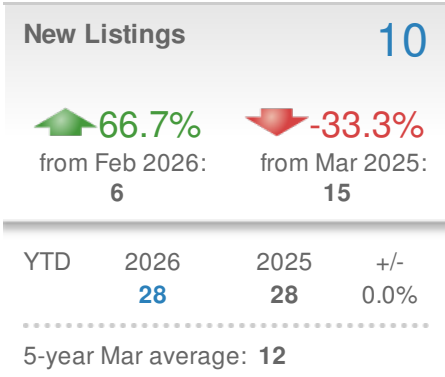
This activity resulted in a Contract Ratio of 2.25 pendings per active listing, down from 2.33 in February and a decrease from 2.40 in March 2025. The Contract Ratio is the same as the 5-year March average of 2.26. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Haverford Township (Delaware, PA) - Attached

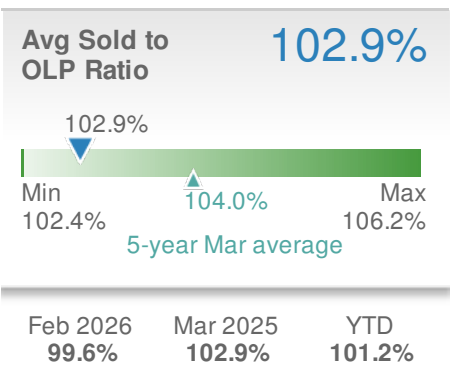
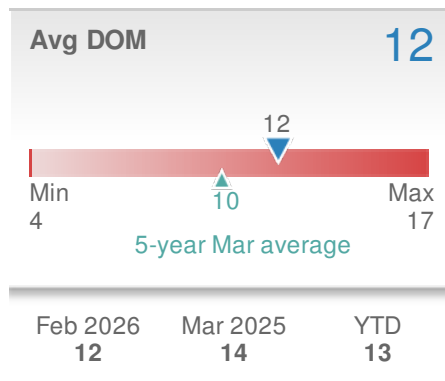
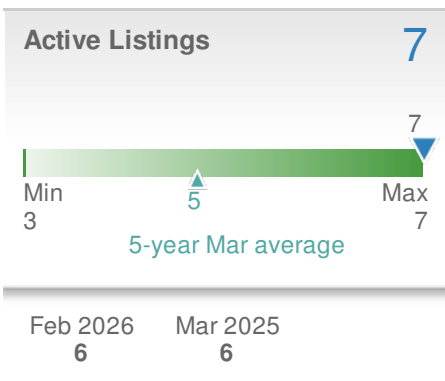
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for March was \$352,500, representing a decrease of 17% compared to last month and a decrease of 20.2% from Mar 2025. The average days on market for units sold in March was 12 days, 15% above the 5-year March average of 10 days. There was a 42.9% month over month increase in new contract activity with 10 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 11; and a 16.7% increase in supply to 7 active units.

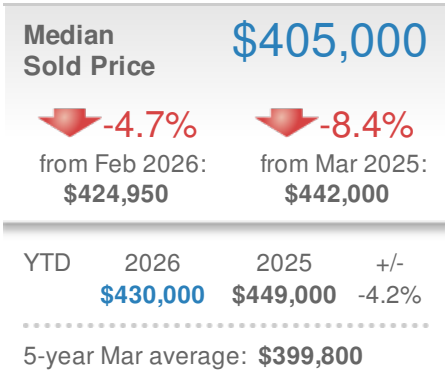
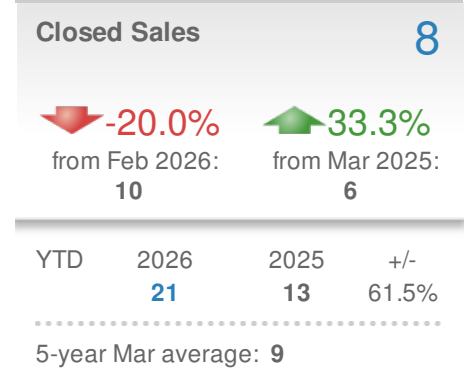
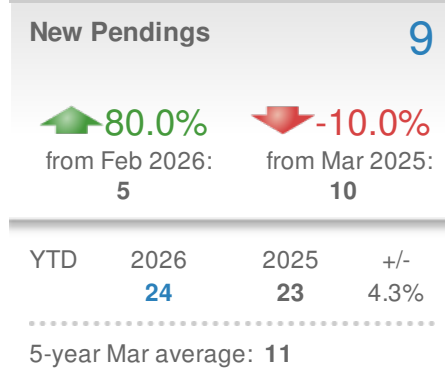
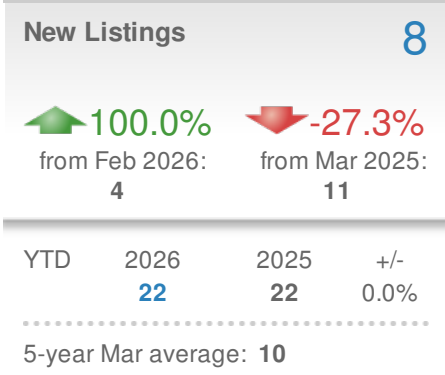
This activity resulted in a Contract Ratio of 1.57 pendencies per active listing, up from 1.50 in February and a decrease from 2.17 in March 2025. The Contract Ratio is 54% lower than the 5-year March average of 3.38. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Haverford Township (Delaware, PA) - Attached/Townhouse

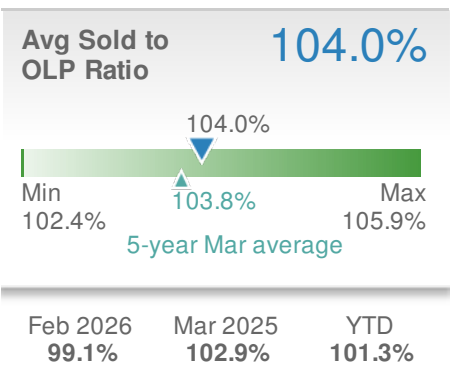
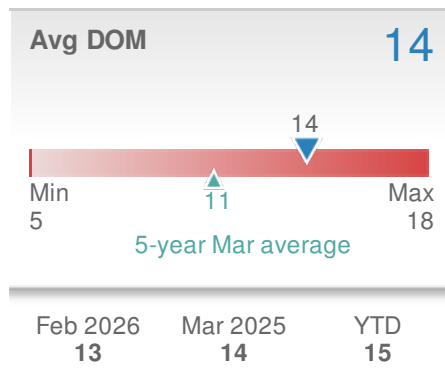
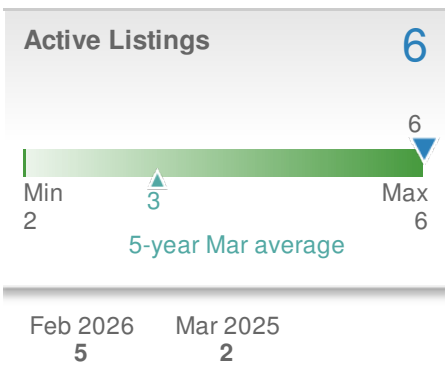
SE County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$405,000, representing a decrease of 4.7% compared to last month and a decrease of 8.4% from Mar 2025. The average days on market for units sold in March was 14 days, 25% above the 5-year March average of 11 days. There was an 80% month over month increase in new contract activity with 9 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 10; and a 20% increase in supply to 6 active units.

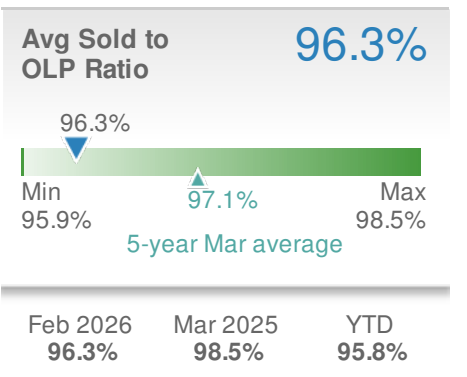
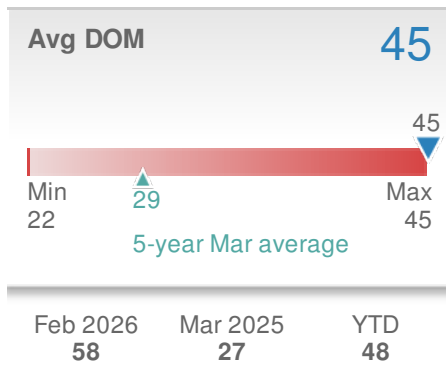
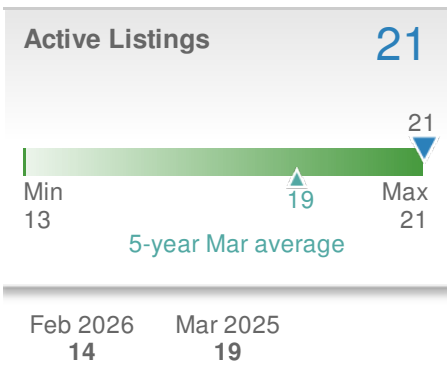
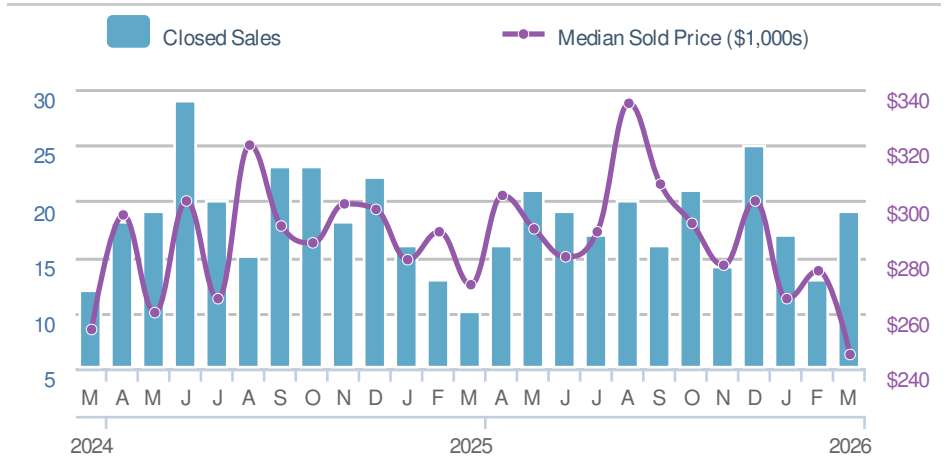
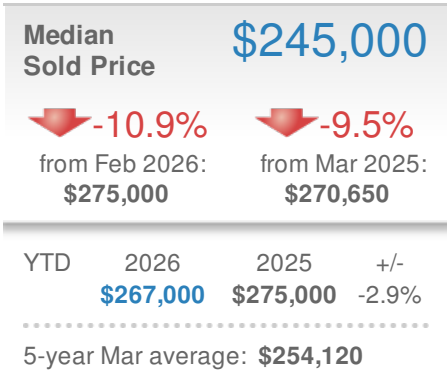
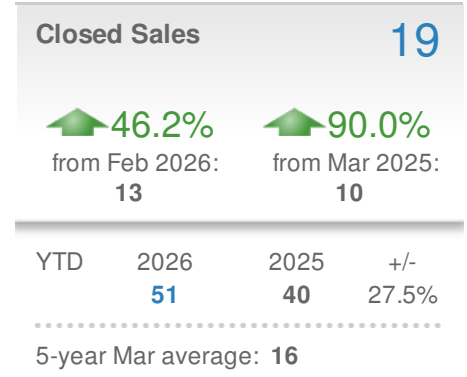
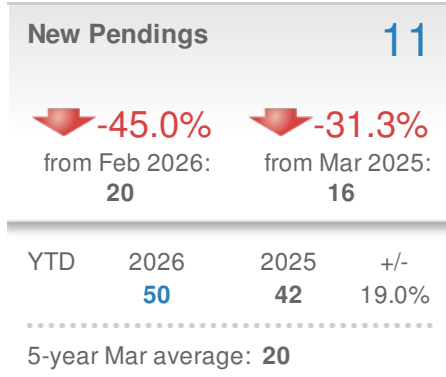
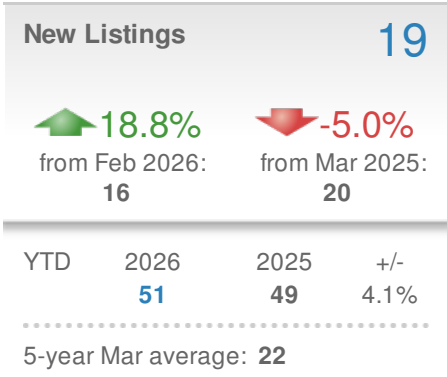
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 1.40 in February and a decrease from 6.00 in March 2025. The Contract Ratio is 62% lower than the 5-year March average of 4.40. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## March 2026

Interboro (Delaware, PA)

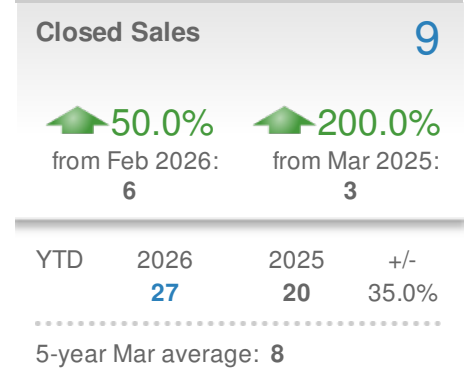
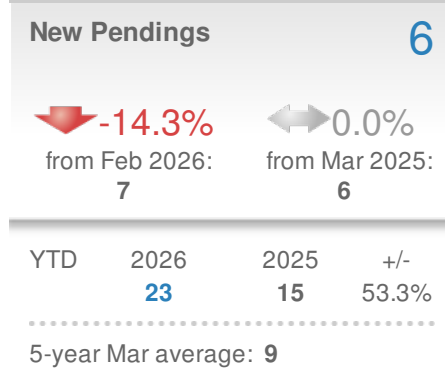
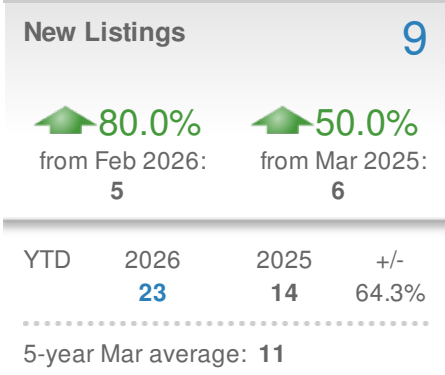
Email: ldavis@tcsr.realtor



**March 2026**

Interboro (Delaware, PA) - Detached

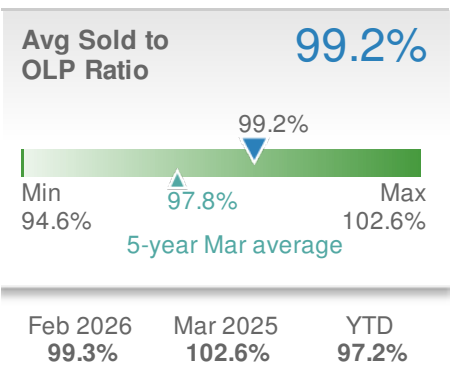
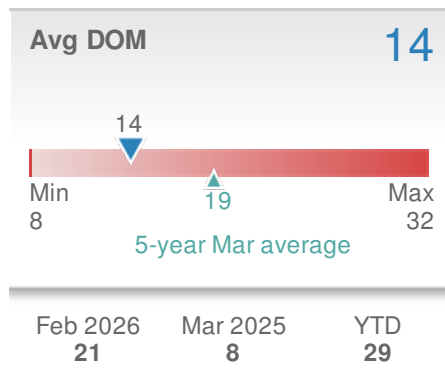
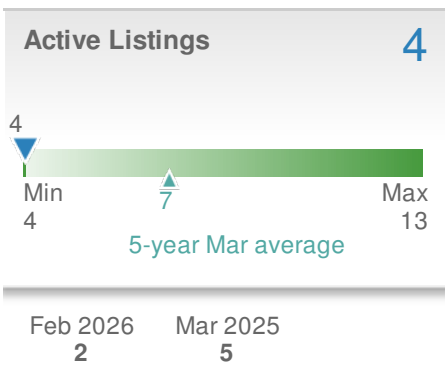
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for March was \$330,000, representing no change compared to last month and an increase of 24.5% from Mar 2025. The average days on market for units sold in March was 14 days, 28% below the 5-year March average of 19 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 7; and a 100% increase in supply to 4 active units.

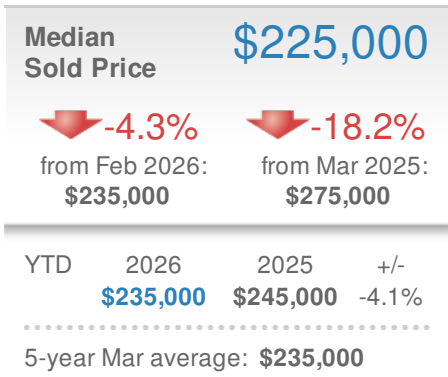
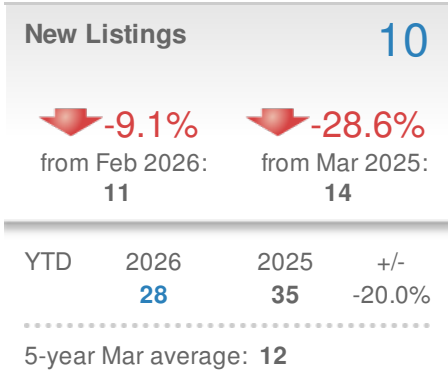
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 5.00 in February and a decrease from 1.80 in March 2025. The Contract Ratio is 13% lower than the 5-year March average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Interboro (Delaware, PA) - Attached

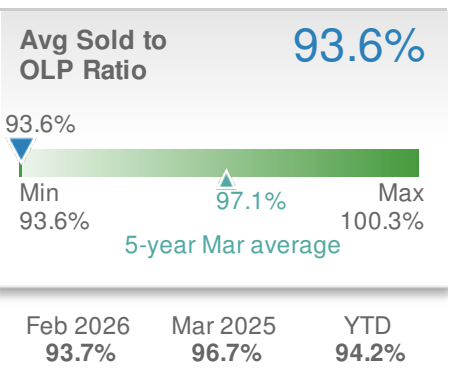
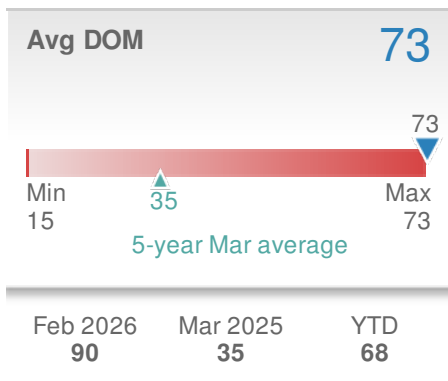
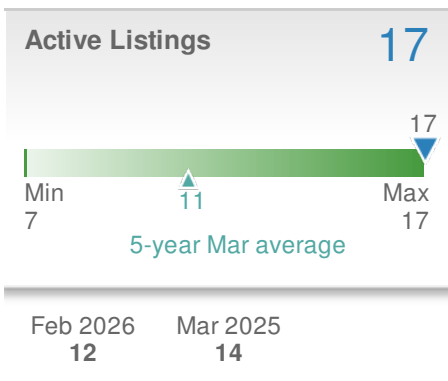
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for March was \$225,000, representing a decrease of 4.3% compared to last month and a decrease of 18.2% from Mar 2025. The average days on market for units sold in March was 73 days, 106% above the 5-year March average of 35 days. There was a 61.5% month over month decrease in new contract activity with 5 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 9; and a 41.7% increase in supply to 17 active units.

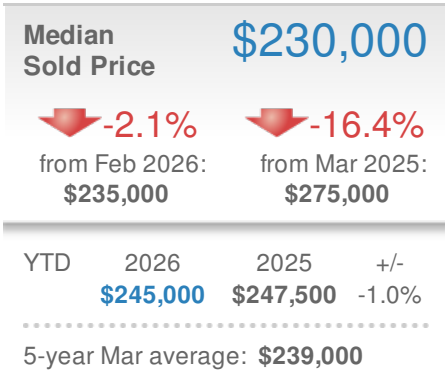
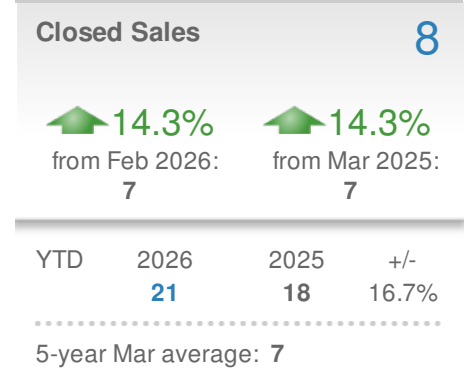
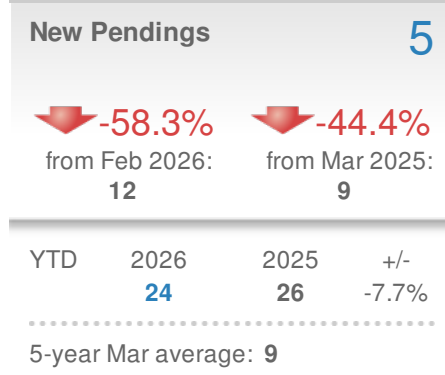
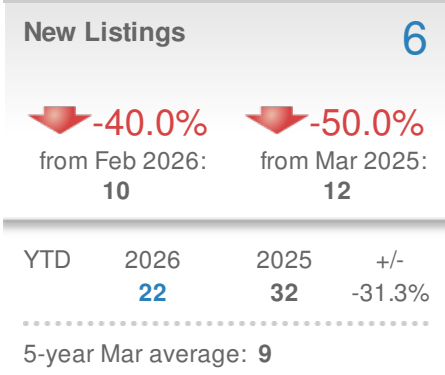
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 1.25 in February and a decrease from 1.00 in March 2025. The Contract Ratio is 65% lower than the 5-year March average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Interboro (Delaware, PA) - Attached/Townhouse

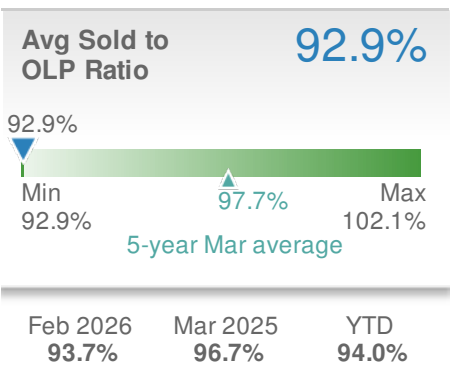
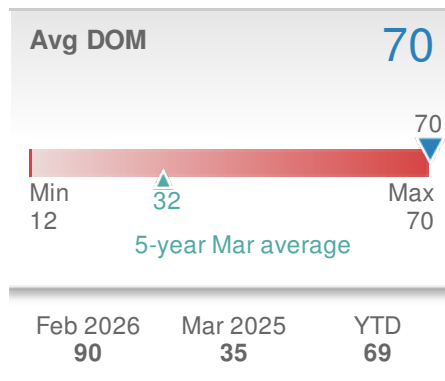
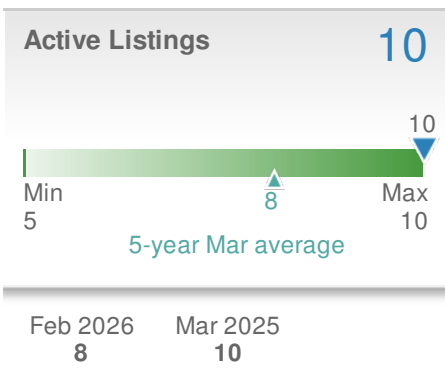
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$230,000, representing a decrease of 2.1% compared to last month and a decrease of 16.4% from Mar 2025. The average days on market for units sold in March was 70 days, 117% above the 5-year March average of 32 days. There was a 58.3% month over month decrease in new contract activity with 5 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 8; and a 25% increase in supply to 10 active units.

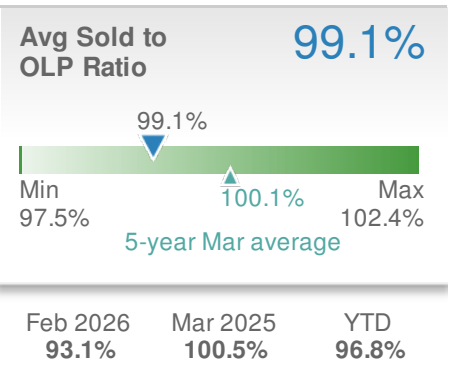
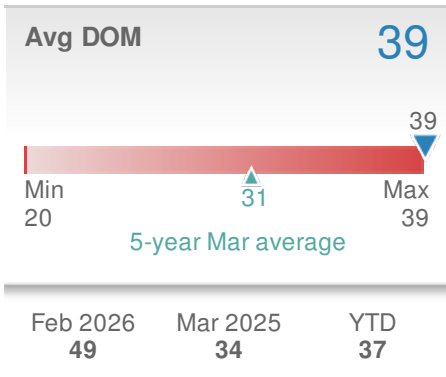
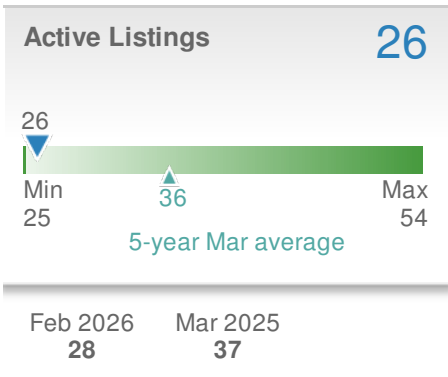
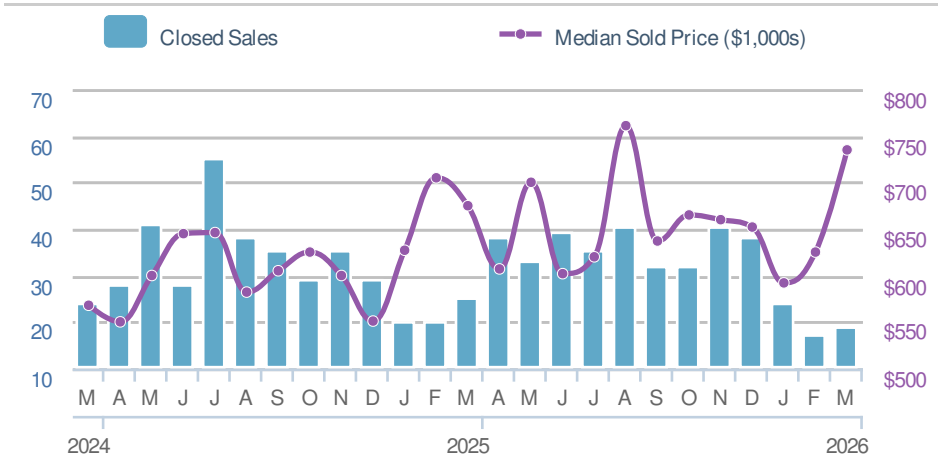
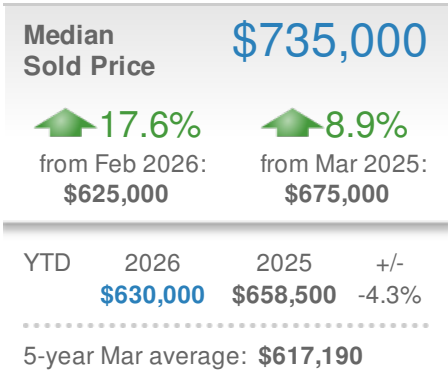
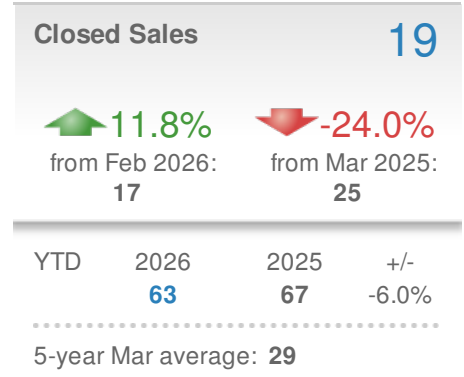
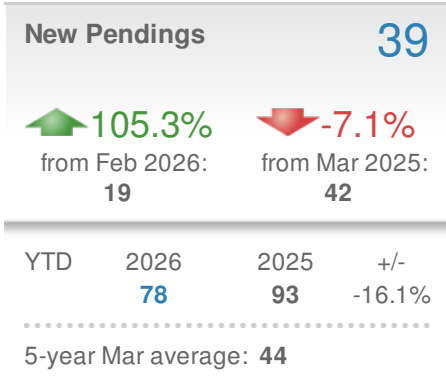
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.50 in February and a decrease from 1.20 in March 2025. The Contract Ratio is 48% lower than the 5-year March average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Marple Newtown (Delaware, PA)

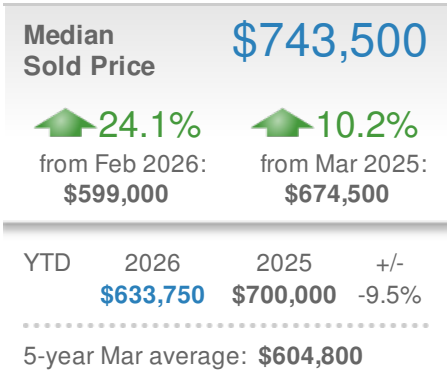
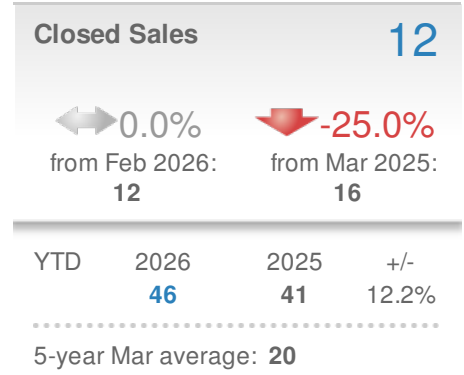
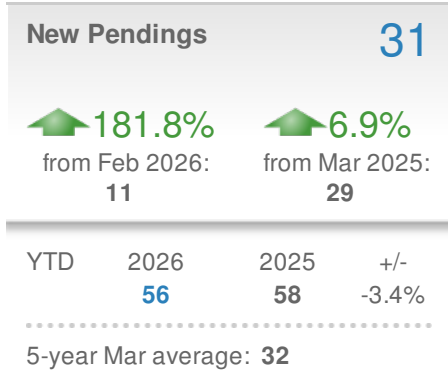
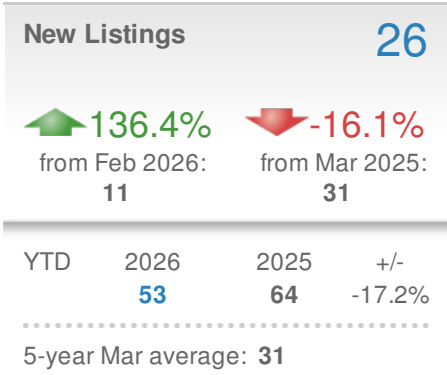
Email: ldavis@tcsr.realtor



**March 2026**

Marple Newtown (Delaware, PA) - Detached

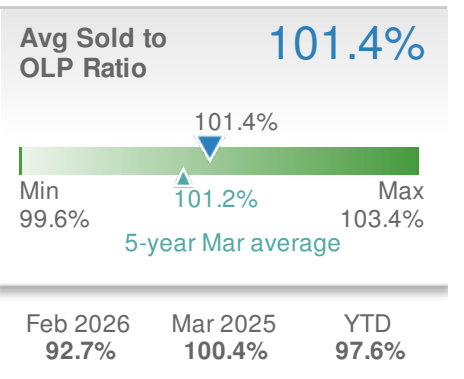
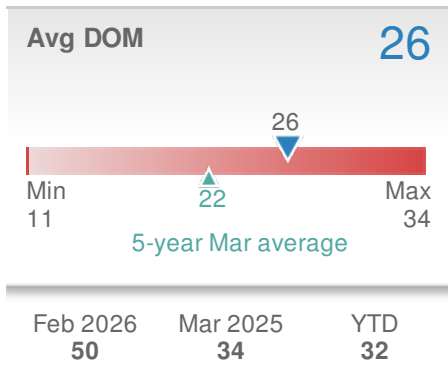
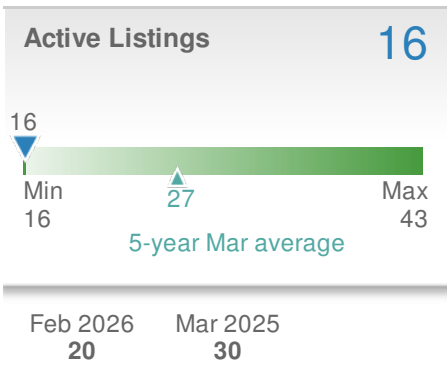
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for March was \$743,500, representing an increase of 24.1% compared to last month and an increase of 10.2% from Mar 2025. The average days on market for units sold in March was 26 days, 19% above the 5-year March average of 22 days. There was a 181.8% month over month increase in new contract activity with 31 New Pendings; a 69.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 44; and a 20% decrease in supply to 16 active units.

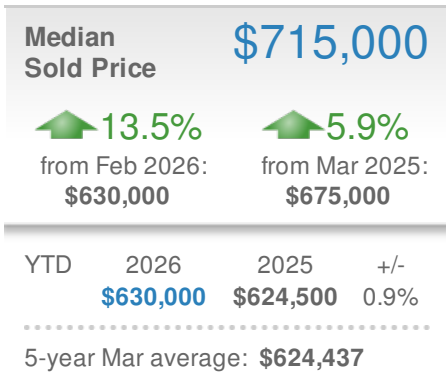
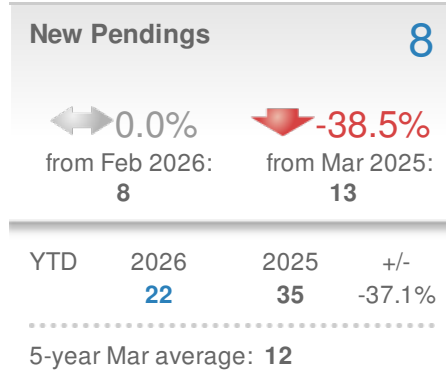
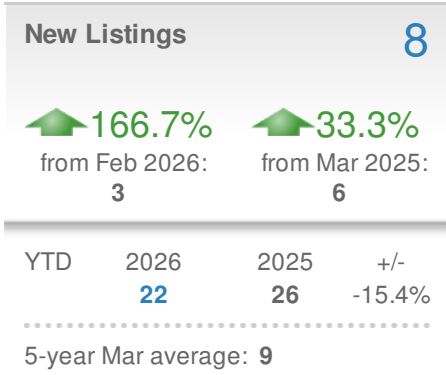
This activity resulted in a Contract Ratio of 2.75 pendings per active listing, up from 1.30 in February and an increase from 1.70 in March 2025. The Contract Ratio is 35% higher than the 5-year March average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Marple Newtown (Delaware, PA) - Attached

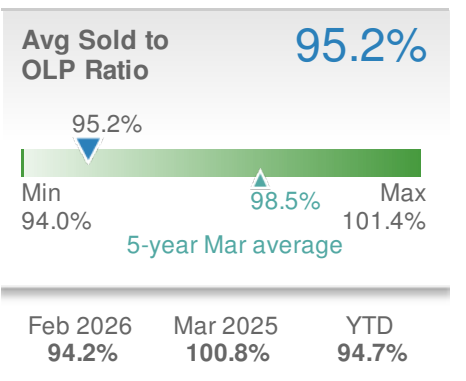
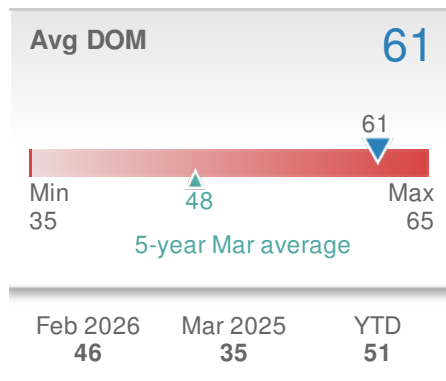
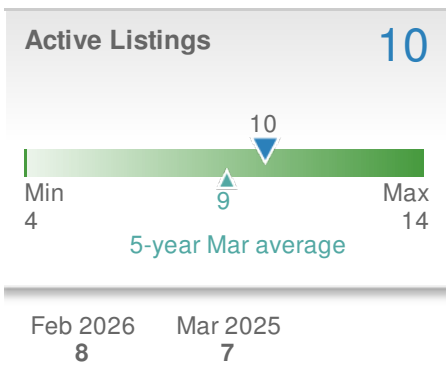
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for March was \$715,000, representing an increase of 13.5% compared to last month and an increase of 5.9% from Mar 2025. The average days on market for units sold in March was 61 days, 28% above the 5-year March average of 48 days. There was no month over month change in new contract activity with 8 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 13; and a 25% increase in supply to 10 active units.

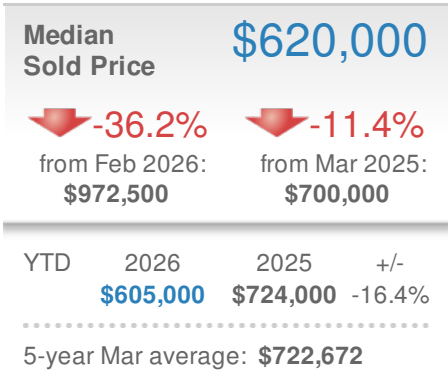
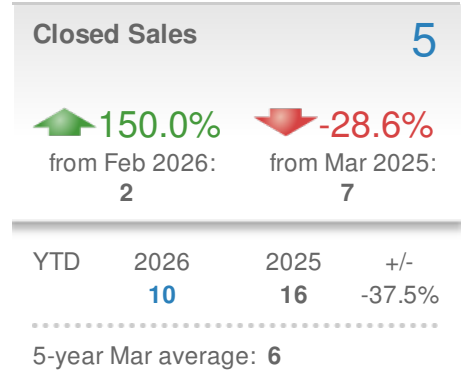
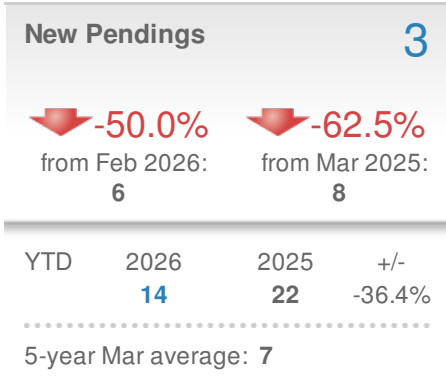
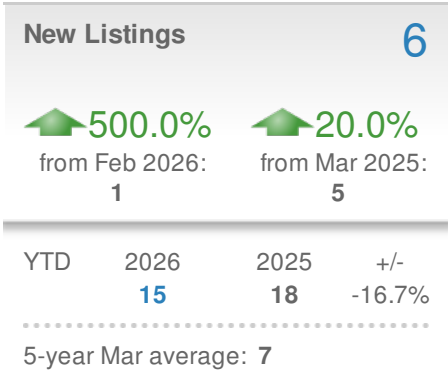
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, down from 1.50 in February and a decrease from 3.86 in March 2025. The Contract Ratio is 52% lower than the 5-year March average of 2.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Marple Newtown (Delaware, PA) - Attached/Townhouse

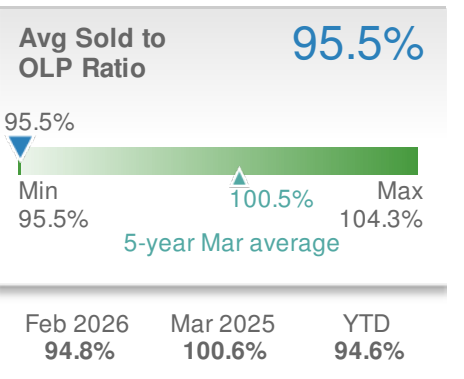
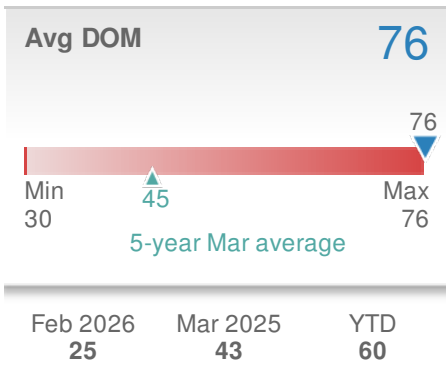
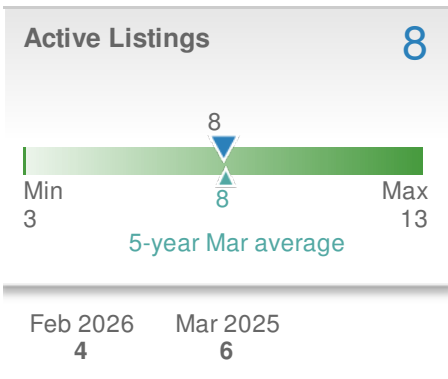
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$620,000, representing a decrease of 36.2% compared to last month and a decrease of 11.4% from Mar 2025. The average days on market for units sold in March was 76 days, 68% above the 5-year March average of 45 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 8; and a 100% increase in supply to 8 active units.

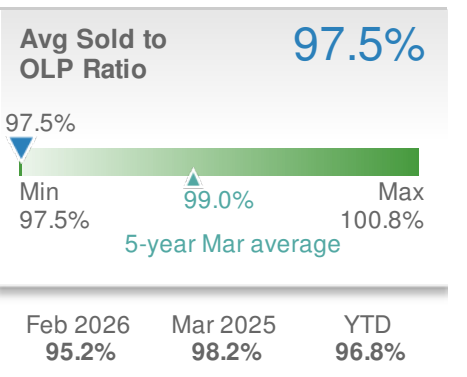
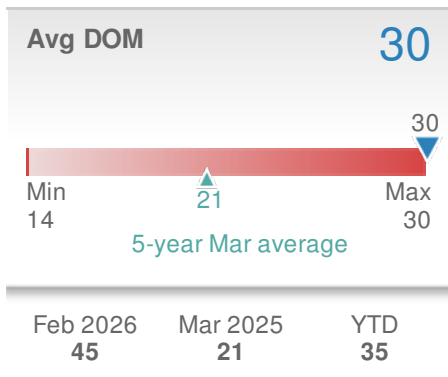
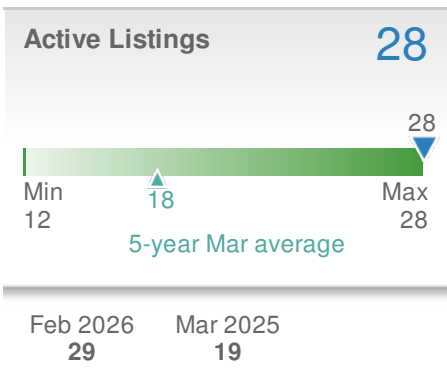
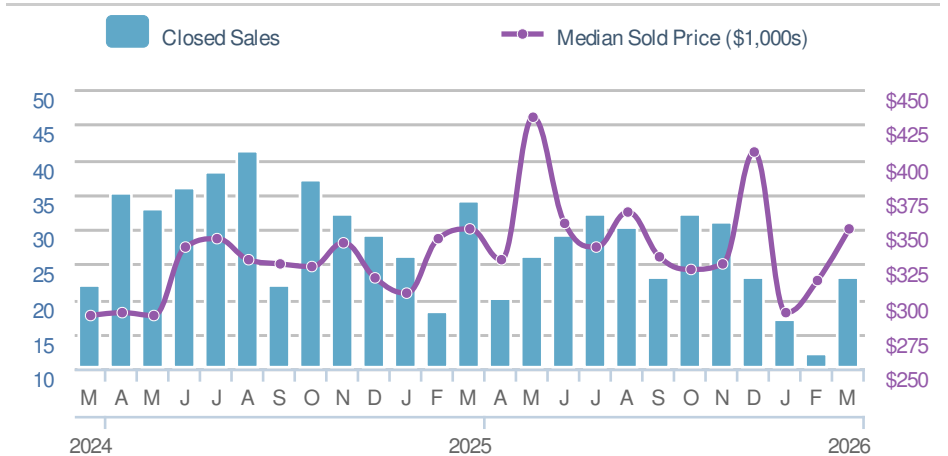
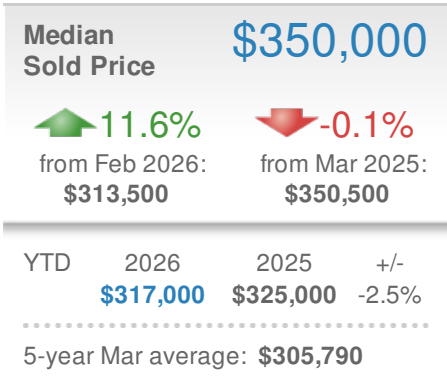
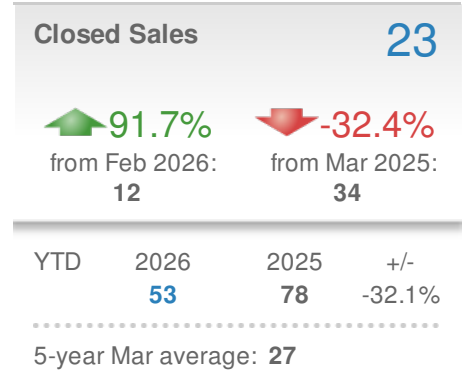
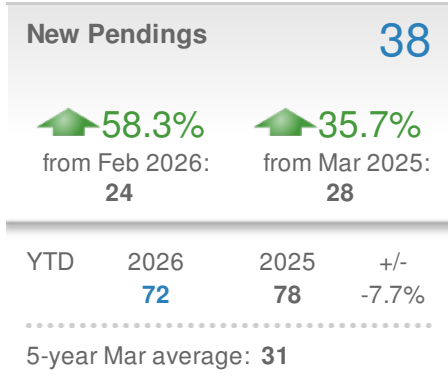
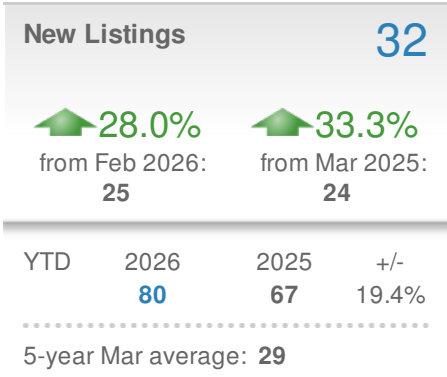
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.25 in February and a decrease from 3.50 in March 2025. The Contract Ratio is 61% lower than the 5-year March average of 2.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Penn-Delco (Delaware, PA)

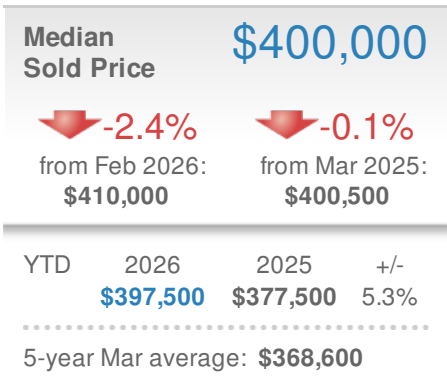
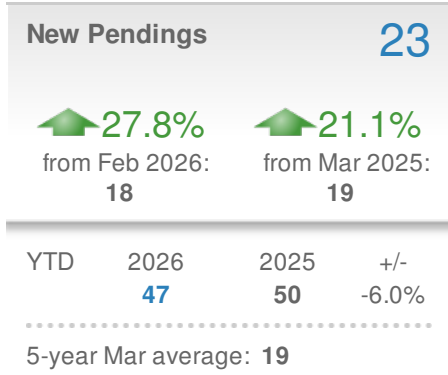
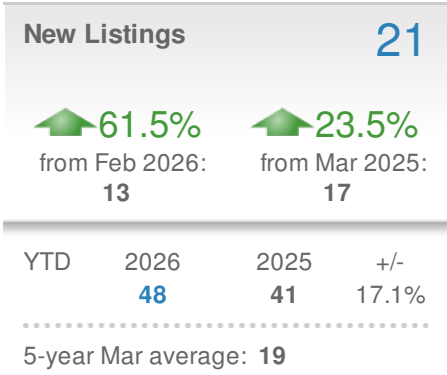
Email: ldavis@tcsr.realtor



**March 2026**

Penn-Delco (Delaware, PA) - Detached

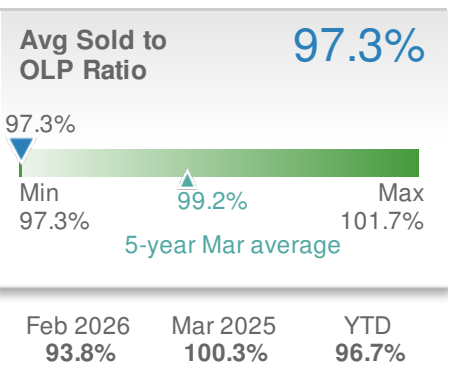
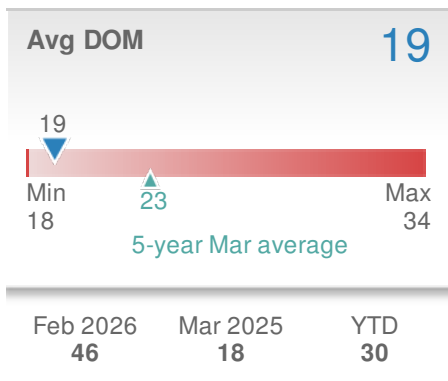
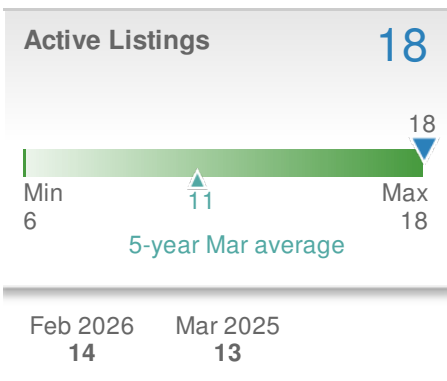
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for March was \$400,000, representing a decrease of 2.4% compared to last month and a decrease of 0.1% from Mar 2025. The average days on market for units sold in March was 19 days, 18% below the 5-year March average of 23 days. There was a 27.8% month over month increase in new contract activity with 23 New Pendings; a 26.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 24; and a 28.6% increase in supply to 18 active units.

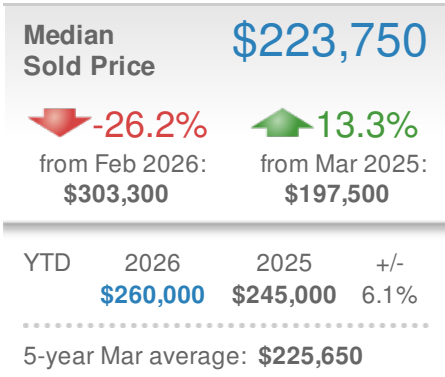
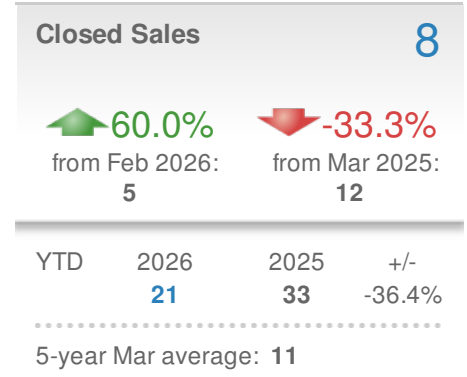
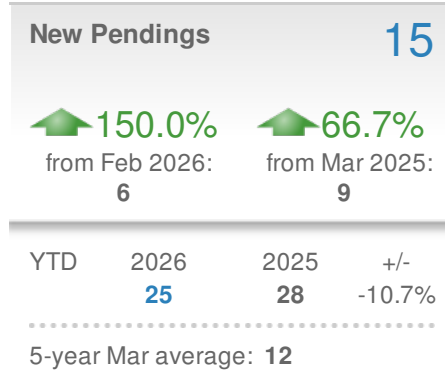
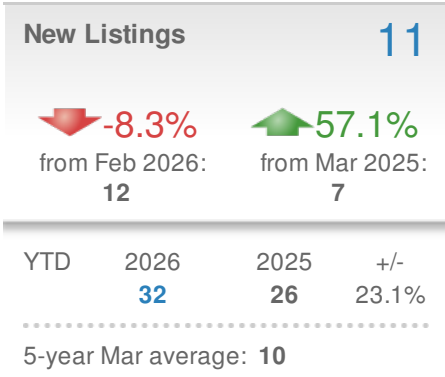
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.36 in February and a decrease from 1.46 in March 2025. The Contract Ratio is 42% lower than the 5-year March average of 2.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Penn-Delco (Delaware, PA) - Attached

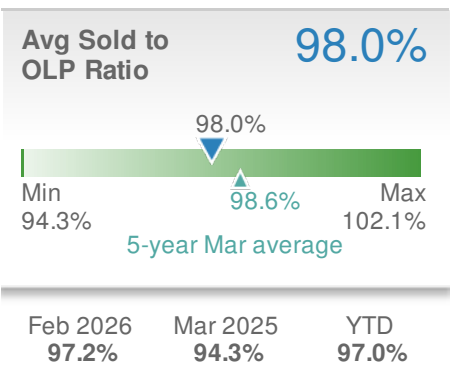
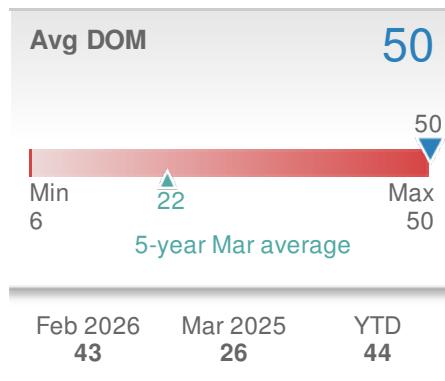
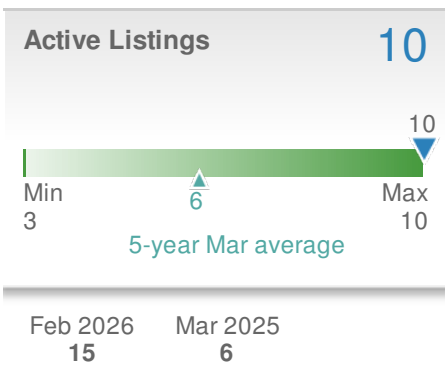
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for March was \$223,750, representing a decrease of 26.2% compared to last month and an increase of 13.3% from Mar 2025. The average days on market for units sold in March was 50 days, 132% above the 5-year March average of 22 days. There was a 150% month over month increase in new contract activity with 15 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 33.3% decrease in supply to 10 active units.

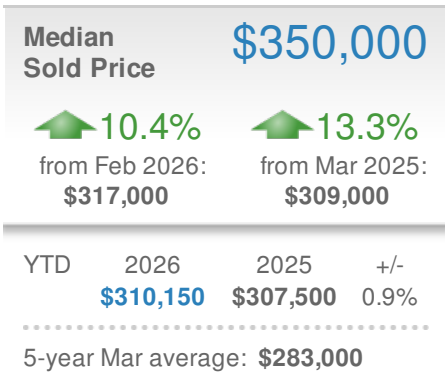
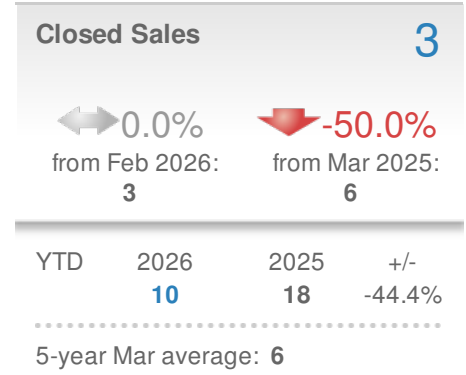
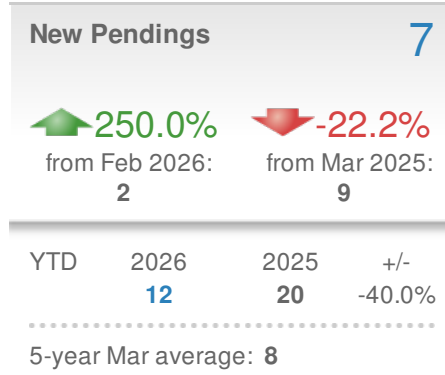
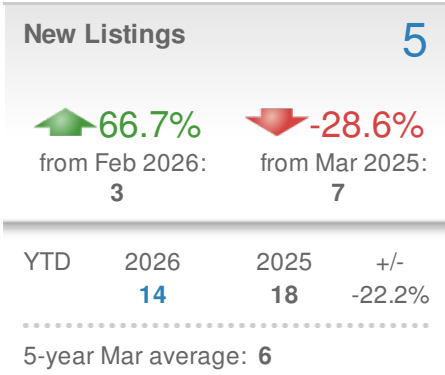
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 0.53 in February and a decrease from 1.67 in March 2025. The Contract Ratio is 27% lower than the 5-year March average of 2.19. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Penn-Delco (Delaware, PA) - Attached/Townhouse

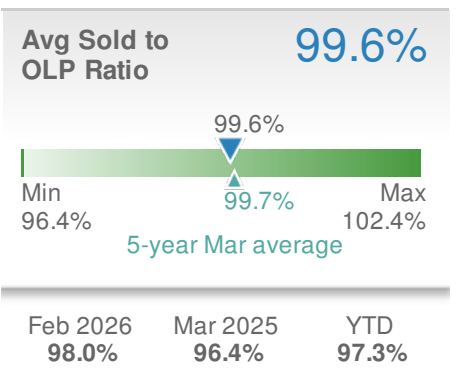
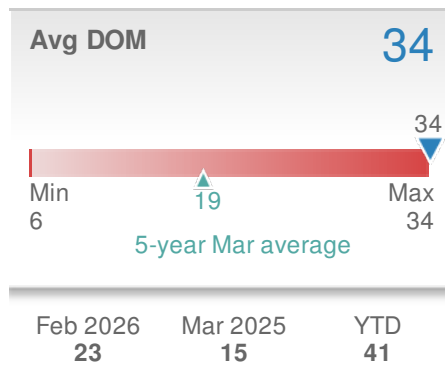
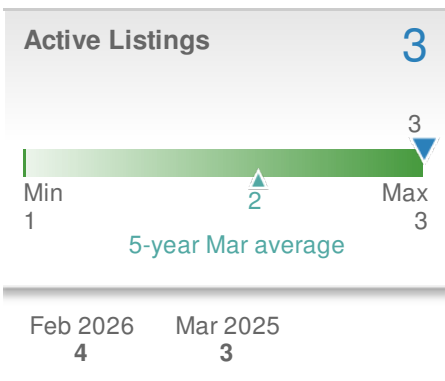
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$350,000, representing an increase of 10.4% compared to last month and an increase of 13.3% from Mar 2025. The average days on market for units sold in March was 34 days, 83% above the 5-year March average of 19 days. There was a 250% month over month increase in new contract activity with 7 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from February) to 8; and a 25% decrease in supply to 3 active units.

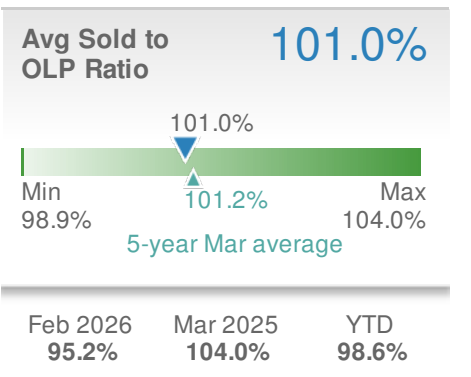
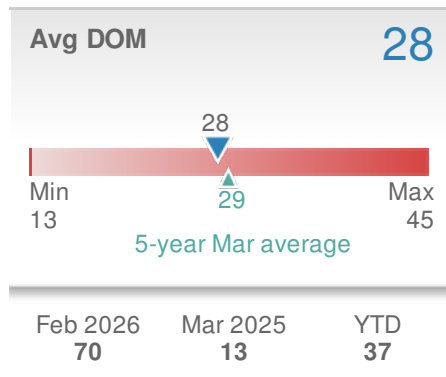
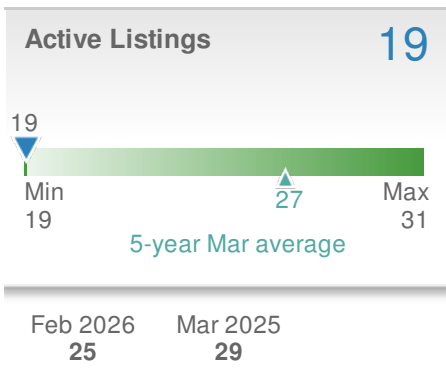
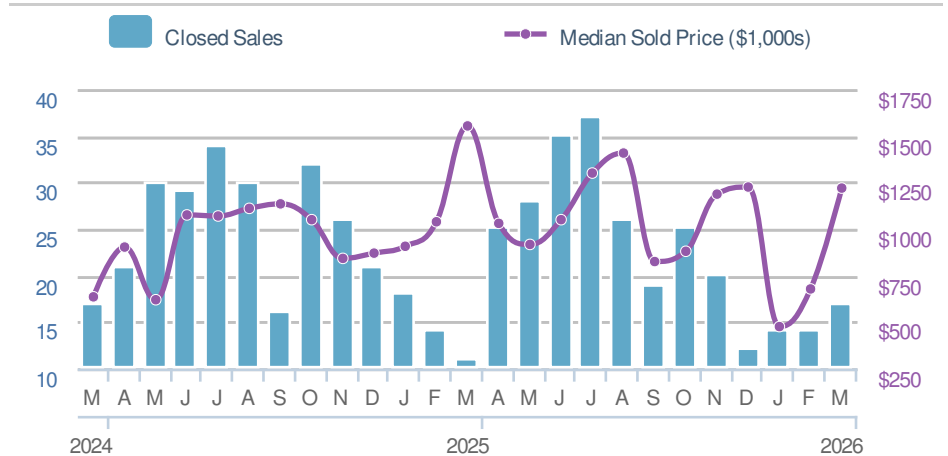
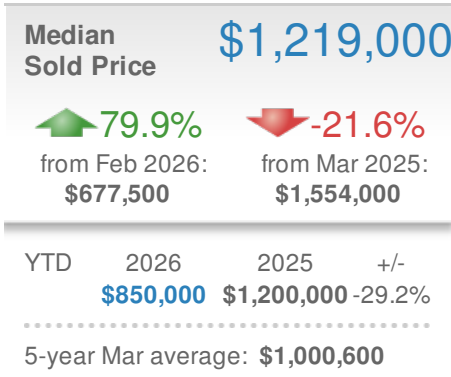
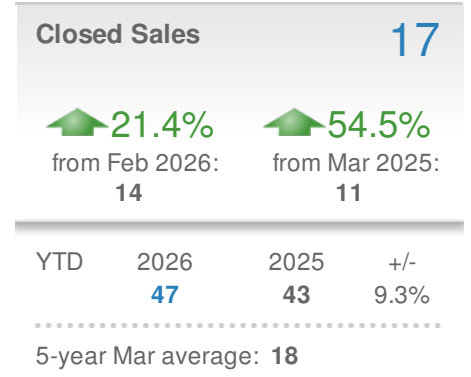
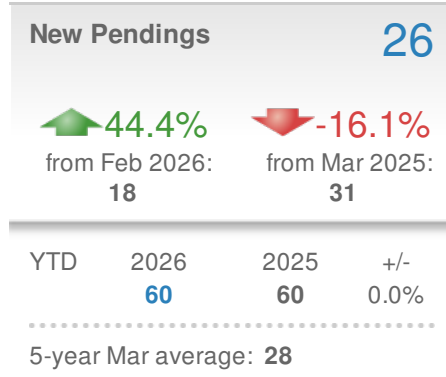
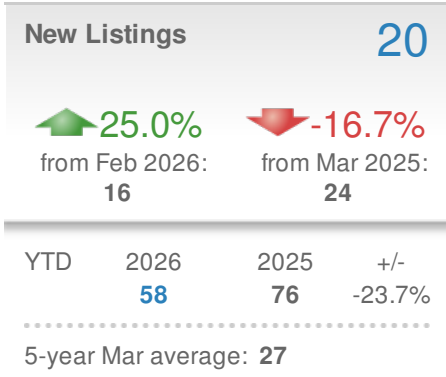
This activity resulted in a Contract Ratio of 2.67 pendings per active listing, up from 1.00 in February and a decrease from 3.00 in March 2025. The Contract Ratio is 35% lower than the 5-year March average of 4.13. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## March 2026

### Radnor Township (Delaware, PA)

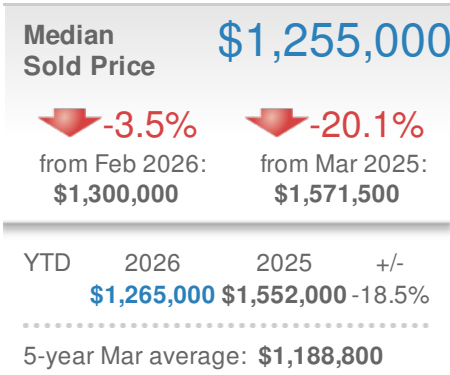
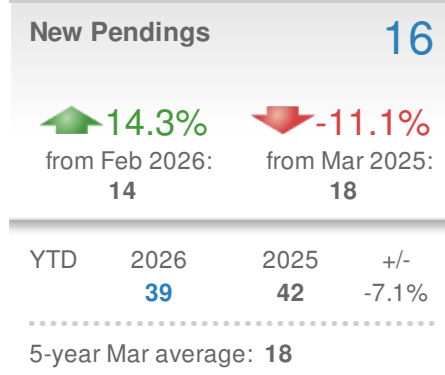
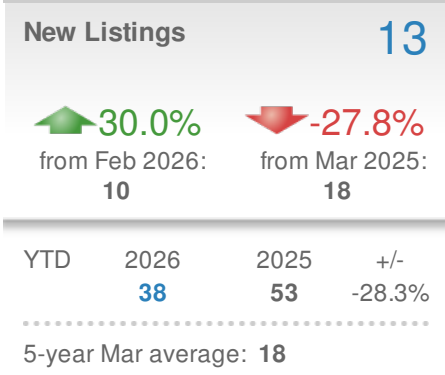
Email: ldavis@tcsr.realtor



**March 2026**

Radnor Township (Delaware, PA) - Detached

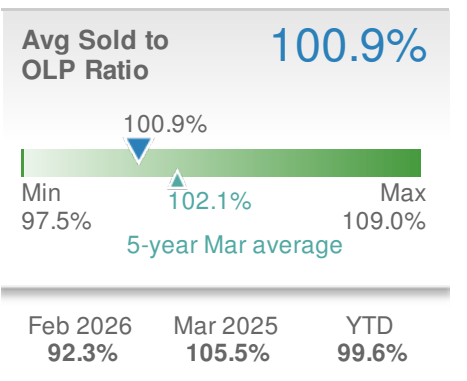
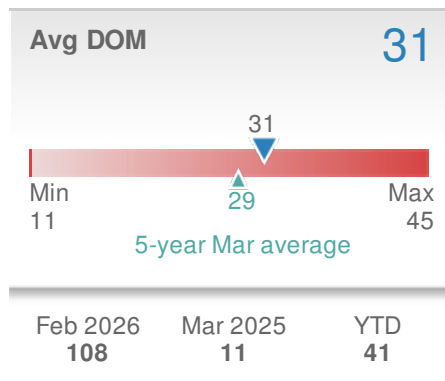
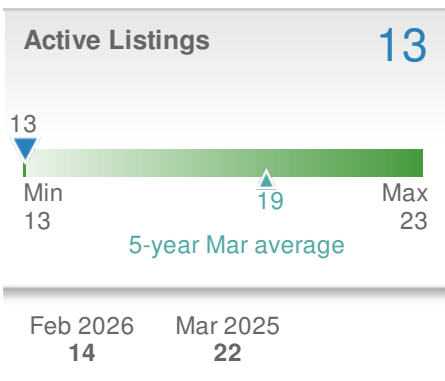
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Radnor Township (Delaware, PA), the median sold price for Detached properties for March was \$1,255,000, representing a decrease of 3.5% compared to last month and a decrease of 20.1% from Mar 2025. The average days on market for units sold in March was 31 days, 6% above the 5-year March average of 29 days. There was a 14.3% month over month increase in new contract activity with 16 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 20; and a 7.1% decrease in supply to 13 active units.

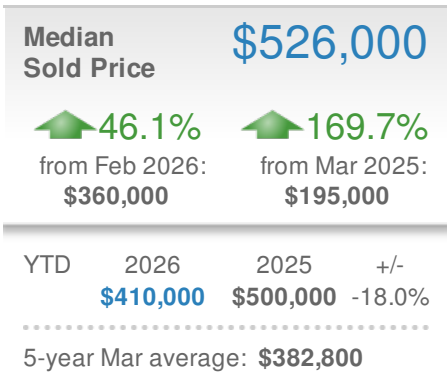
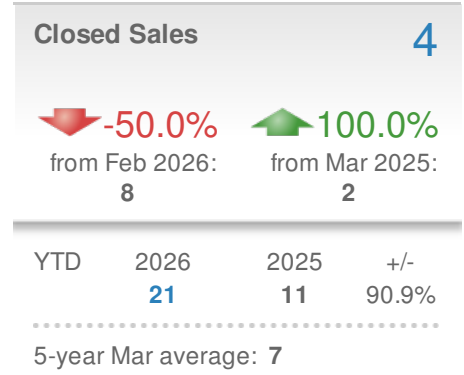
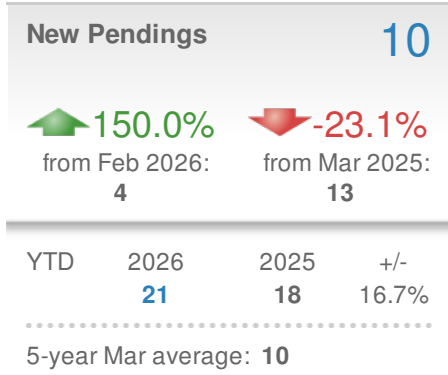
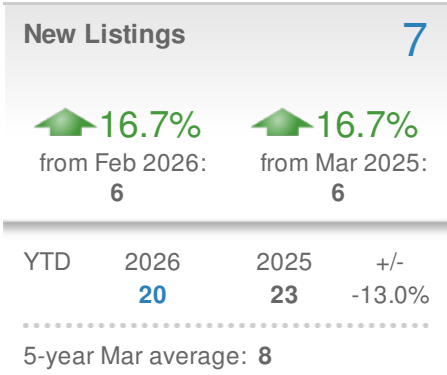
This activity resulted in a Contract Ratio of 1.54 pendings per active listing, up from 1.29 in February and a decrease from 1.59 in March 2025. The Contract Ratio is 2% higher than the 5-year March average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Radnor Township (Delaware, PA) - Attached

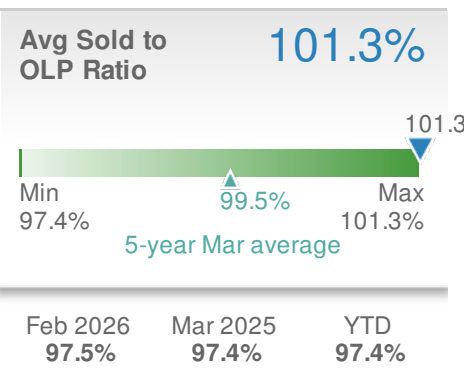
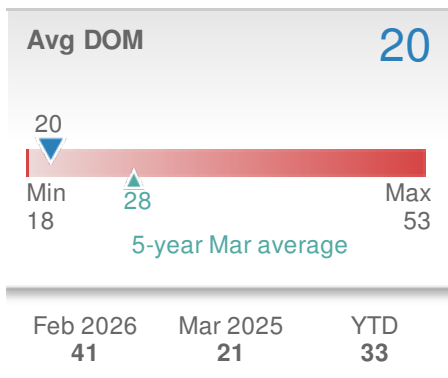
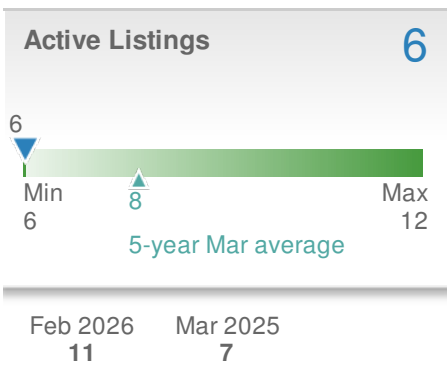
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached properties for March was \$526,000, representing an increase of 46.1% compared to last month and an increase of 169.7% from Mar 2025. The average days on market for units sold in March was 20 days, 28% below the 5-year March average of 28 days. There was a 150% month over month increase in new contract activity with 10 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from February) to 10; and a 45.5% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 0.36 in February and a decrease from 1.86 in March 2025. The Contract Ratio is 13% lower than the 5-year March average of 1.91. 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.



**March 2026**

Radnor Township (Delaware, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor

**New Listings** 5

▲ 66.7% ▲ 25.0%  
 from Feb 2026: 3 from Mar 2025: 4

YTD	2026	2025	+/-
	9	9	0.0%

5-year Mar average: 3

**New Pendings** 4

↔ 0.0% ▼ -33.3%  
 from Feb 2026: 4 from Mar 2025: 6

YTD	2026	2025	+/-
	9	6	50.0%

5-year Mar average: 4

**Closed Sales** 3

▲ 50.0% ↔ 0.0%  
 from Feb 2026: 2 from Mar 2025: 0

YTD	2026	2025	+/-
	11	5	120.0%

5-year Mar average: 4

**Median Sold Price** \$587,000

▼ -39.8% ↔ 0.0%  
 from Feb 2026: \$975,000 from Mar 2025: \$0

YTD	2026	2025	+/-
	\$587,000	\$517,500	13.4%

5-year Mar average: \$371,200

**Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$587,000, representing a decrease of 39.8% compared to last month and an increase of 0% from Mar 2025. The average days on market for units sold in March was 25 days, 8% above the 5-year March average of 23 days. There was no month over month change in new contract activity with 4 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 4; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.75 in February and a decrease from 2.00 in March 2025. The Contract Ratio is 14% lower than the 5-year March average of 1.55. 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.

**Active Listings** 3

Feb 2026	Mar 2025
4	3

**Avg DOM** 25

Feb 2026	Mar 2025	YTD
52	0	21

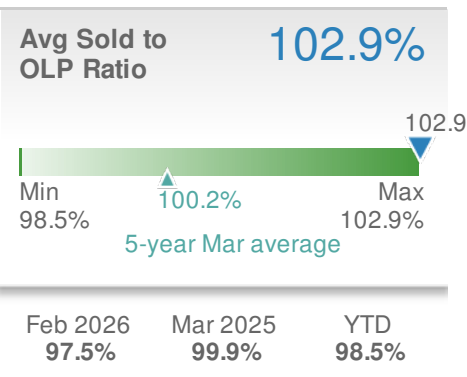
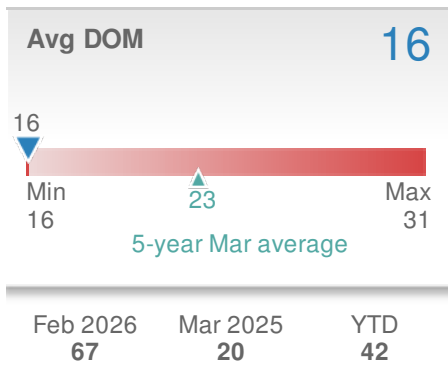
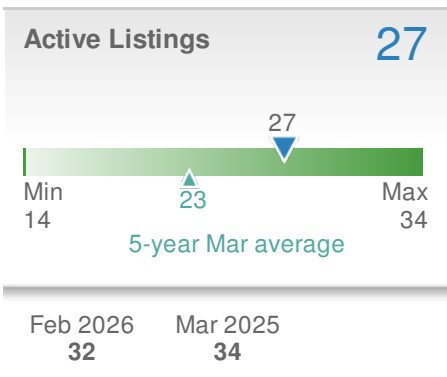
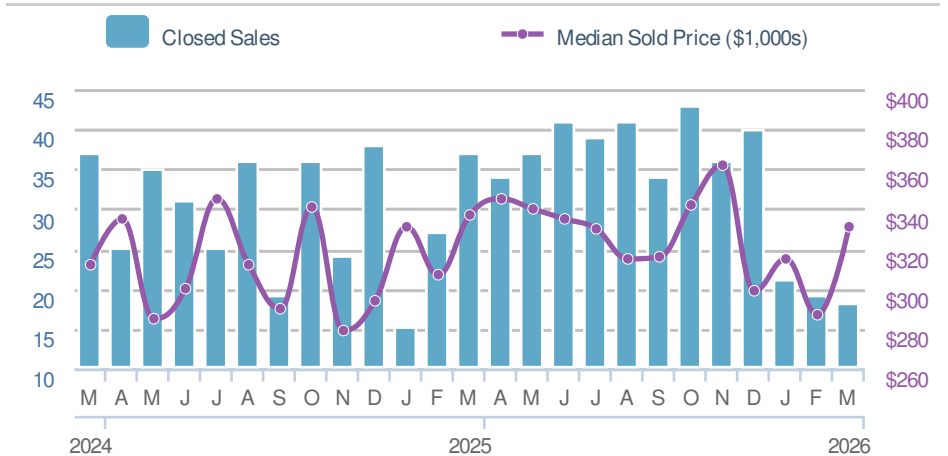
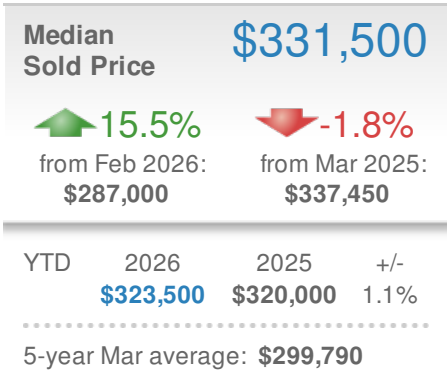
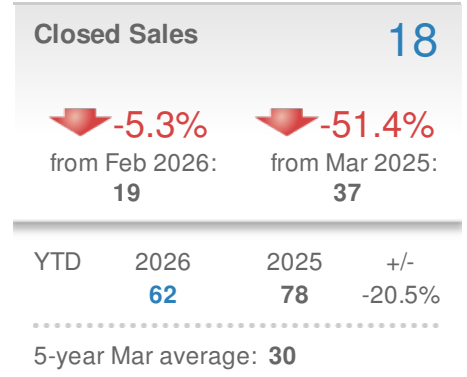
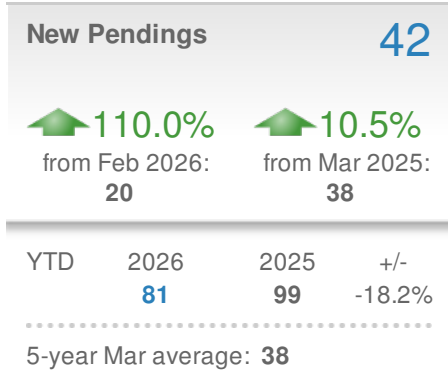
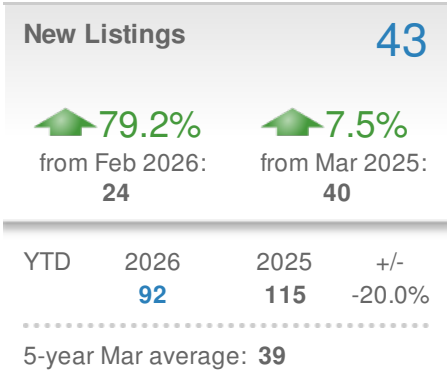
**Avg Sold to OLP Ratio** 101.8%

Feb 2026	Mar 2025	YTD
98.8%	0.0%	98.5%

**March 2026**

Ridley (Delaware, PA)

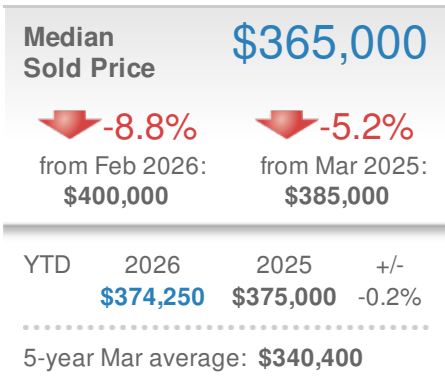
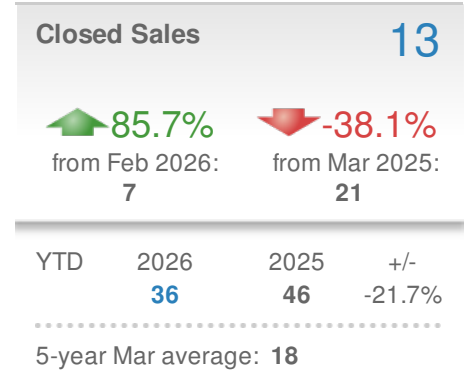
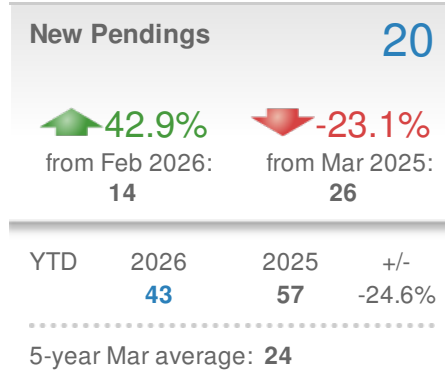
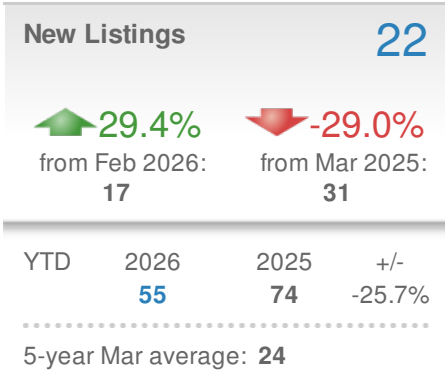
Email: ldavis@tcsr.realtor



**March 2026**

Ridley (Delaware, PA) - Detached

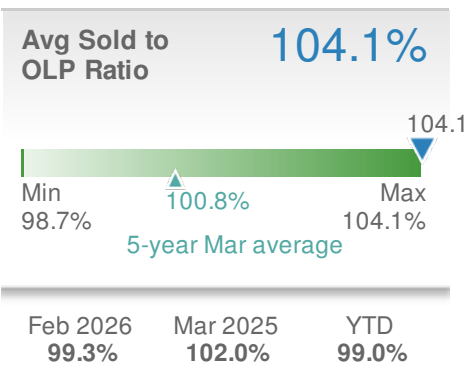
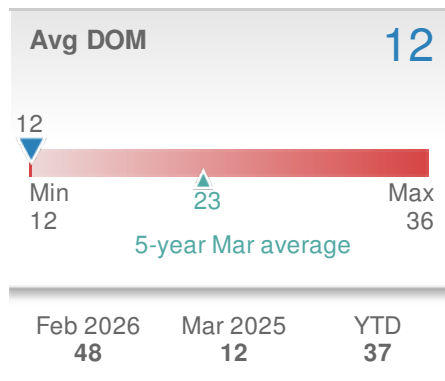
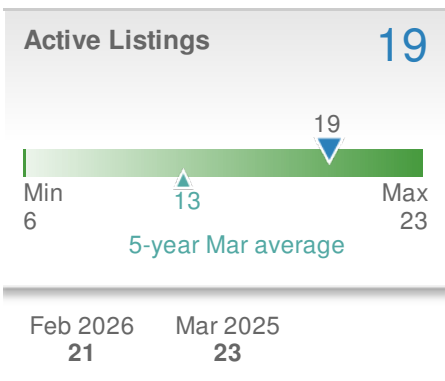
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for March was \$365,000, representing a decrease of 8.8% compared to last month and a decrease of 5.2% from Mar 2025. The average days on market for units sold in March was 12 days, 47% below the 5-year March average of 23 days. There was a 42.9% month over month increase in new contract activity with 20 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 21; and a 9.5% decrease in supply to 19 active units.

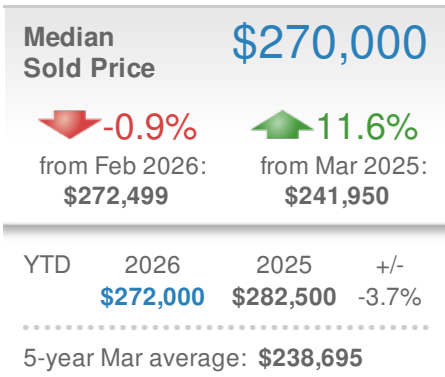
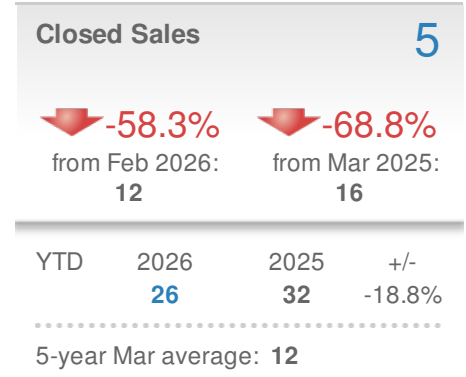
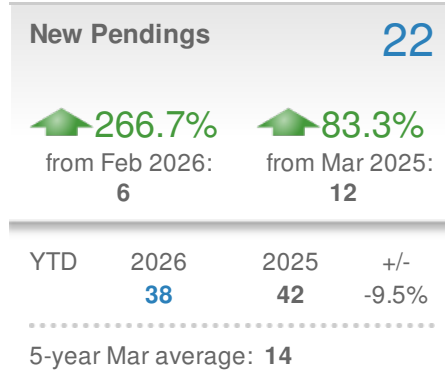
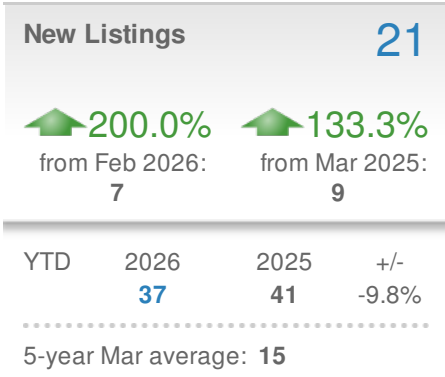
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 0.86 in February and a decrease from 1.17 in March 2025. The Contract Ratio is 65% lower than the 5-year March average of 3.20. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Ridley (Delaware, PA) - Attached

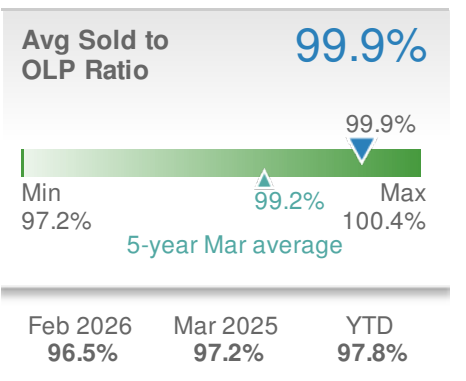
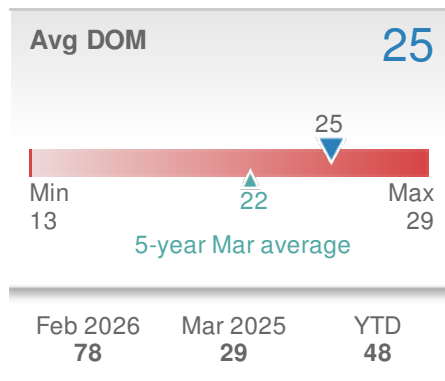
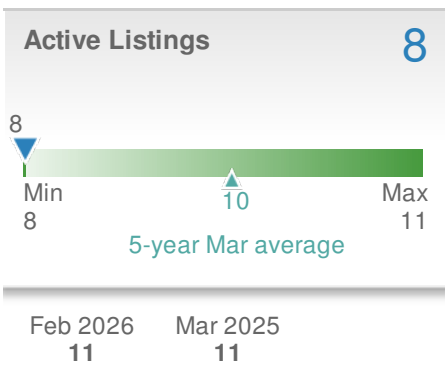
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for March was \$270,000, representing a decrease of 0.9% compared to last month and an increase of 11.6% from Mar 2025. The average days on market for units sold in March was 25 days, 14% above the 5-year March average of 22 days. There was a 266.7% month over month increase in new contract activity with 22 New Pendings; a 214.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 22; and a 27.3% decrease in supply to 8 active units.

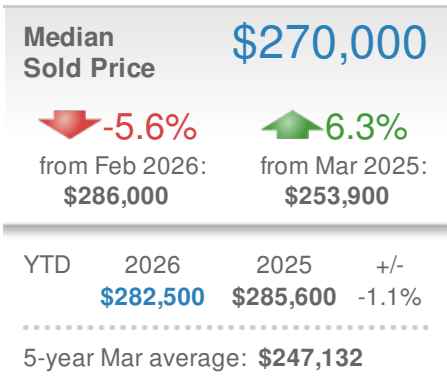
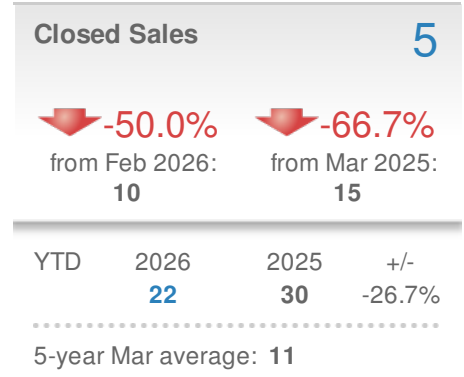
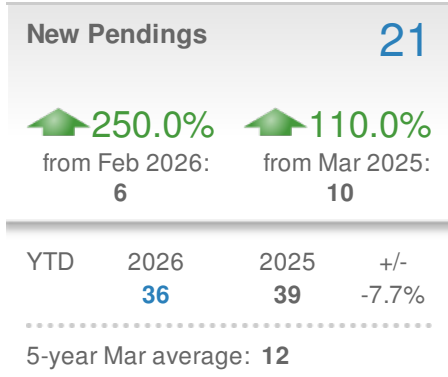
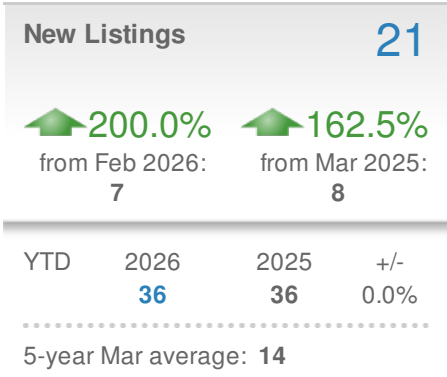
This activity resulted in a Contract Ratio of 2.75 pendings per active listing, up from 0.64 in February and an increase from 1.18 in March 2025. The Contract Ratio is 65% higher than the 5-year March average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Ridley (Delaware, PA) - Attached/Townhouse

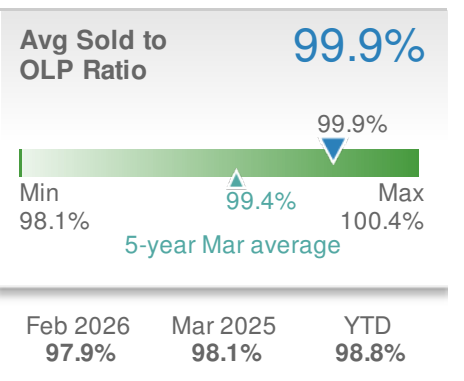
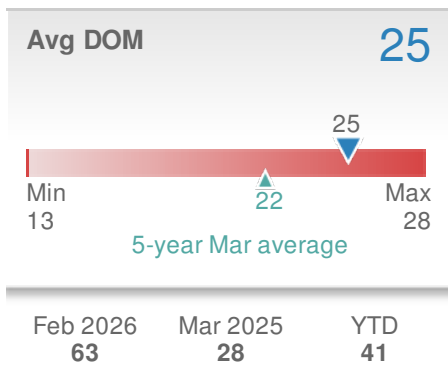
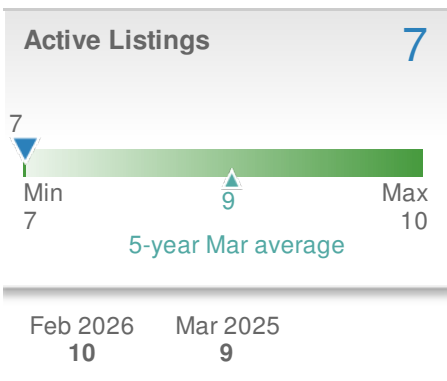
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$270,000, representing a decrease of 5.6% compared to last month and an increase of 6.3% from Mar 2025. The average days on market for units sold in March was 25 days, 13% above the 5-year March average of 22 days. There was a 250% month over month increase in new contract activity with 21 New Pendings; a 250% MoM increase in All Pendings (new contracts + contracts carried over from February) to 21; and a 30% decrease in supply to 7 active units.

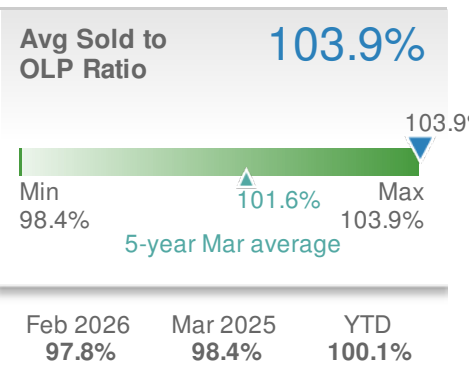
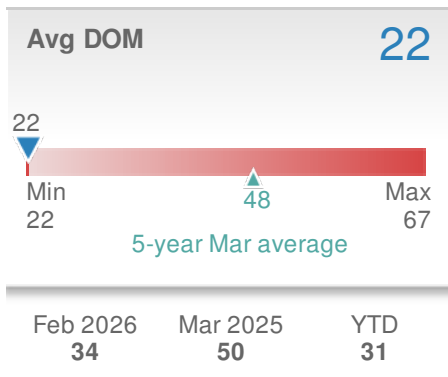
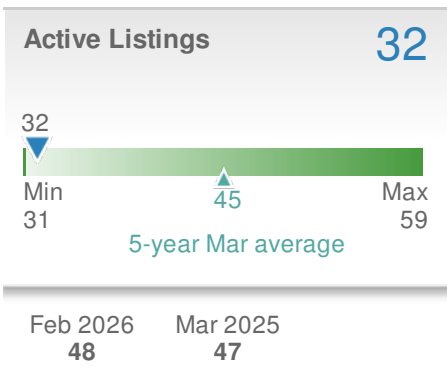
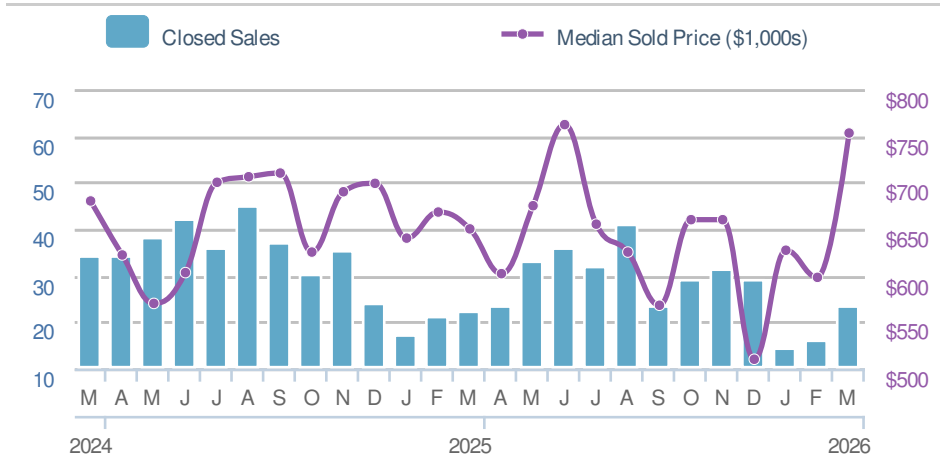
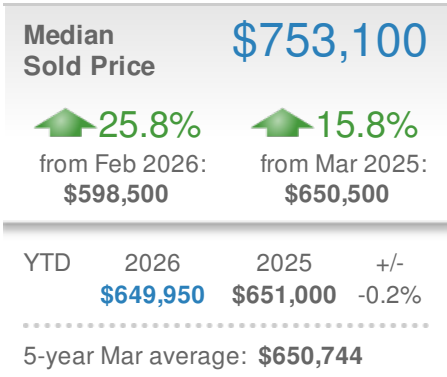
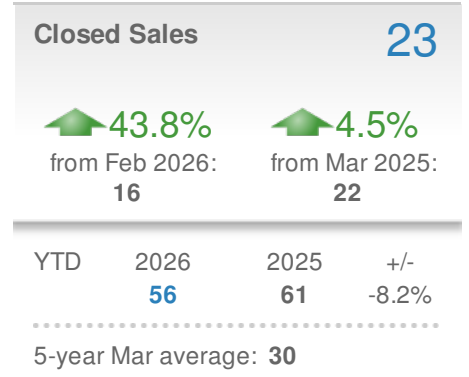
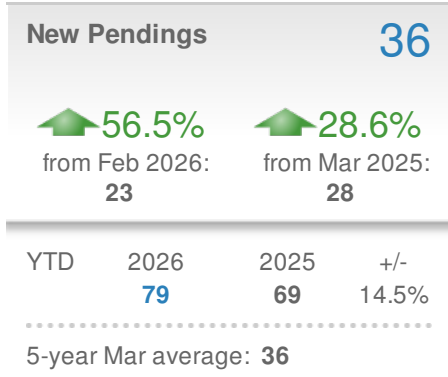
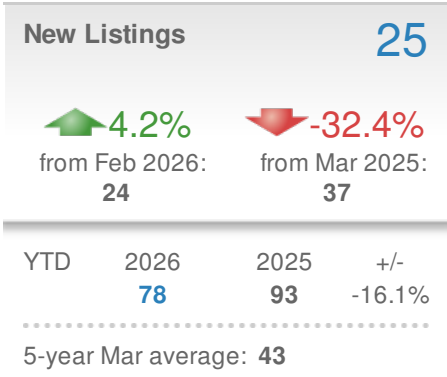
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.60 in February and an increase from 1.33 in March 2025. The Contract Ratio is 72% higher than the 5-year March average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## March 2026

Rose Tree Media (Delaware, PA)

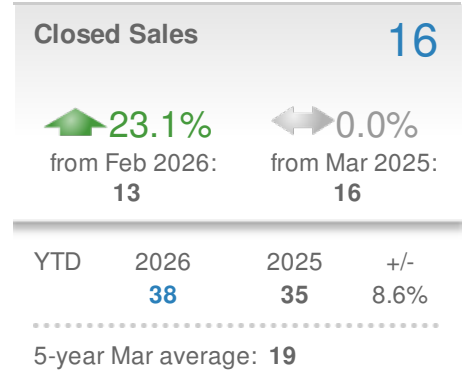
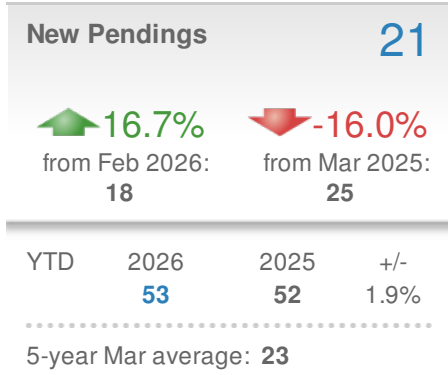
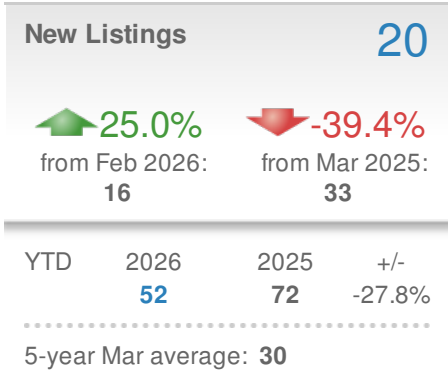
Email: ldavis@tcsr.realtor



**March 2026**

Rose Tree Media (Delaware, PA) - Detached

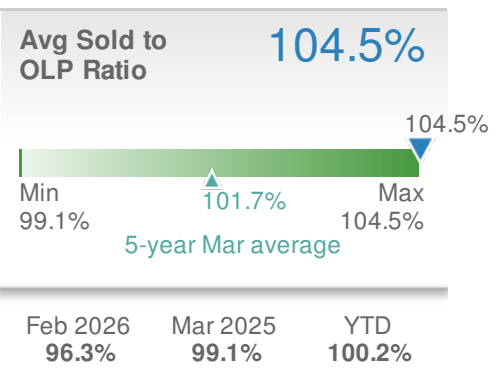
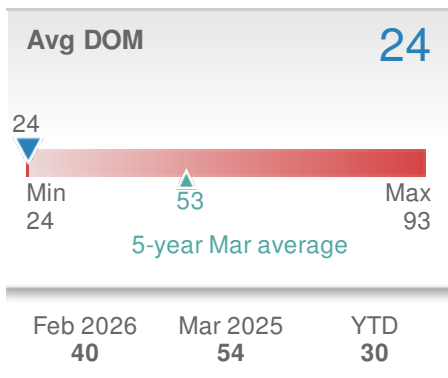
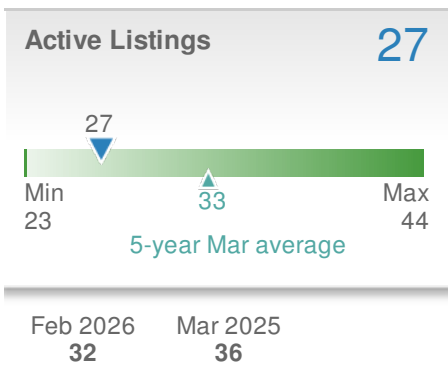
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for March was \$824,500, representing an increase of 27% compared to last month and an increase of 14.6% from Mar 2025. The average days on market for units sold in March was 24 days, 55% below the 5-year March average of 53 days. There was a 16.7% month over month increase in new contract activity with 21 New Pendings; a 17.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 34; and a 15.6% decrease in supply to 27 active units.

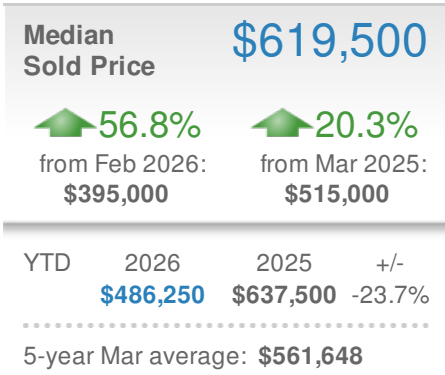
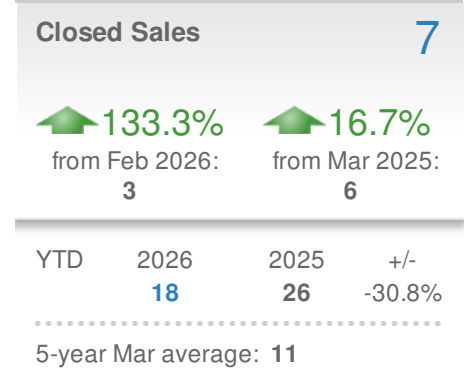
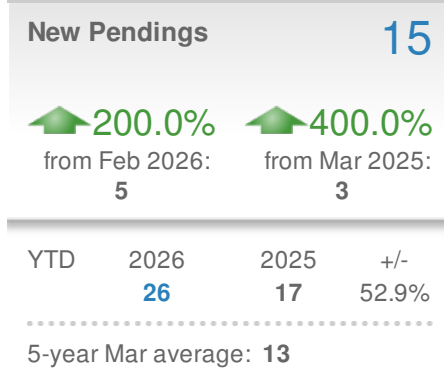
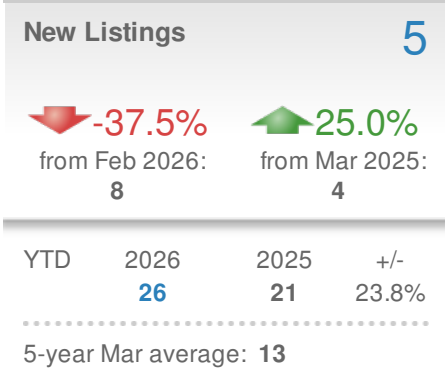
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 0.91 in February and an increase from 1.00 in March 2025. The Contract Ratio is 8% higher than the 5-year March average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Rose Tree Media (Delaware, PA) - Attached

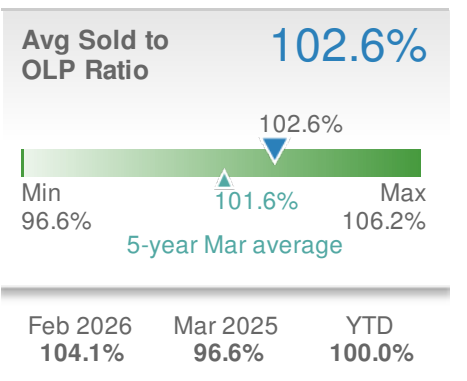
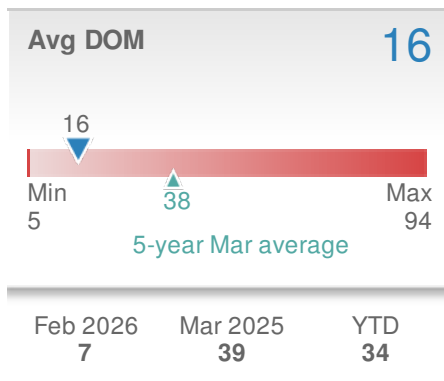
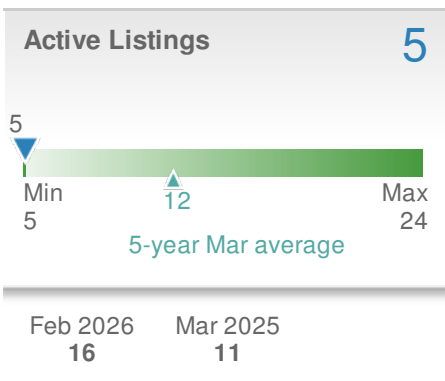
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for March was \$619,500, representing an increase of 56.8% compared to last month and an increase of 20.3% from Mar 2025. The average days on market for units sold in March was 16 days, 58% below the 5-year March average of 38 days. There was a 200% month over month increase in new contract activity with 15 New Pendings; a 114.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 15; and a 68.8% decrease in supply to 5 active units.

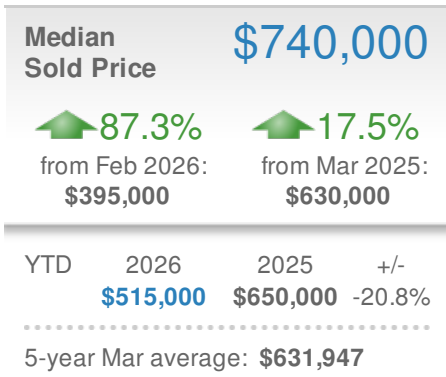
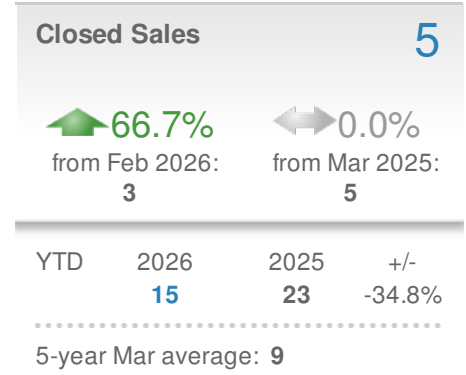
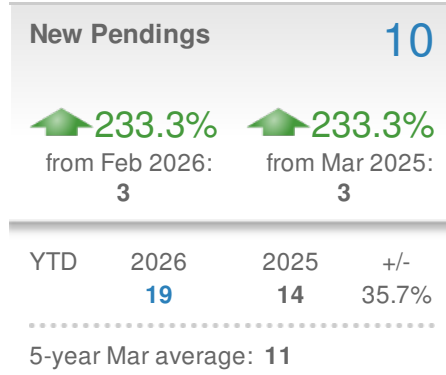
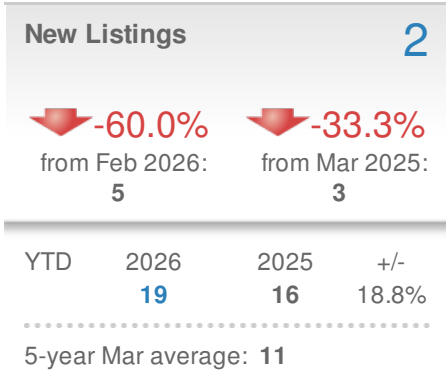
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.44 in February and an increase from 0.36 in March 2025. The Contract Ratio is 23% lower than the 5-year March average of 3.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Rose Tree Media (Delaware, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

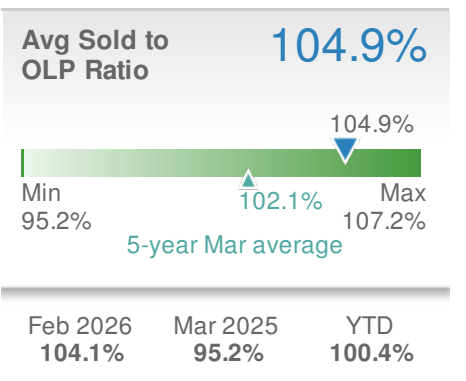
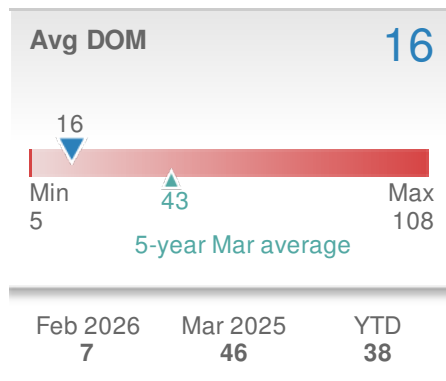
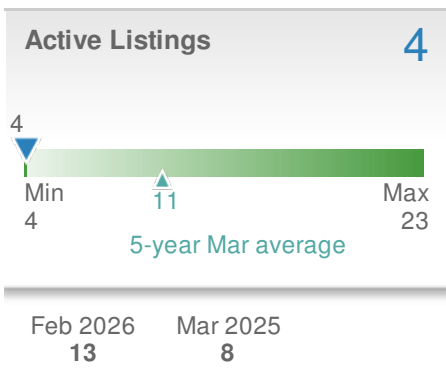
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$740,000, representing an increase of 87.3% compared to last month and an increase of 17.5% from Mar 2025. The average days on market for units sold in March was 16 days, 63% below the 5-year March average of 43 days. There was a 233.3% month over month increase in new contract activity with 10 New Pendings; a 125% MoM increase in All Pendings (new contracts + contracts carried over from February) to 9; and a 69.2% decrease in supply to 4 active units.

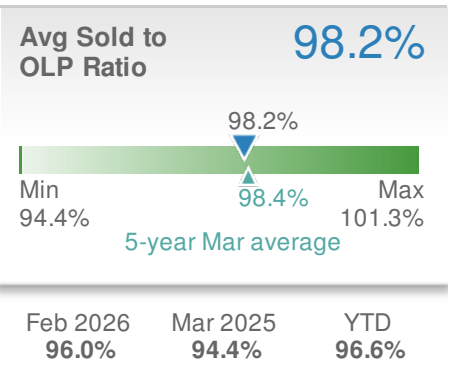
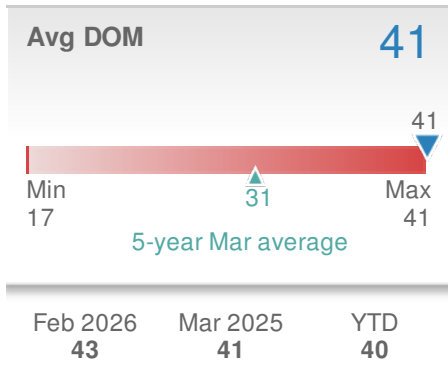
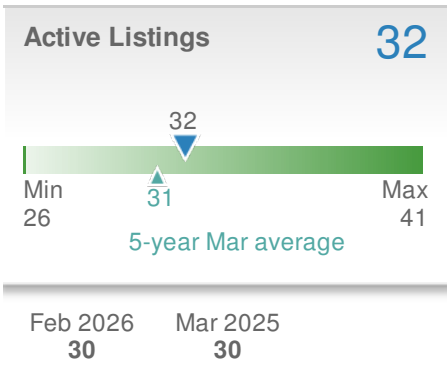
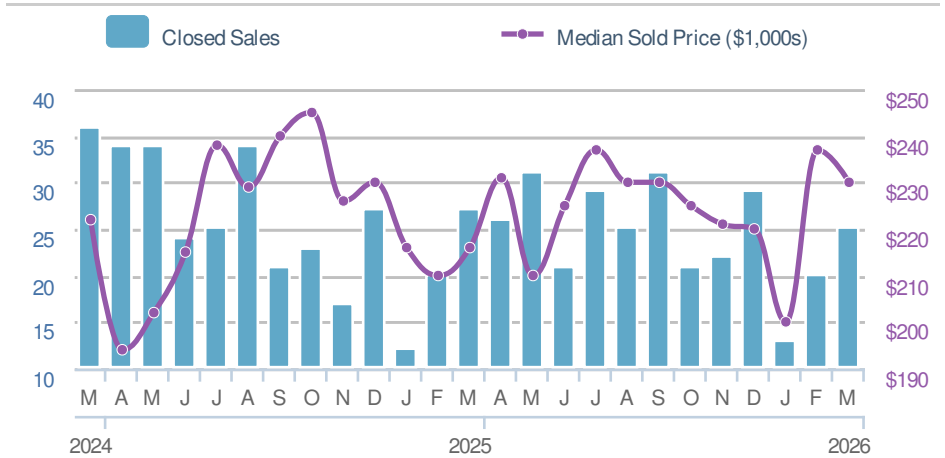
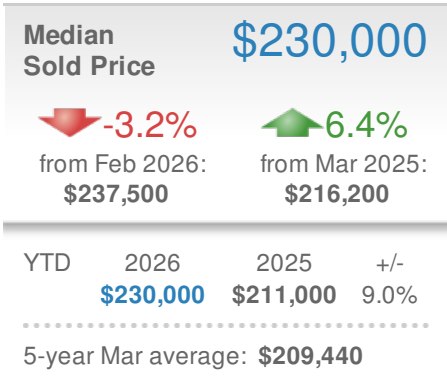
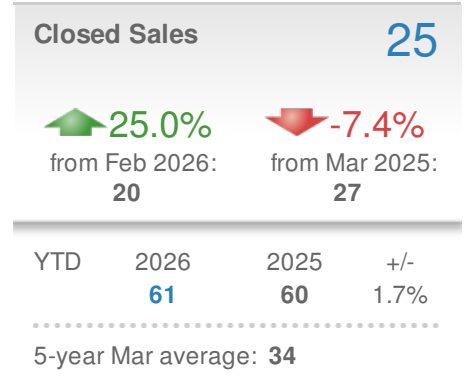
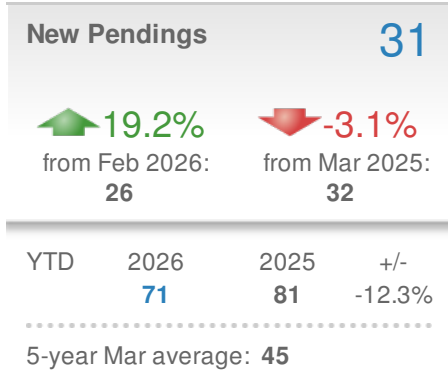
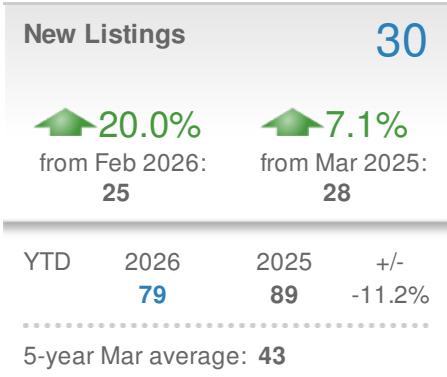
This activity resulted in a Contract Ratio of 2.25 pendings per active listing, up from 0.31 in February and an increase from 0.50 in March 2025. The Contract Ratio is 43% lower than the 5-year March average of 3.95. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## March 2026

### Southeast Delco (Delaware, PA)

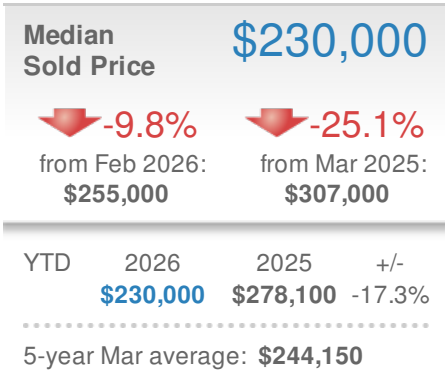
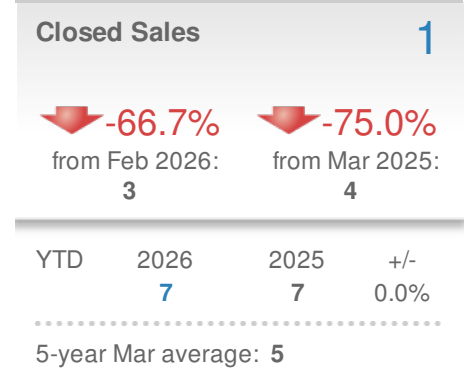
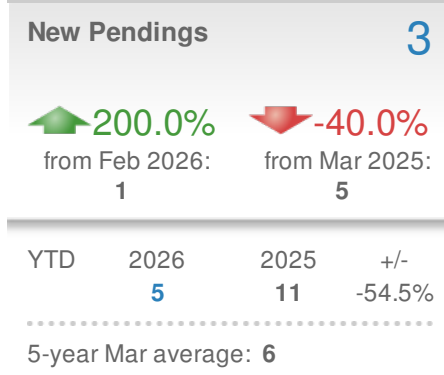
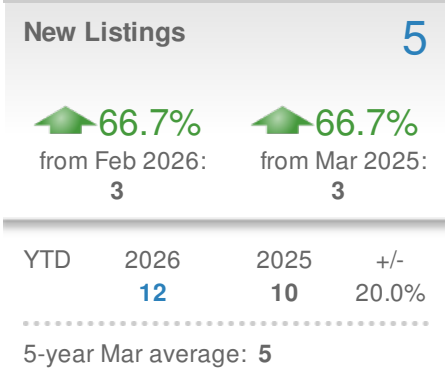
Email: ldavis@tcsr.realtor



**March 2026**

Southeast Delco (Delaware, PA) - Detached

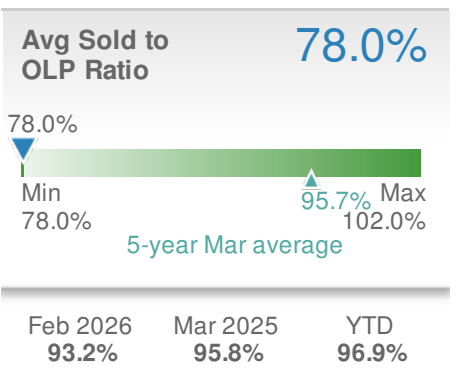
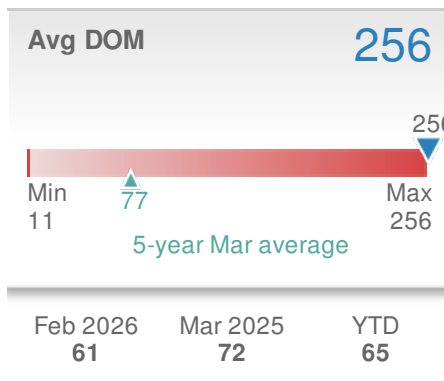
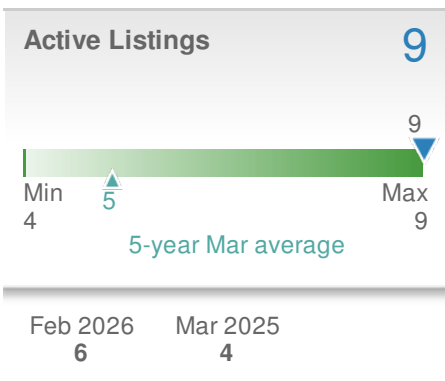
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for March was \$230,000, representing a decrease of 9.8% compared to last month and a decrease of 25.1% from Mar 2025. The average days on market for units sold in March was 256 days, 232% above the 5-year March average of 77 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 4; and a 50% increase in supply to 9 active units.

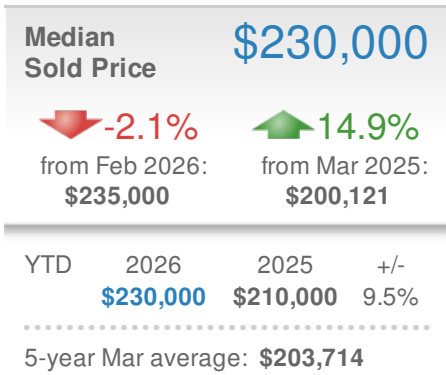
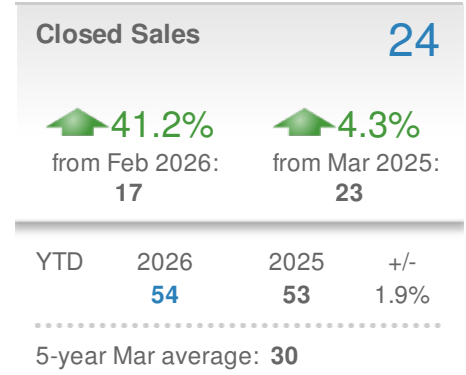
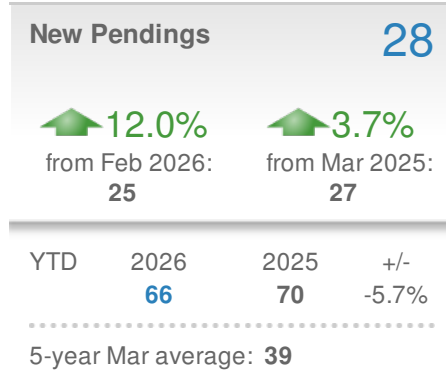
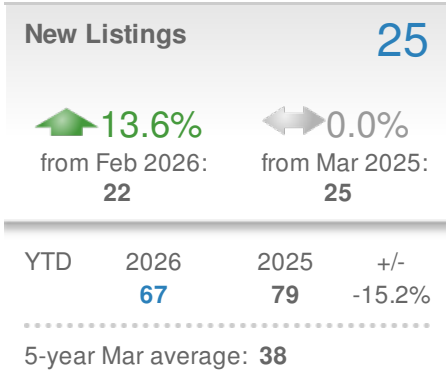
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.50 in February and a decrease from 1.50 in March 2025. The Contract Ratio is 71% lower than the 5-year March average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Southeast Delco (Delaware, PA) - Attached

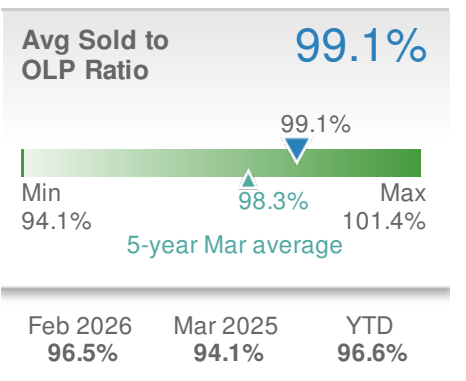
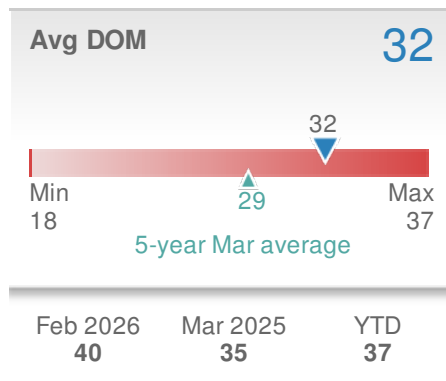
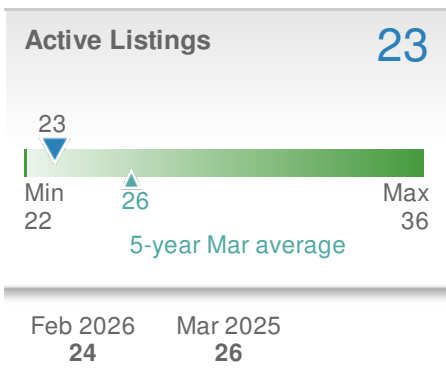
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for March was \$230,000, representing a decrease of 2.1% compared to last month and an increase of 14.9% from Mar 2025. The average days on market for units sold in March was 32 days, 12% above the 5-year March average of 29 days. There was a 12% month over month increase in new contract activity with 28 New Pendings; a 3.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 32; and a 4.2% decrease in supply to 23 active units.

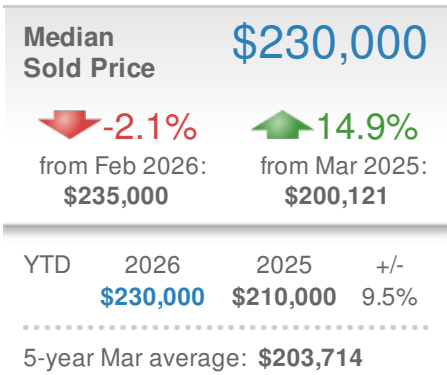
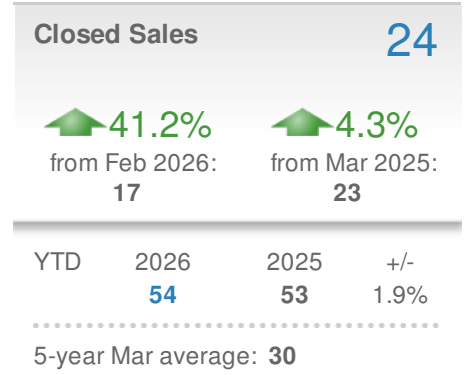
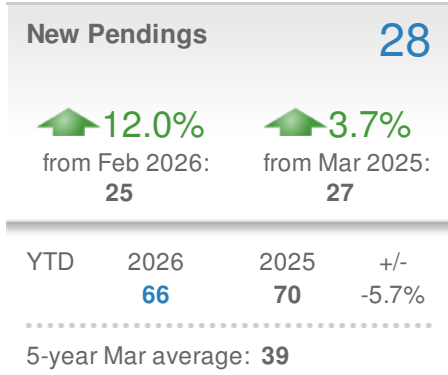
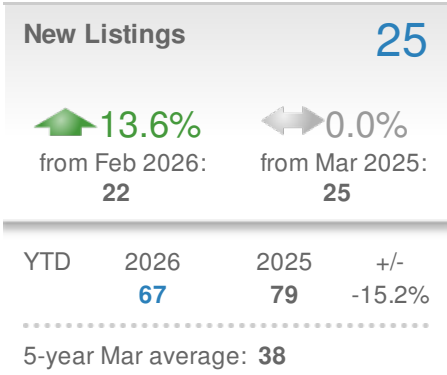
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.29 in February and an increase from 1.27 in March 2025. The Contract Ratio is 23% lower than the 5-year March average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Southeast Delco (Delaware, PA) - Attached/Townhouse

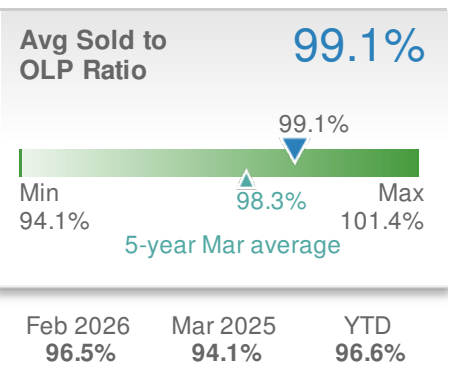
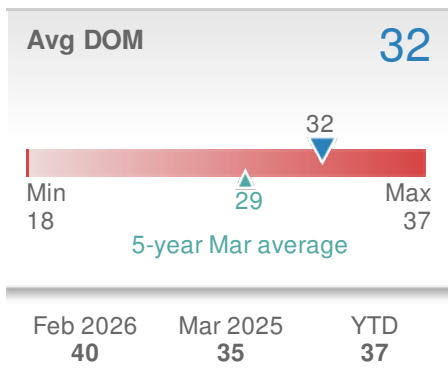
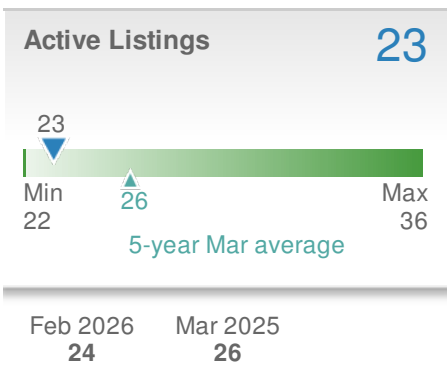
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$230,000, representing a decrease of 2.1% compared to last month and an increase of 14.9% from Mar 2025. The average days on market for units sold in March was 32 days, 12% above the 5-year March average of 29 days. There was a 12% month over month increase in new contract activity with 28 New Pendings; a 3.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 32; and a 4.2% decrease in supply to 23 active units.

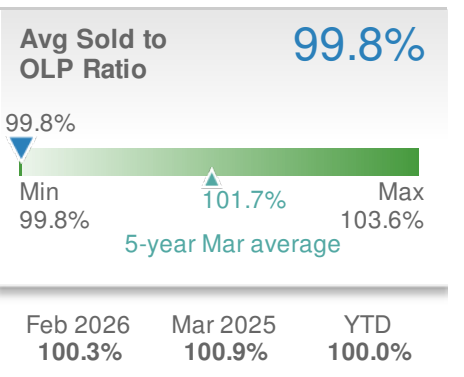
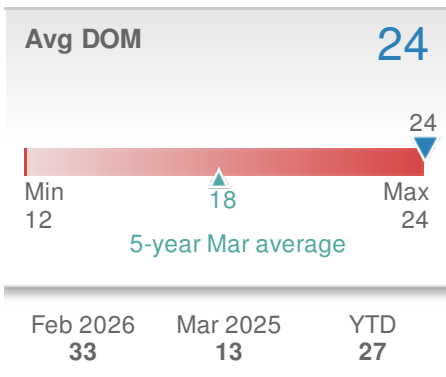
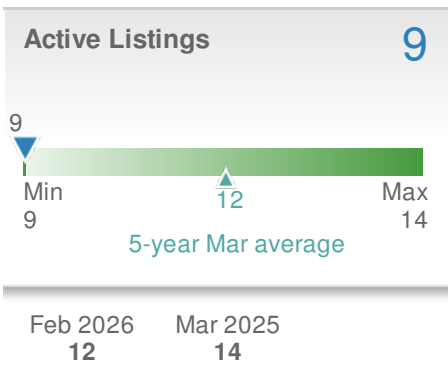
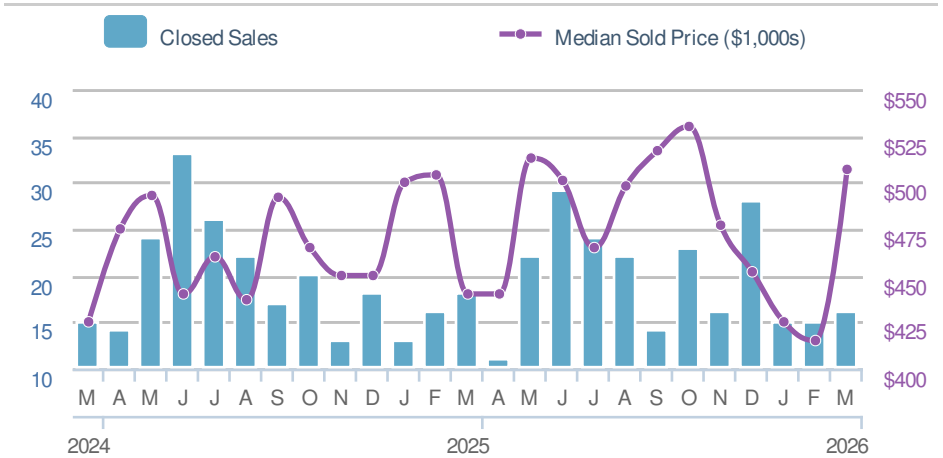
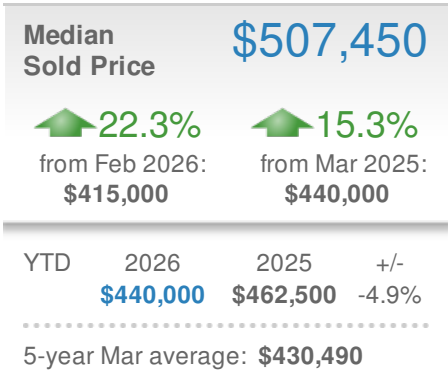
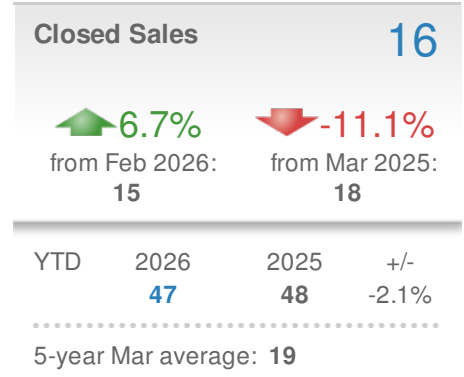
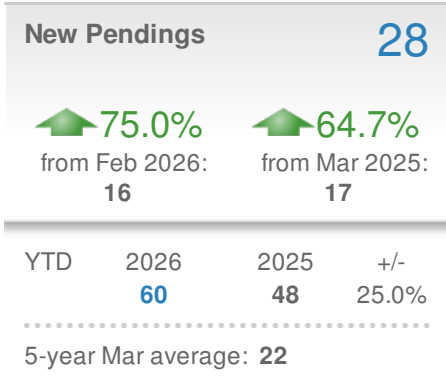
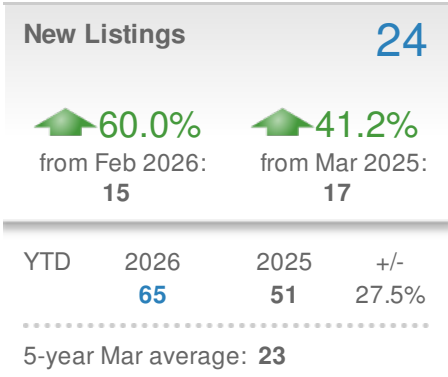
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.29 in February and an increase from 1.27 in March 2025. The Contract Ratio is 23% lower than the 5-year March average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Springfield (Delaware, PA)

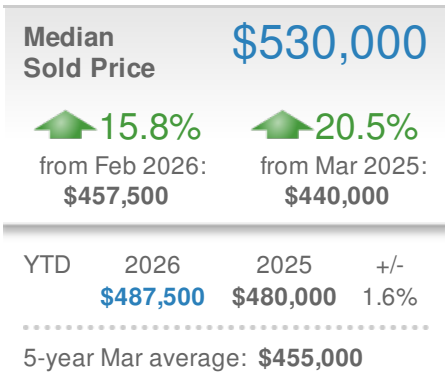
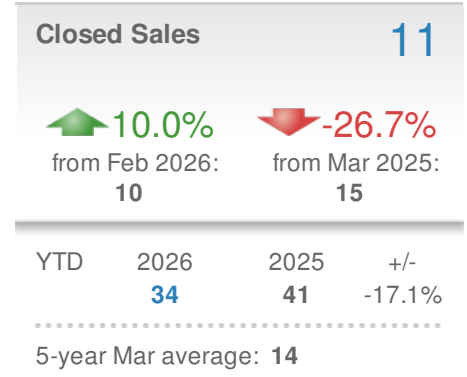
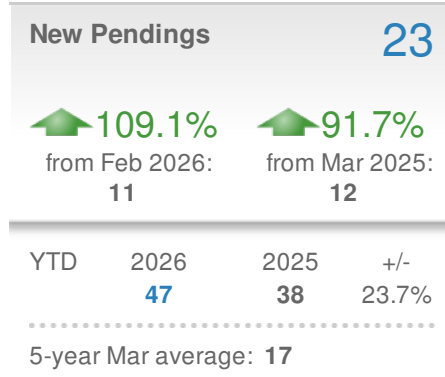
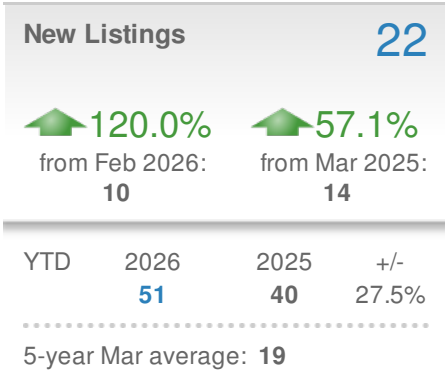
Email: ldavis@tcsr.realtor



**March 2026**

Springfield (Delaware, PA) - Detached

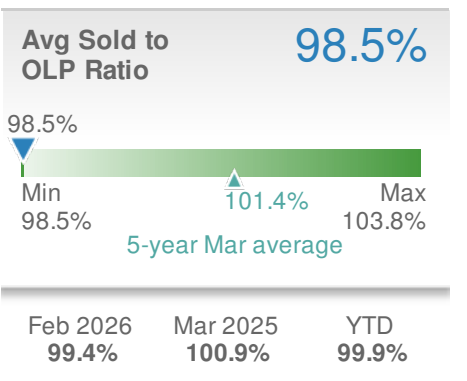
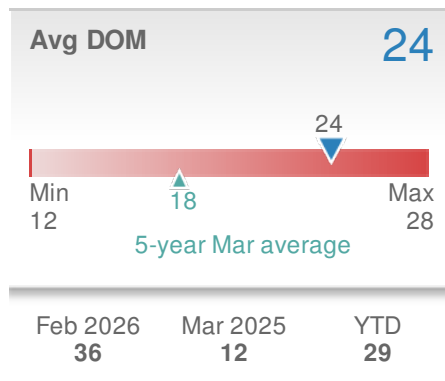
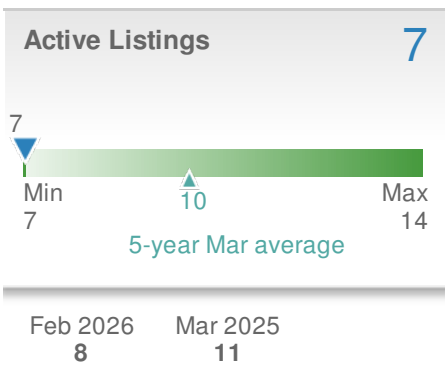
Tri-County Suburban REALTORS  
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**Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for March was \$530,000, representing an increase of 15.8% compared to last month and an increase of 20.5% from Mar 2025. The average days on market for units sold in March was 24 days, 32% above the 5-year March average of 18 days. There was a 109.1% month over month increase in new contract activity with 23 New Pendings; a 68.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 27; and a 12.5% decrease in supply to 7 active units.

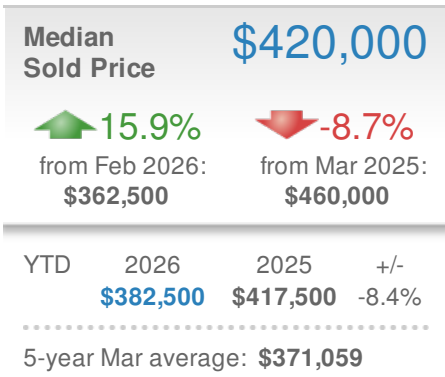
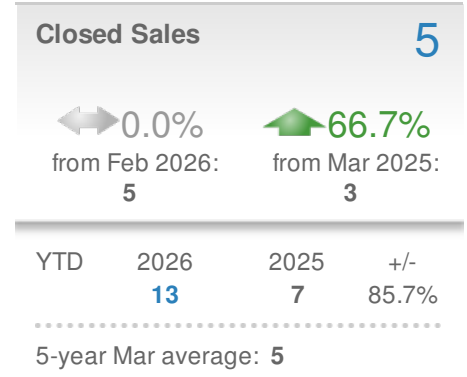
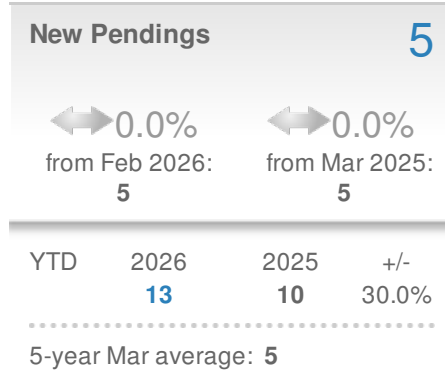
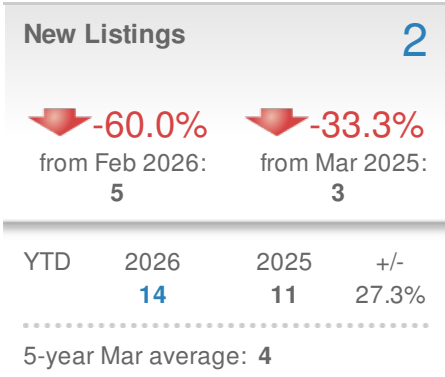
This activity resulted in a Contract Ratio of 3.86 pendings per active listing, up from 2.00 in February and an increase from 1.09 in March 2025. The Contract Ratio is 70% higher than the 5-year March average of 2.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Springfield (Delaware, PA) - Attached

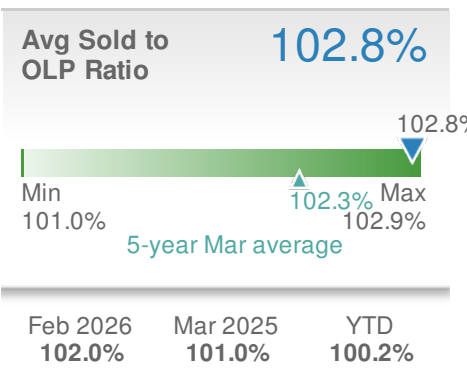
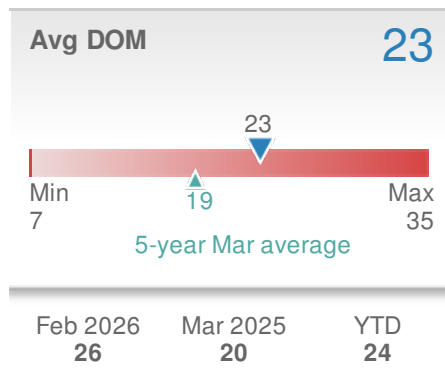
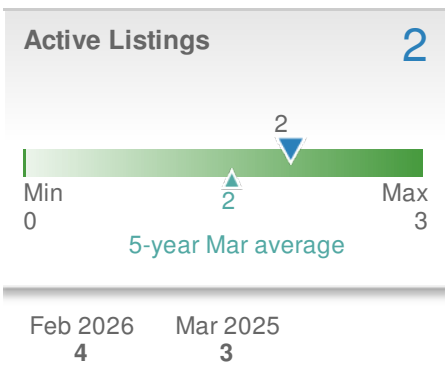
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for March was \$420,000, representing an increase of 15.9% compared to last month and a decrease of 8.7% from Mar 2025. The average days on market for units sold in March was 23 days, 21% above the 5-year March average of 19 days. There was no month over month change in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 5; and a 50% decrease in supply to 2 active units.

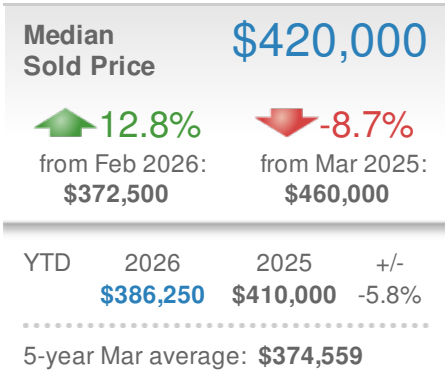
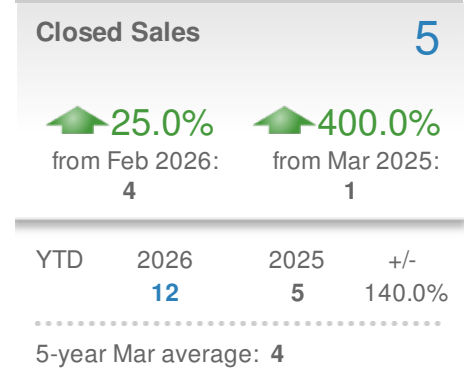
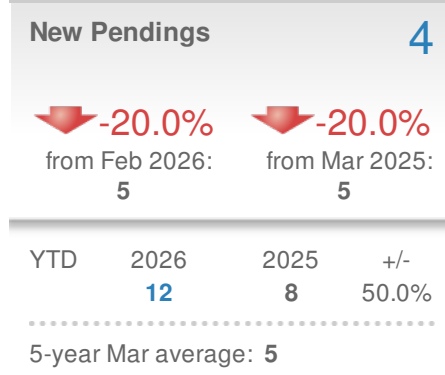
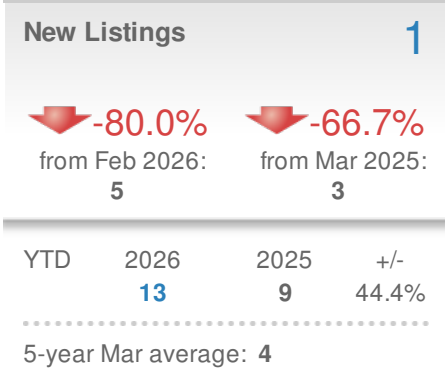
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.25 in February and an increase from 1.33 in March 2025. The Contract Ratio is 6% higher than the 5-year March average of 2.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Springfield (Delaware, PA) - Attached/Townhouse

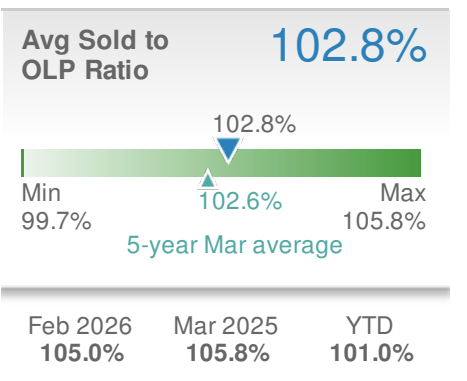
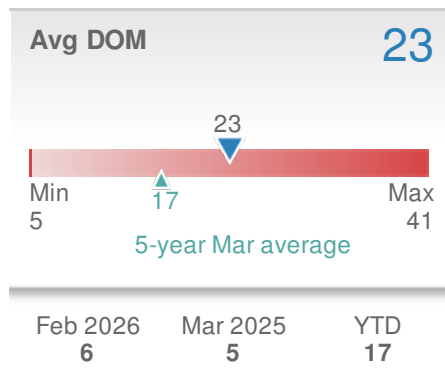
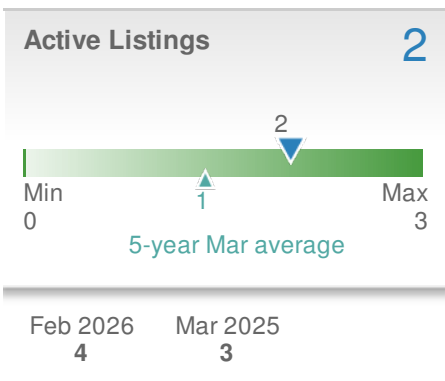
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$420,000, representing an increase of 12.8% compared to last month and a decrease of 8.7% from Mar 2025. The average days on market for units sold in March was 23 days, 34% above the 5-year March average of 17 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 4; and a 50% decrease in supply to 2 active units.

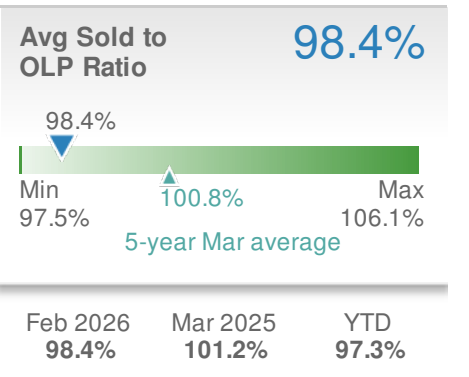
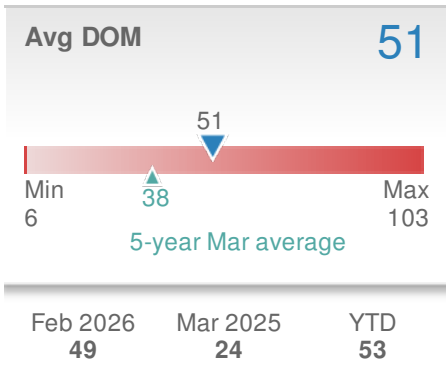
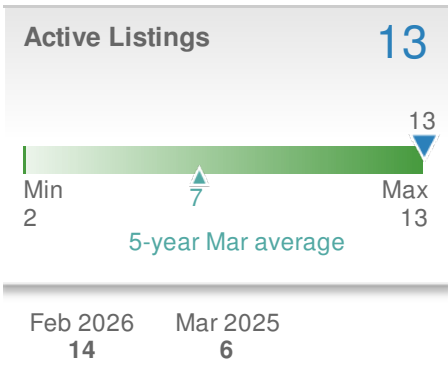
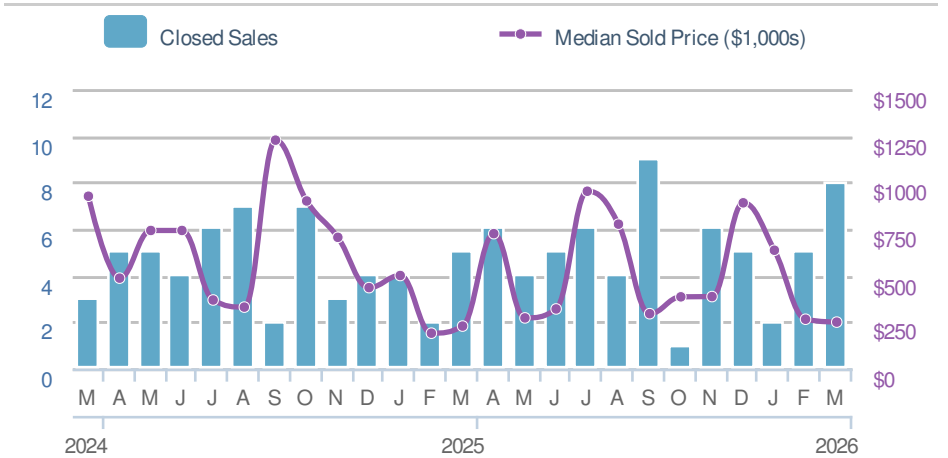
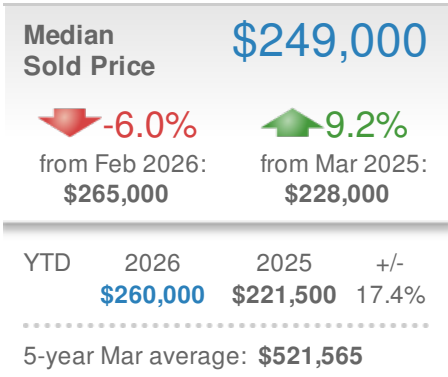
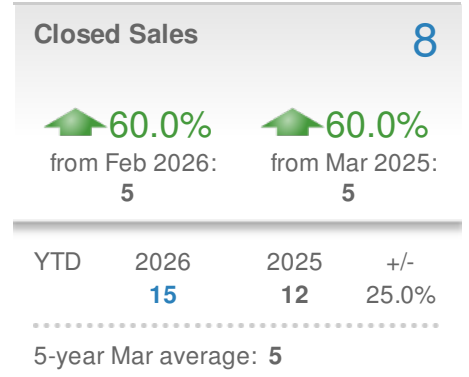
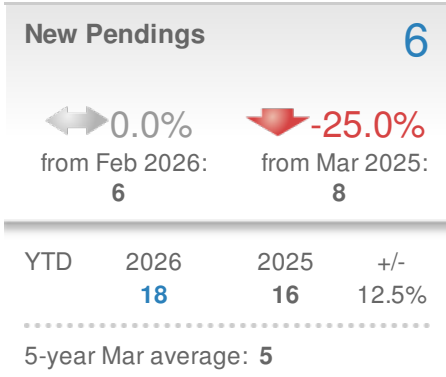
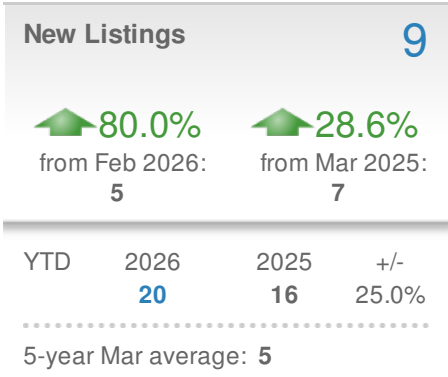
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.25 in February and an increase from 1.33 in March 2025. The Contract Ratio is 19% lower than the 5-year March average of 2.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Unionville-Chadds Ford (Delaware, PA)

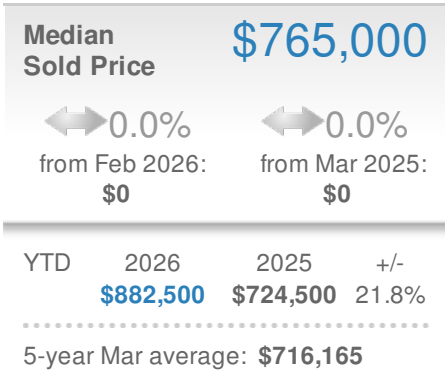
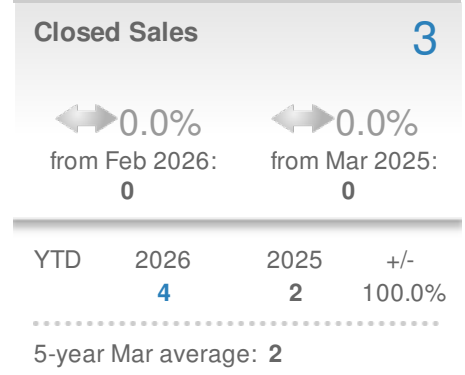
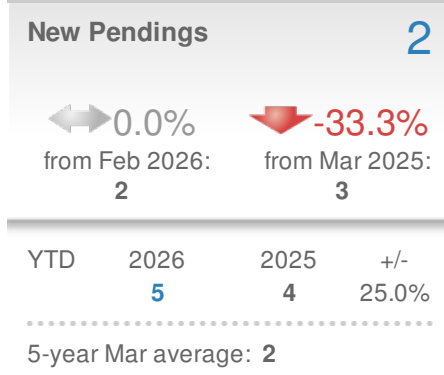
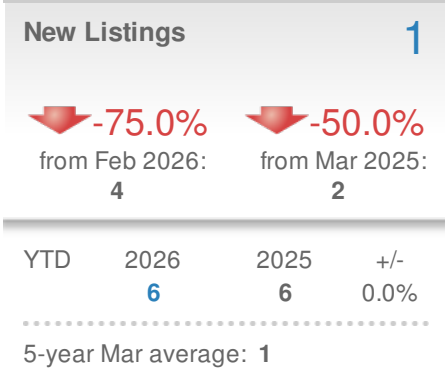
Email: ldavis@tcsr.realtor



**March 2026**

Unionville-Chadds Ford (Delaware, PA) - Detached

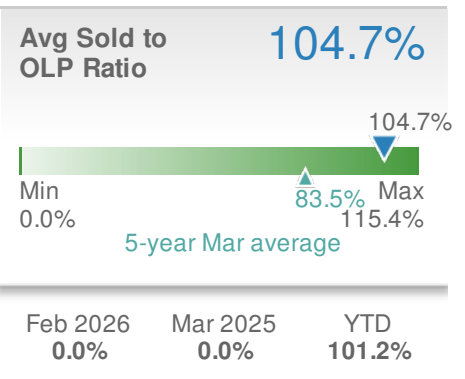
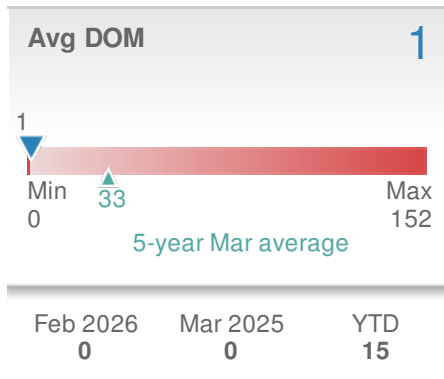
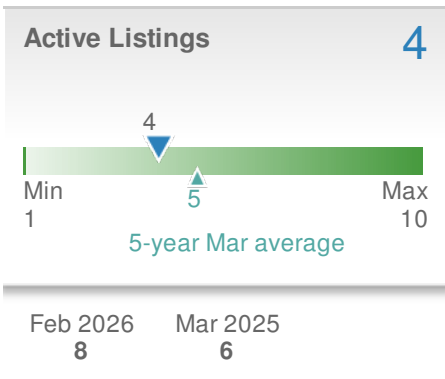
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for March was \$765,000, representing an increase of 0% compared to last month and an increase of 0% from Mar 2025. The average days on market for units sold in March was 1 days, 97% below the 5-year March average of 33 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 6; and a 50% decrease in supply to 4 active units.

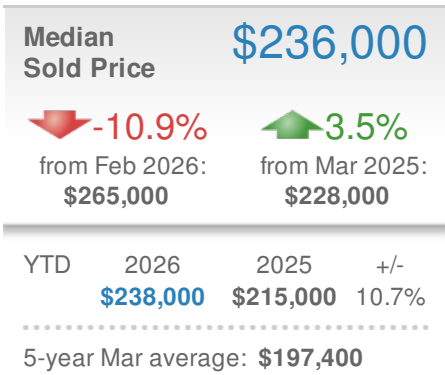
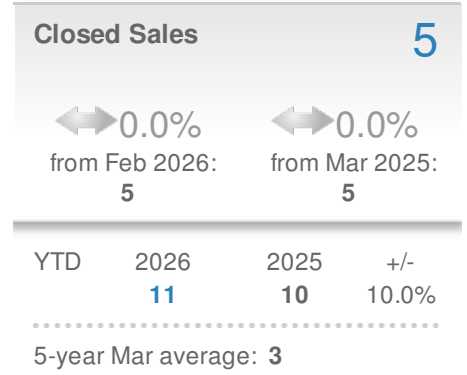
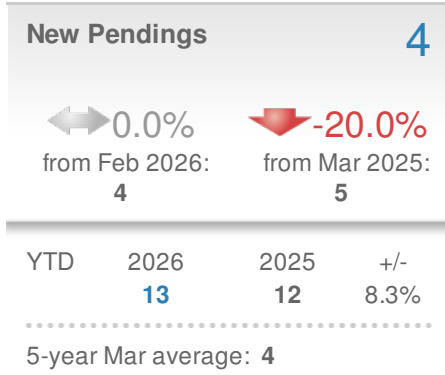
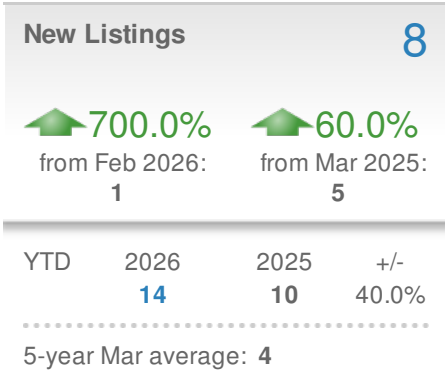
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.75 in February and an increase from 0.67 in March 2025. The Contract Ratio is 25% higher than the 5-year March average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Unionville-Chadds Ford (Delaware, PA) - Attached

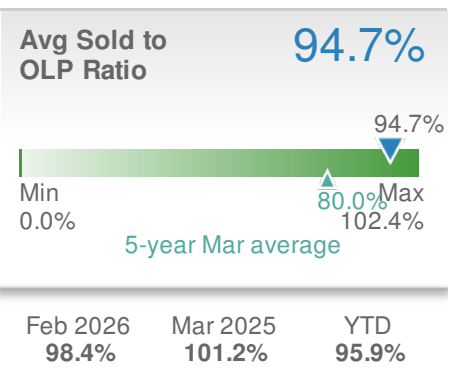
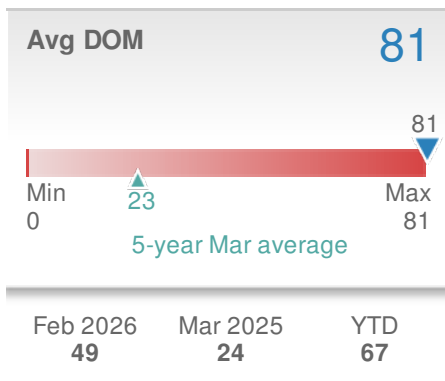
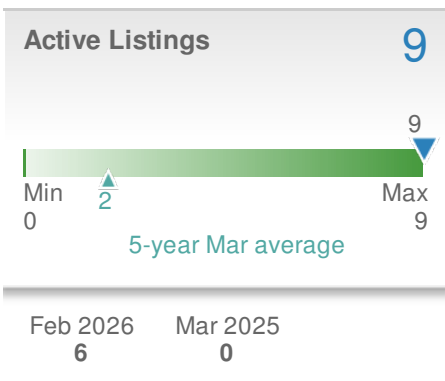
Tri-County Suburban REALTORS  
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**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for March was \$236,000, representing a decrease of 10.9% compared to last month and an increase of 3.5% from Mar 2025. The average days on market for units sold in March was 81 days, 246% above the 5-year March average of 23 days. There was no month over month change in new contract activity with 4 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 4; and a 50% increase in supply to 9 active units.

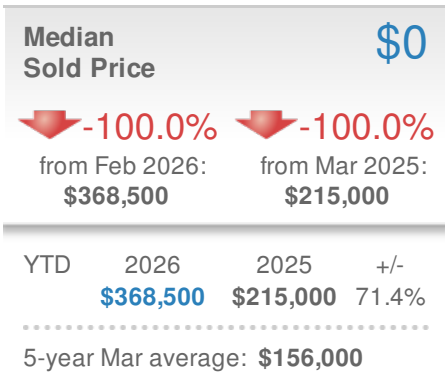
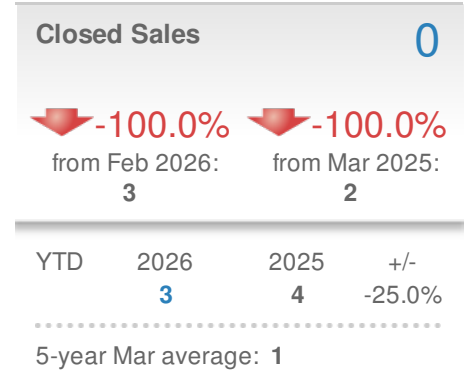
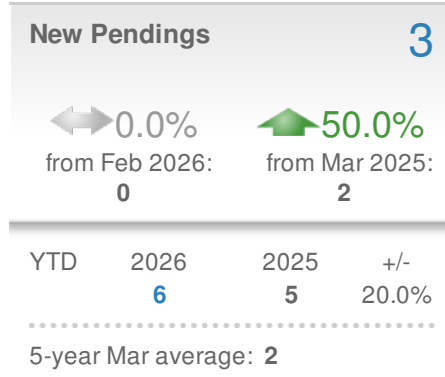
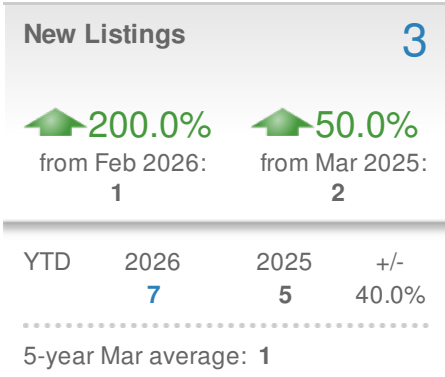
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.83 in February and an increase from 0.00 in March 2025. The Contract Ratio is 53% higher than the 5-year March average of 0.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Unionville-Chadds Ford (Delaware, PA) - Attached/Townhouse

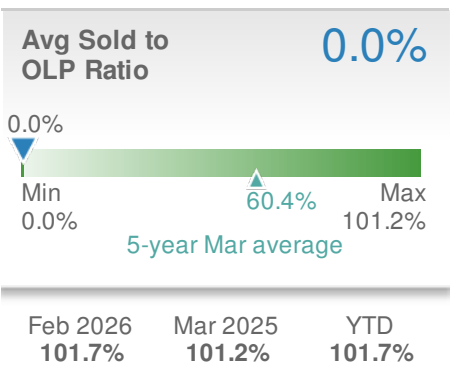
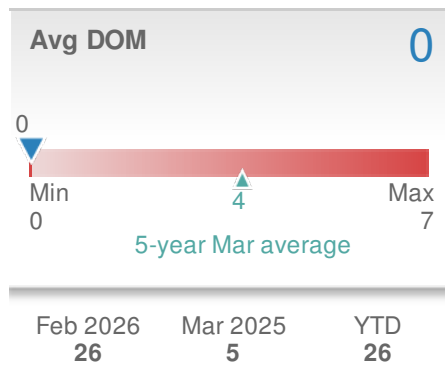
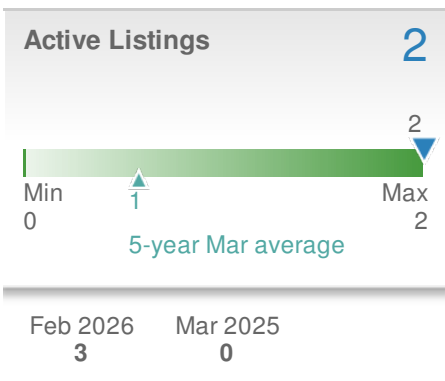
100% City Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Mar 2025. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 4 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from February) to 3; and a 33.3% decrease in supply to 2 active units.

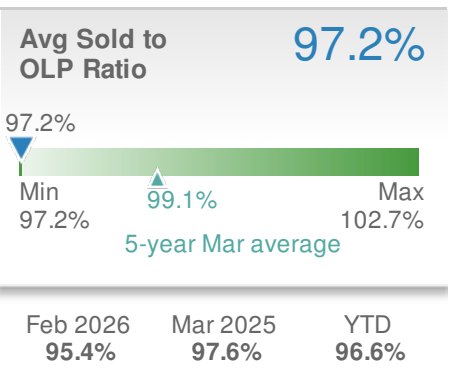
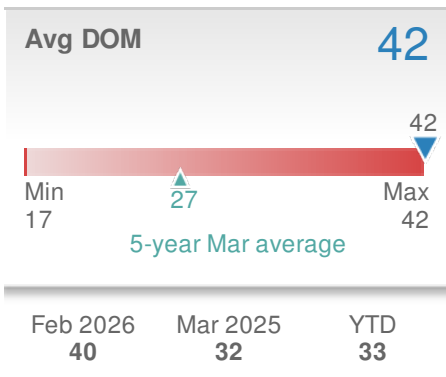
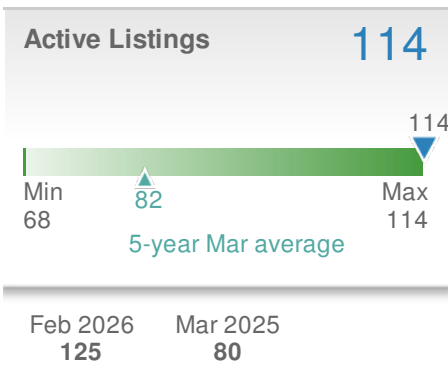
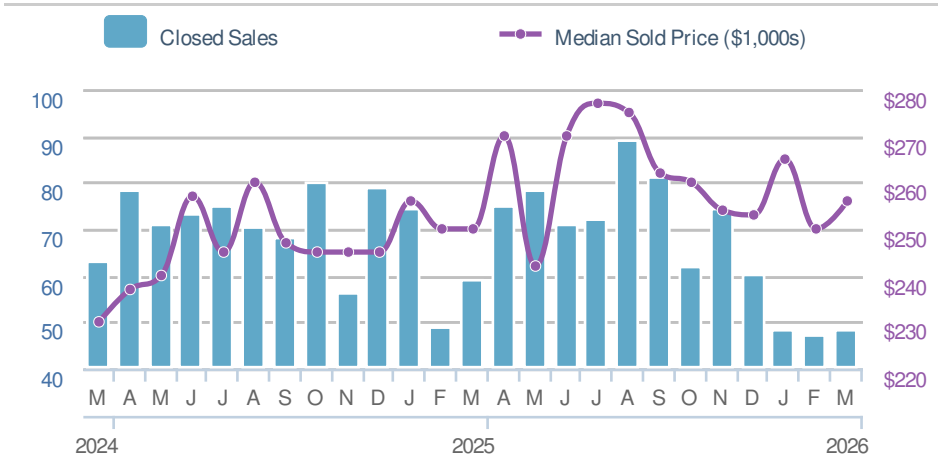
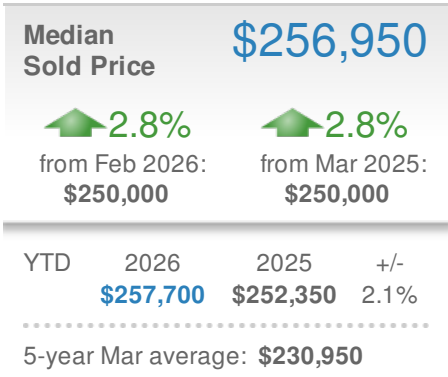
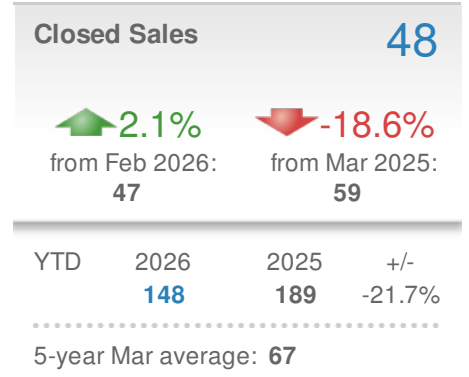
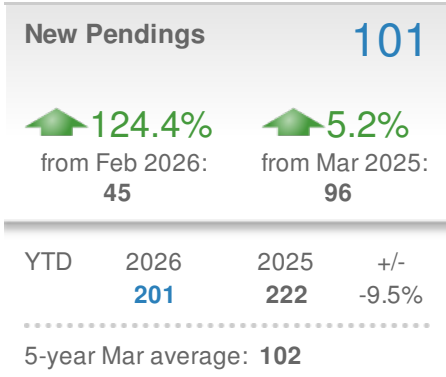
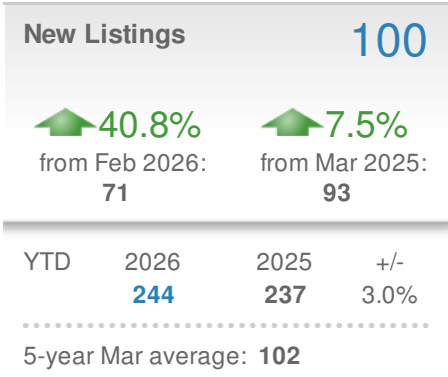
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.00 in February and an increase from 0.00 in March 2025. The Contract Ratio is 200% higher than the 5-year March average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Upper Darby (Delaware, PA)

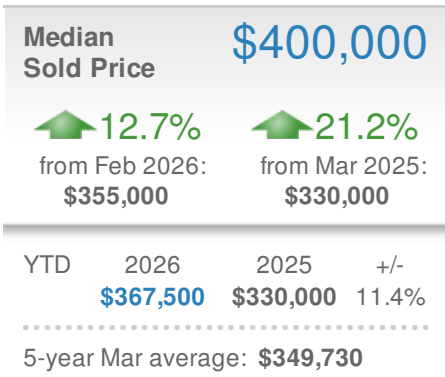
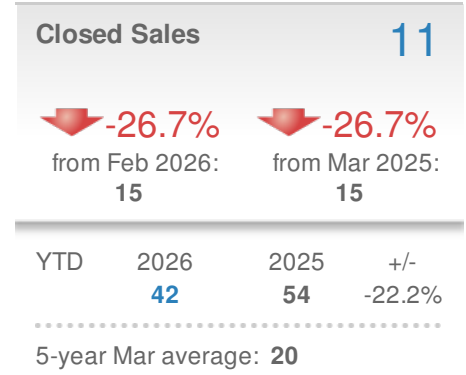
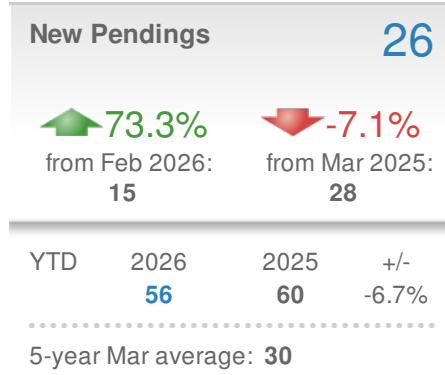
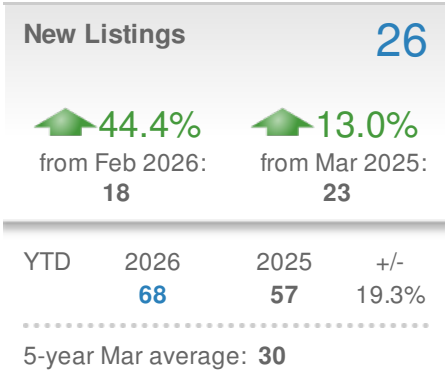
Email: ldavis@tcsr.realtor



**March 2026**

Upper Darby (Delaware, PA) - Detached

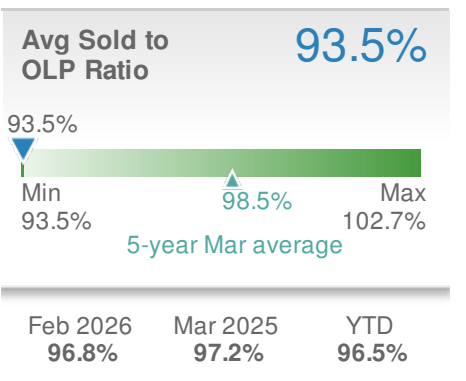
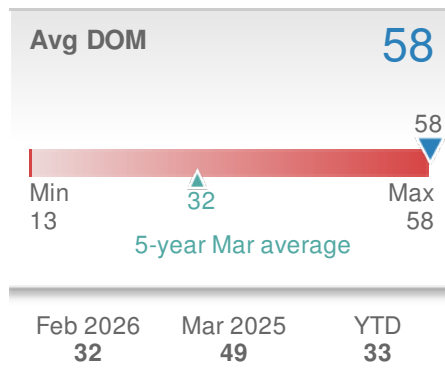
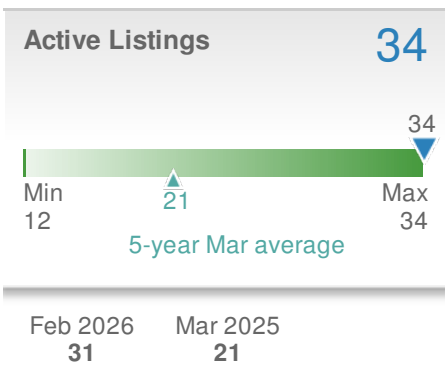
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for March was \$400,000, representing an increase of 12.7% compared to last month and an increase of 21.2% from Mar 2025. The average days on market for units sold in March was 58 days, 79% above the 5-year March average of 32 days. There was a 73.3% month over month increase in new contract activity with 26 New Pendings; a 70.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 29; and a 9.7% increase in supply to 34 active units.

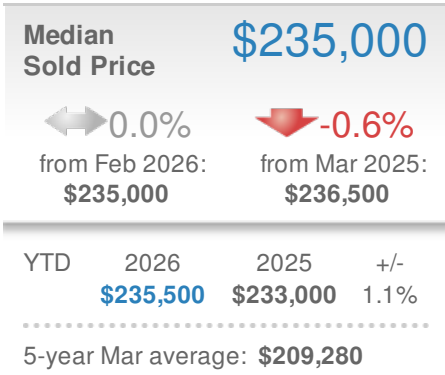
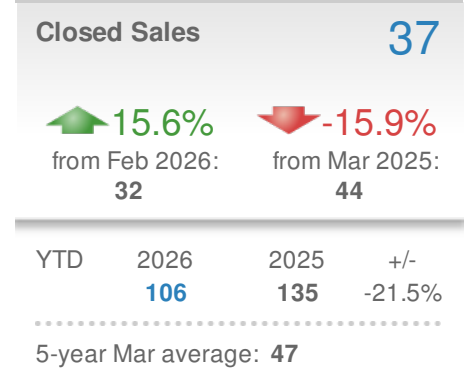
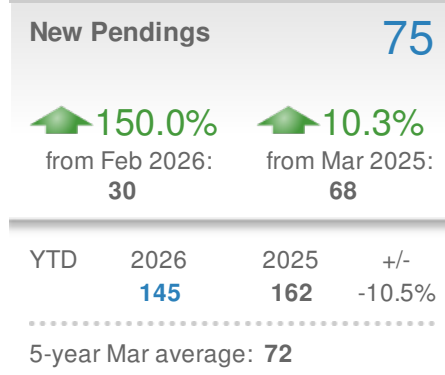
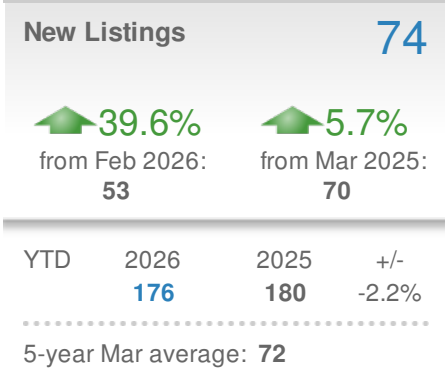
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, up from 0.55 in February and a decrease from 1.67 in March 2025. The Contract Ratio is 58% lower than the 5-year March average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Upper Darby (Delaware, PA) - Attached

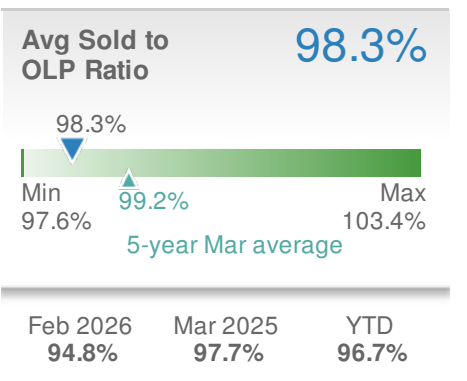
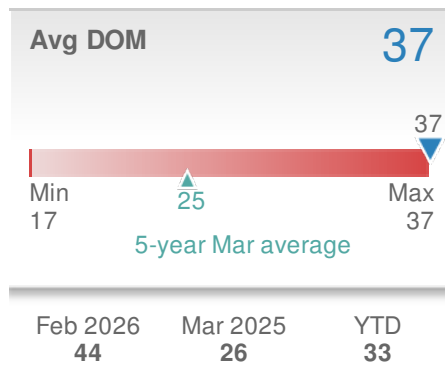
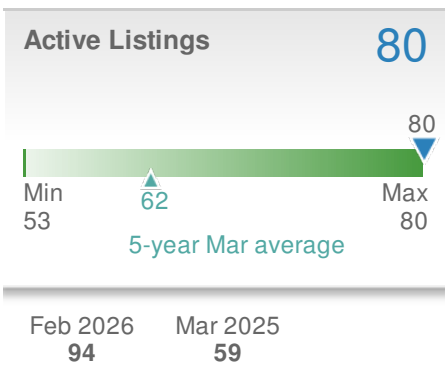
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for March was \$235,000, representing no change compared to last month and a decrease of 0.6% from Mar 2025. The average days on market for units sold in March was 37 days, 47% above the 5-year March average of 25 days. There was a 150% month over month increase in new contract activity with 75 New Pendings; a 76.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 83; and a 14.9% decrease in supply to 80 active units.

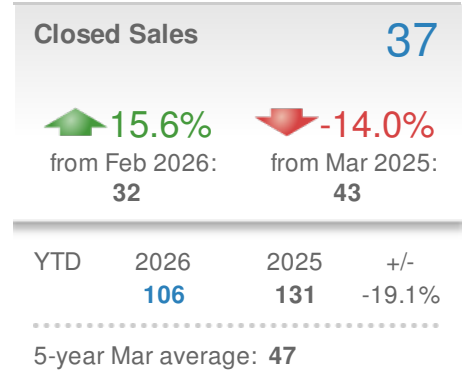
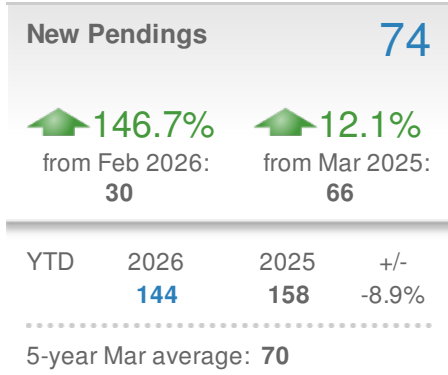
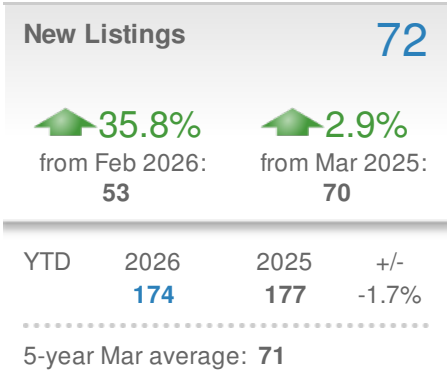
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 0.50 in February and a decrease from 1.47 in March 2025. The Contract Ratio is 30% lower than the 5-year March average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Upper Darby (Delaware, PA) - Attached/Townhouse

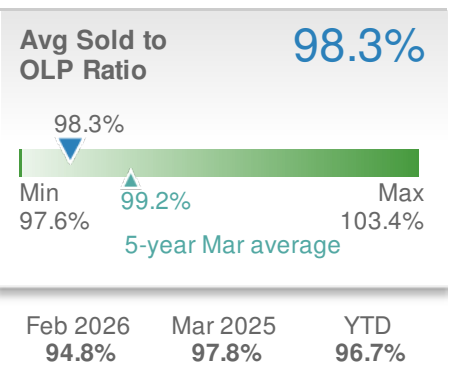
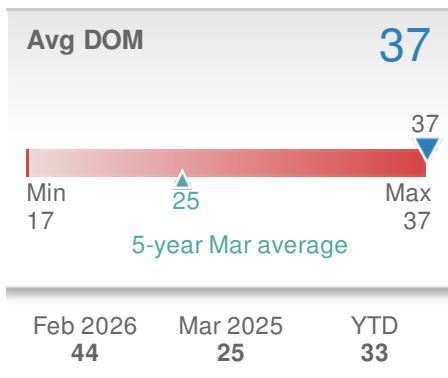
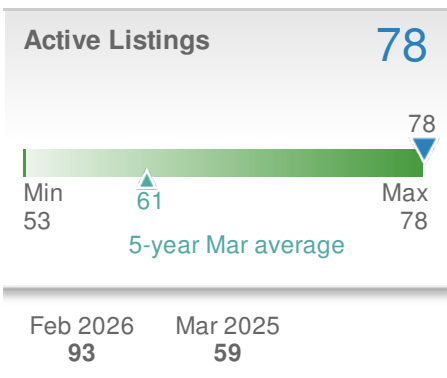
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Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$235,000, representing no change compared to last month and a decrease of 2.1% from Mar 2025. The average days on market for units sold in March was 37 days, 48% above the 5-year March average of 25 days. There was a 146.7% month over month increase in new contract activity with 74 New Pendings; a 74.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 82; and a 16.1% decrease in supply to 78 active units.

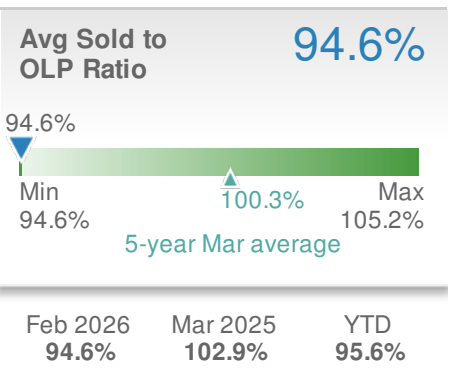
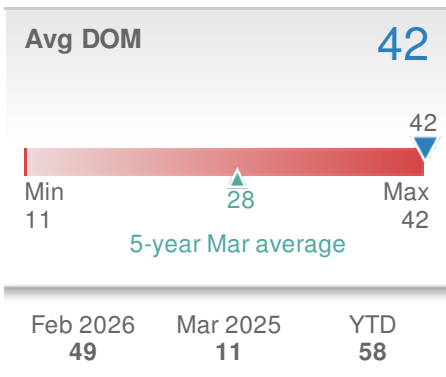
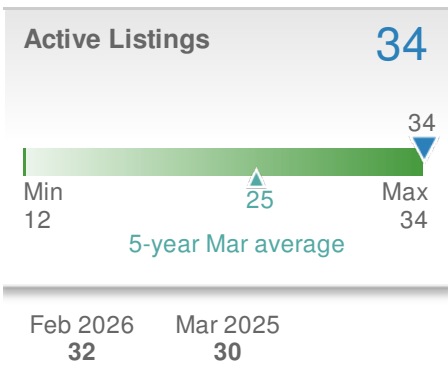
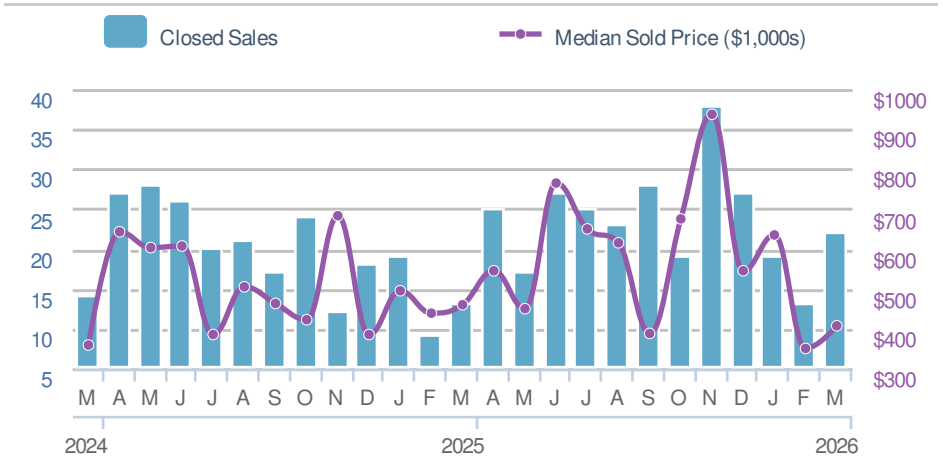
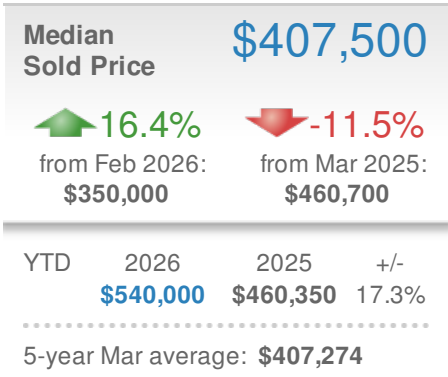
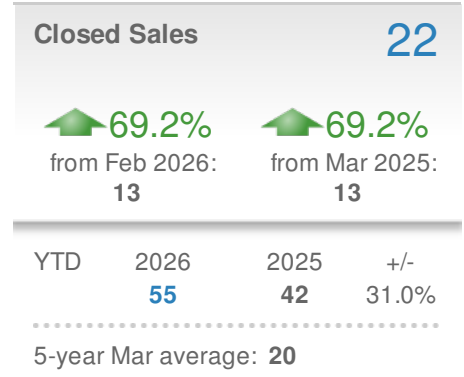
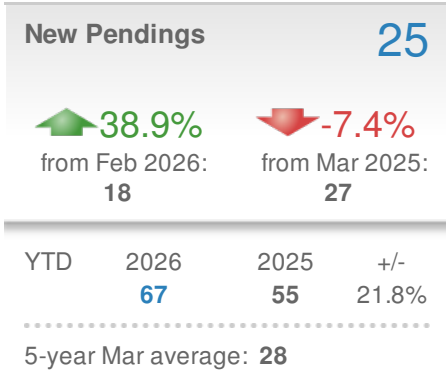
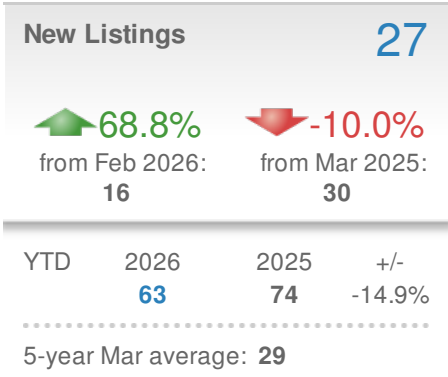
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.51 in February and a decrease from 1.42 in March 2025. The Contract Ratio is 29% lower than the 5-year March average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Wallingford-Swarthmore (Delaware, PA)

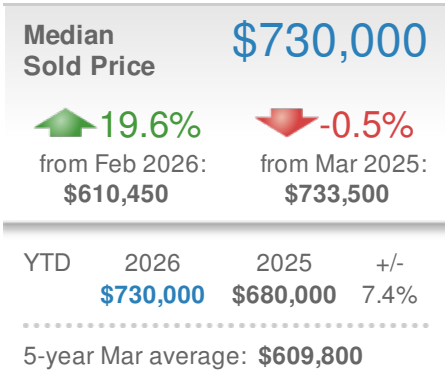
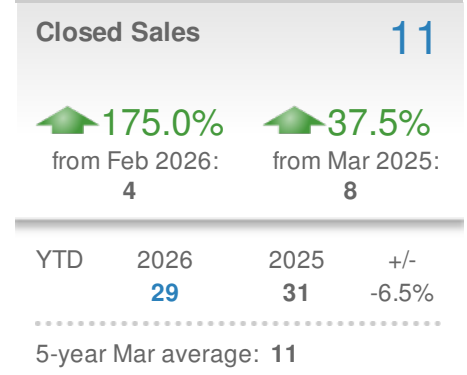
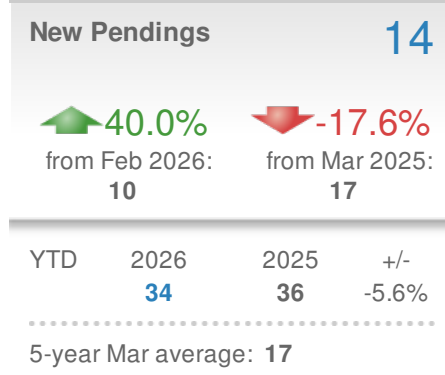
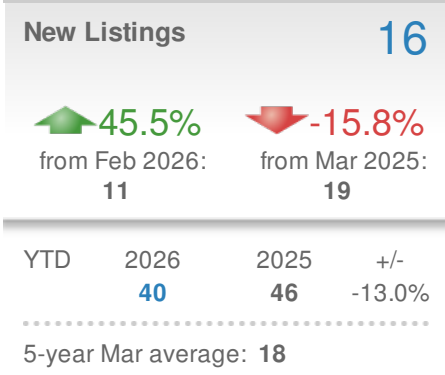
Email: ldavis@tcsr.realtor



**March 2026**

Wallingford-Swarthmore (Delaware, PA) - Detached

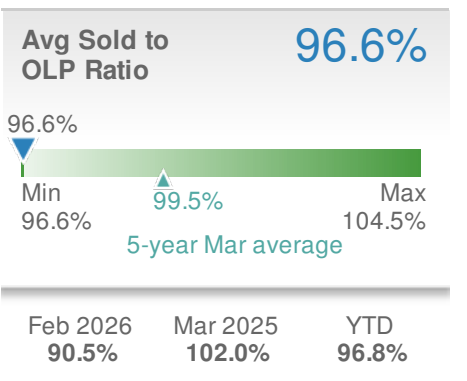
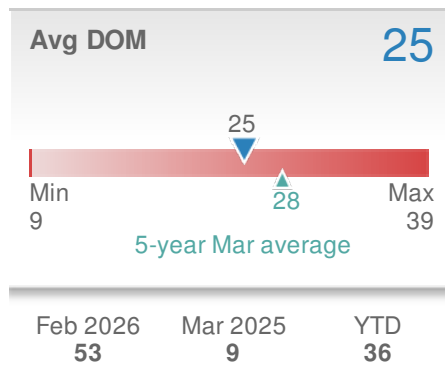
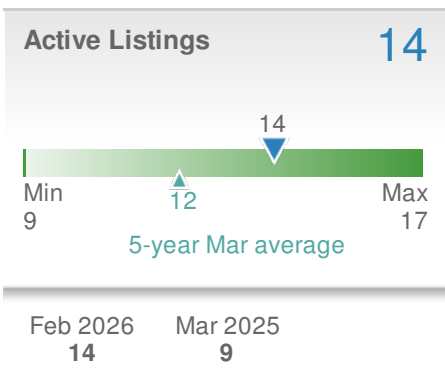
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Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for March was \$730,000, representing an increase of 19.6% compared to last month and a decrease of 0.5% from Mar 2025. The average days on market for units sold in March was 25 days, 12% below the 5-year March average of 28 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 19; and no change in supply with 14 active units.

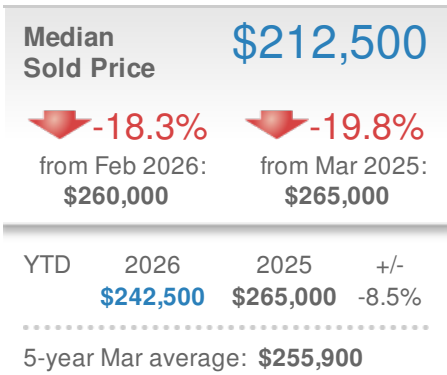
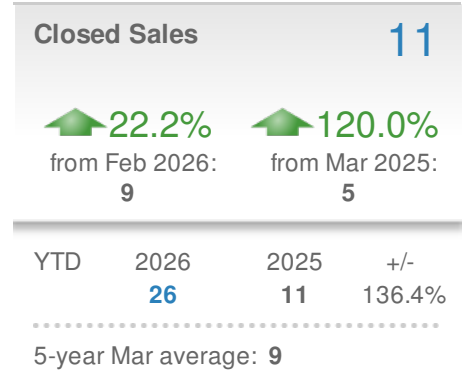
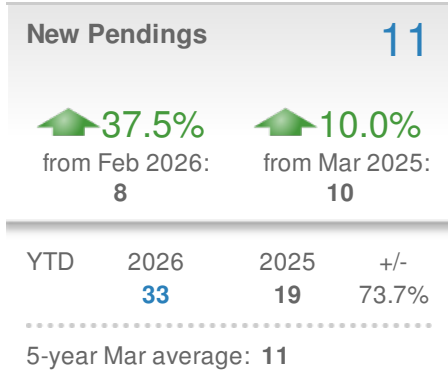
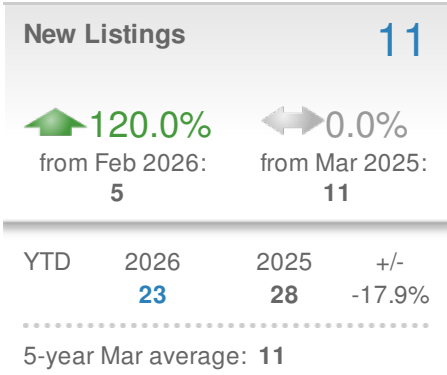
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 1.00 in February and a decrease from 2.33 in March 2025. The Contract Ratio is 33% lower than the 5-year March average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

Wallingford-Swarthmore (Delaware, PA) - Attached

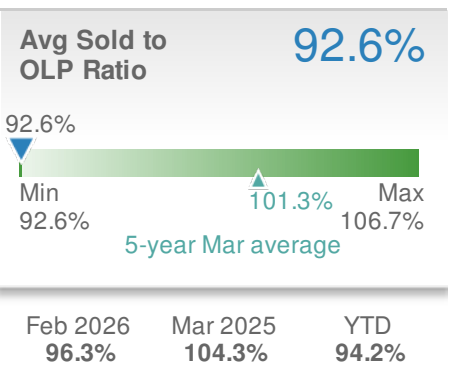
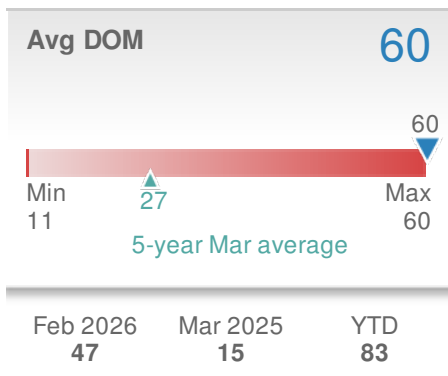
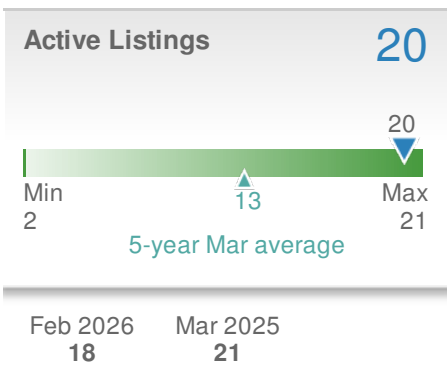
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**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for March was \$212,500, representing a decrease of 18.3% compared to last month and a decrease of 19.8% from Mar 2025. The average days on market for units sold in March was 60 days, 124% above the 5-year March average of 27 days. There was a 37.5% month over month increase in new contract activity with 11 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 11; and an 11.1% increase in supply to 20 active units.

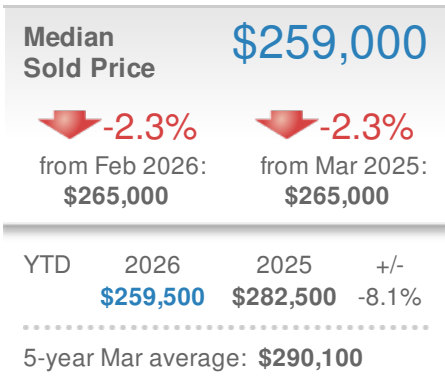
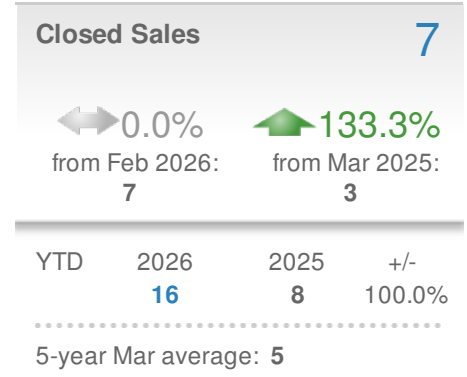
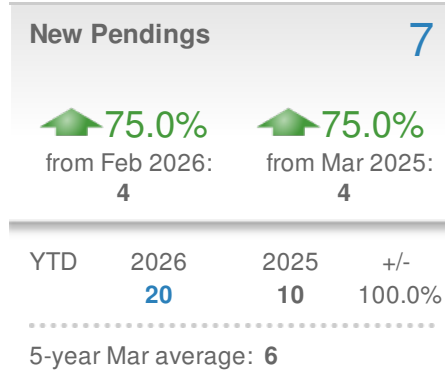
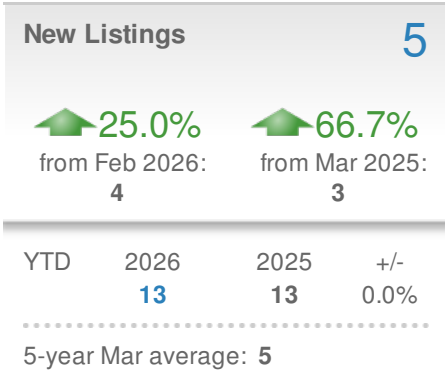
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.67 in February and a decrease from 1.38 in March 2025. The Contract Ratio is 84% lower than the 5-year March average of 3.46. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**March 2026**

Wallingford-Swarthmore (Delaware, PA) - Attached/Townhouse

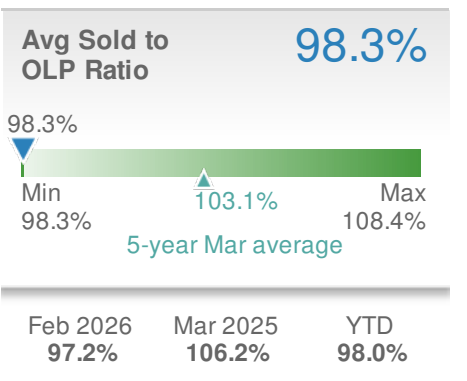
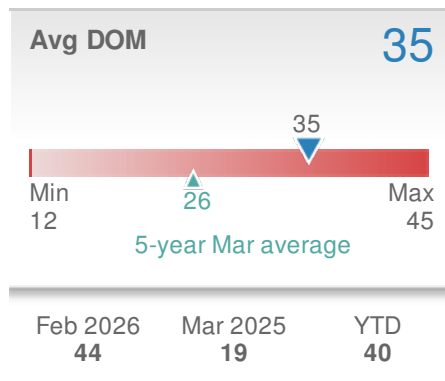
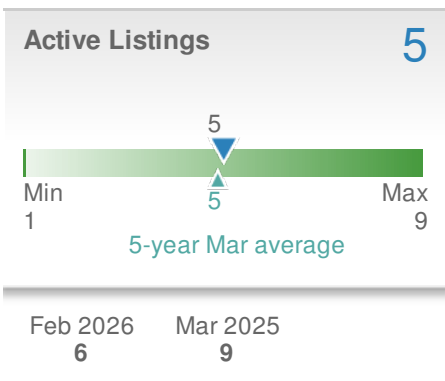
The County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$259,000, representing a decrease of 2.3% compared to last month and a decrease of 2.3% from Mar 2025. The average days on market for units sold in March was 35 days, 36% above the 5-year March average of 26 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 6; and a 16.7% decrease in supply to 5 active units.

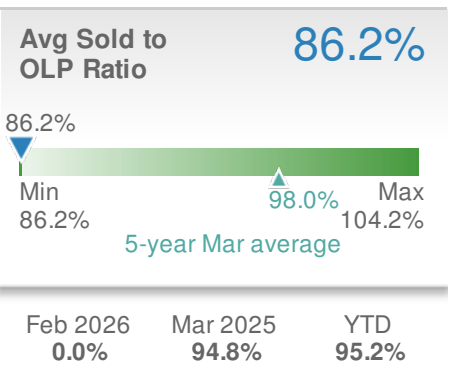
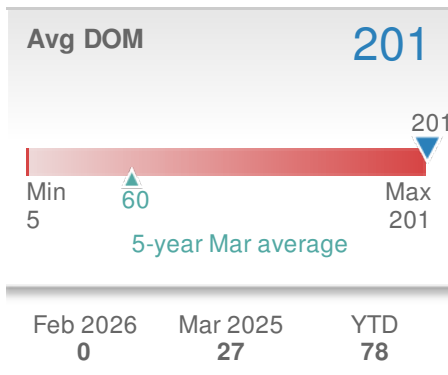
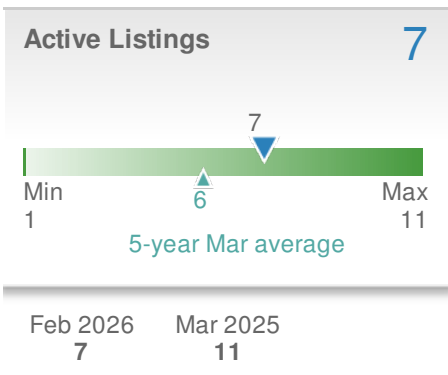
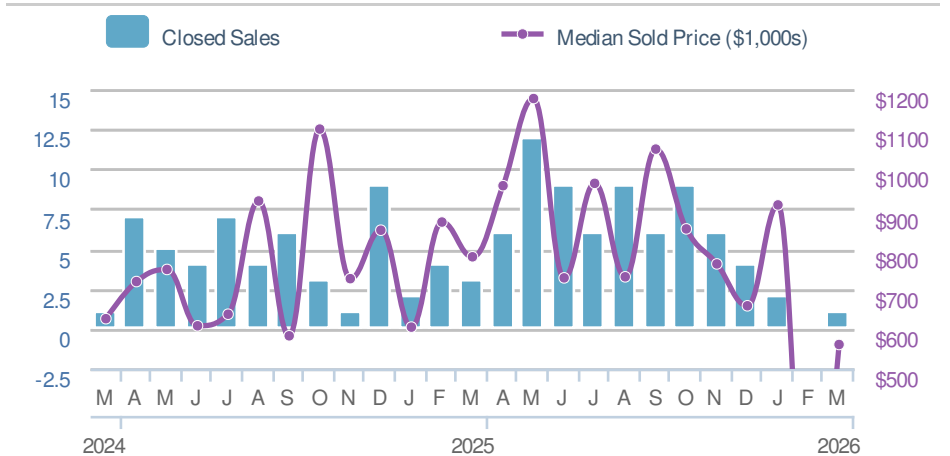
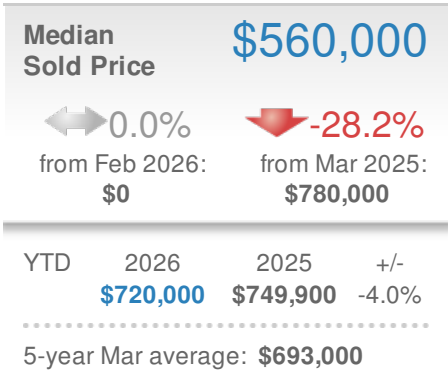
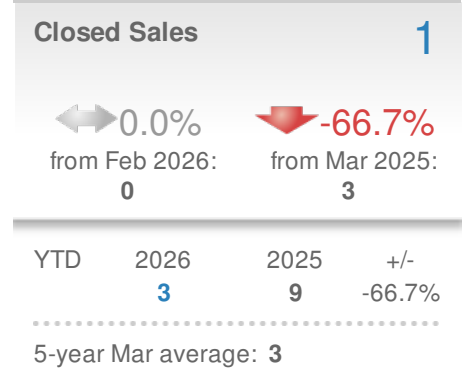
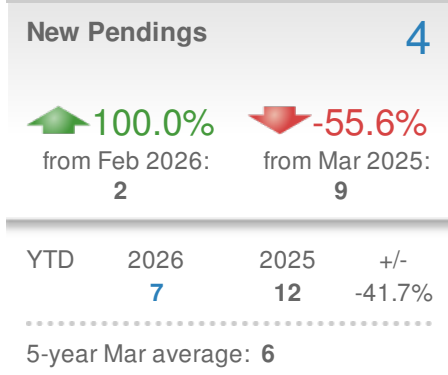
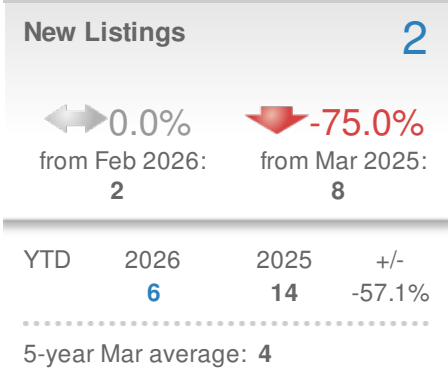
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 1.00 in February and a decrease from 1.78 in March 2025. The Contract Ratio is 75% lower than the 5-year March average of 4.85. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

West Chester Area (Delaware, PA)

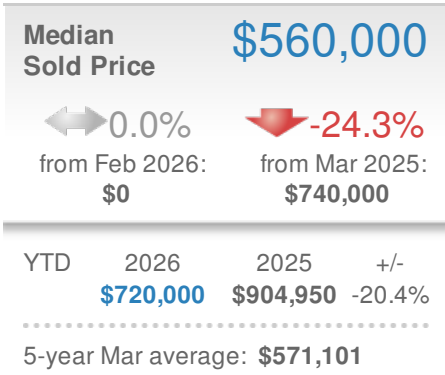
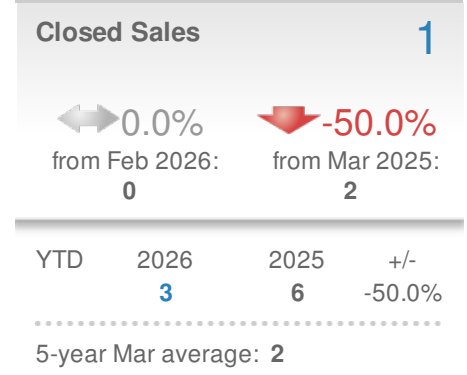
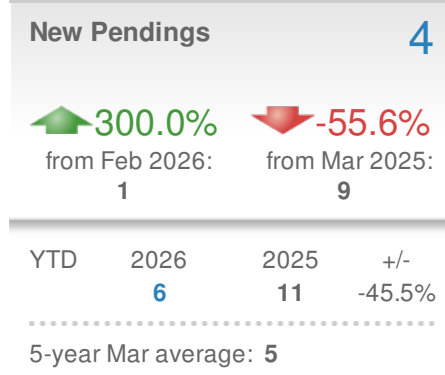
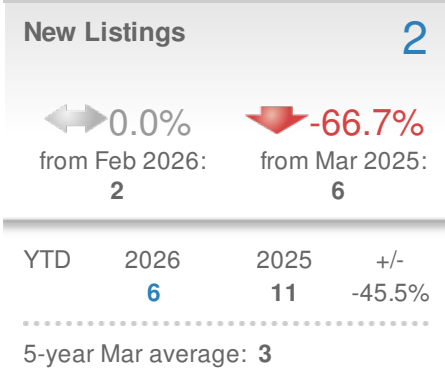
Email: ldavis@tcsr.realtor



**March 2026**

West Chester Area (Delaware, PA) - Detached

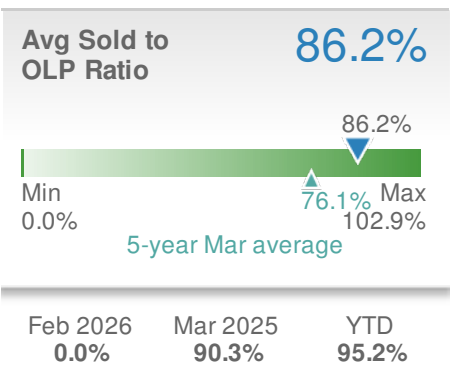
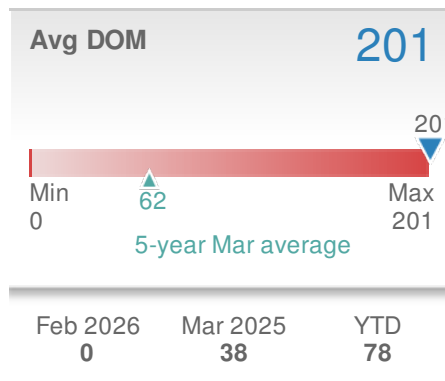
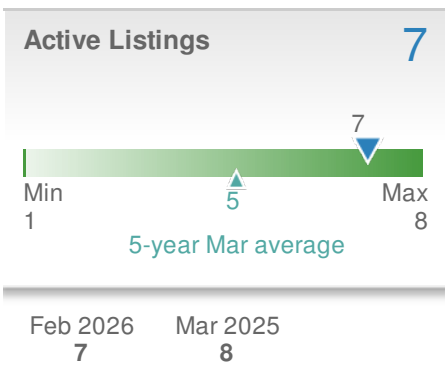
Tri-County Suburban REALTORS  
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**Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for March was \$560,000, representing an increase of 0% compared to last month and a decrease of 24.3% from Mar 2025. The average days on market for units sold in March was 201 days, 224% above the 5-year March average of 62 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from February) to 6; and no change in supply with 7 active units.

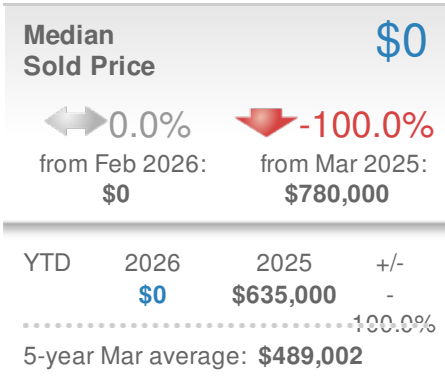
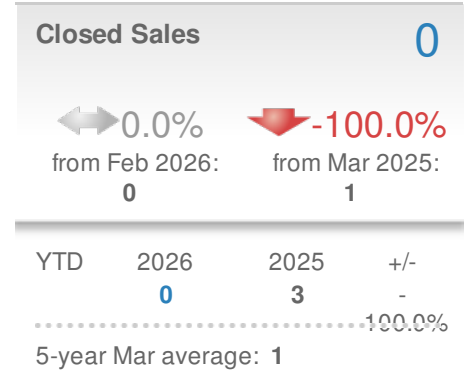
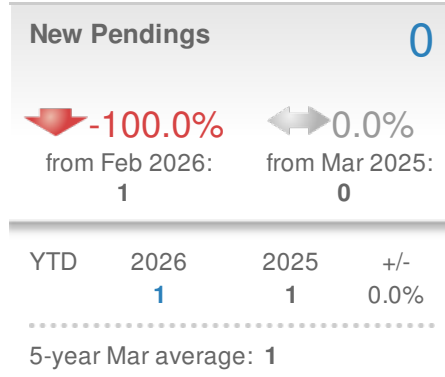
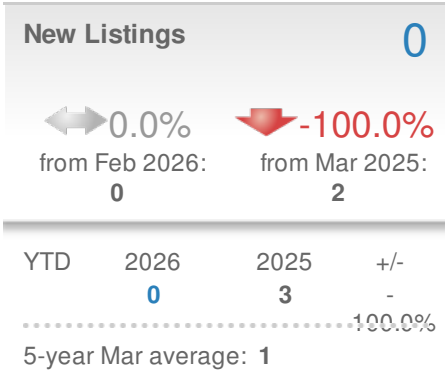
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.43 in February and a decrease from 1.38 in March 2025. The Contract Ratio is 61% lower than the 5-year March average of 2.21. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

West Chester Area (Delaware, PA) - Attached

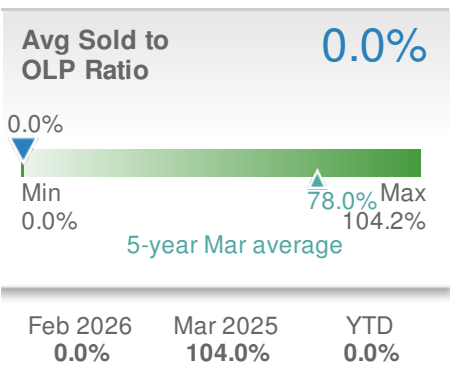
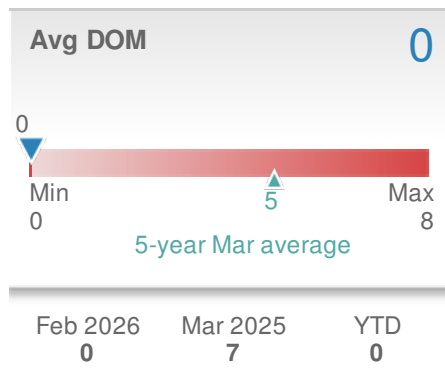
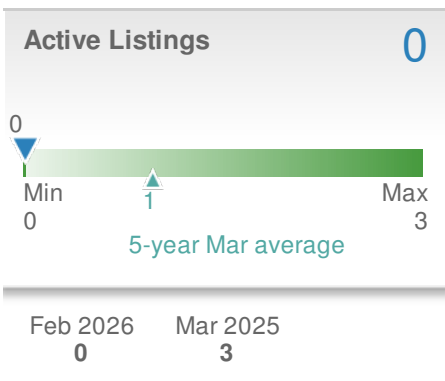
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for March was \$0, representing no change compared to last month and a decrease of 100% from Mar 2025. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 5 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 1; and no change in supply with 0 active units.

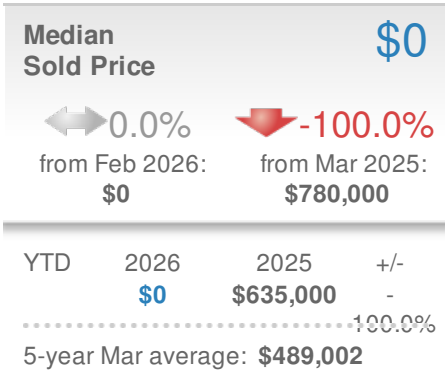
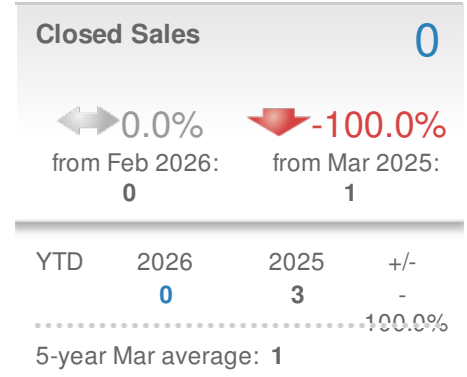
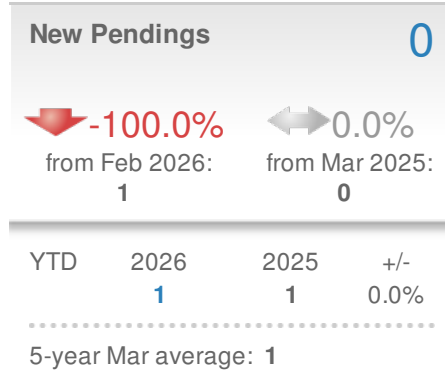
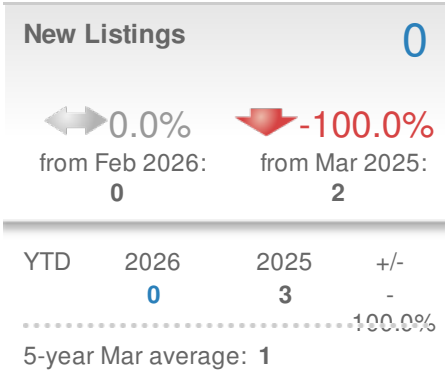
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and no change from March 2025. The Contract Ratio is 100% lower than the 5-year March average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**March 2026**

West Chester Area (Delaware, PA) - Attached/Townhouse

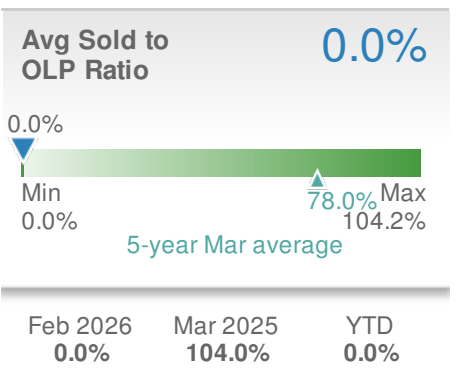
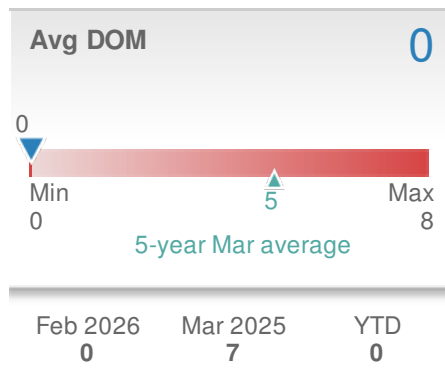
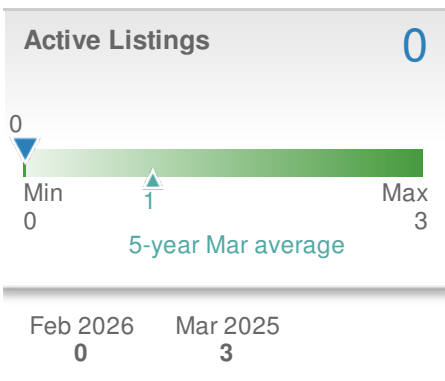
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$0, representing no change compared to last month and a decrease of 100% from Mar 2025. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 5 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 1; and no change in supply with 0 active units.

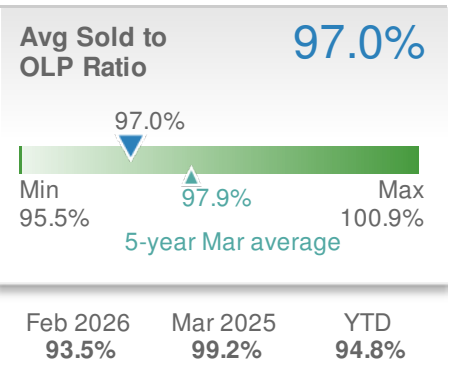
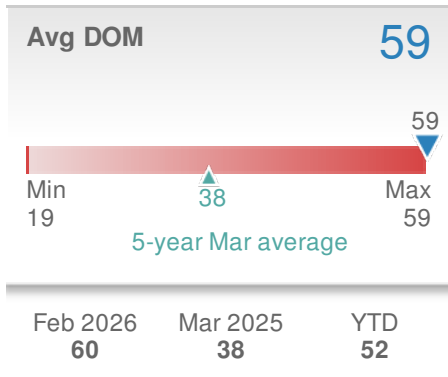
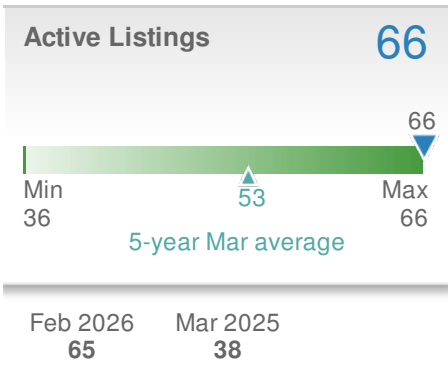
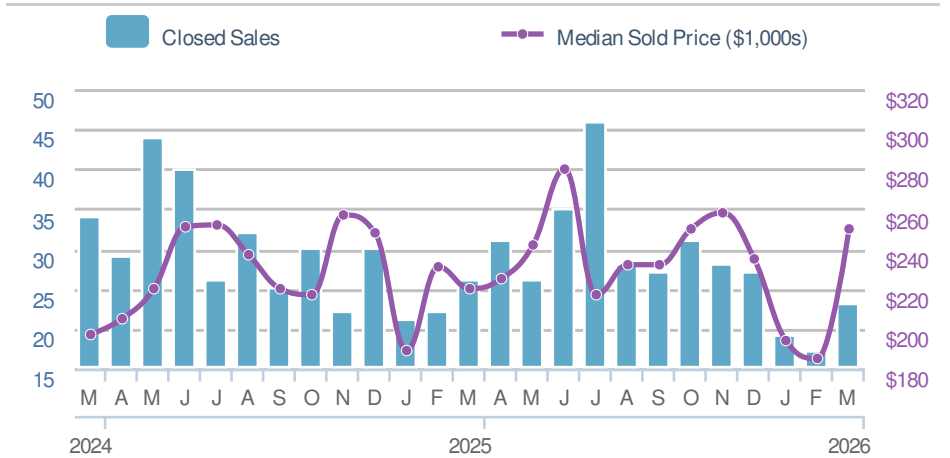
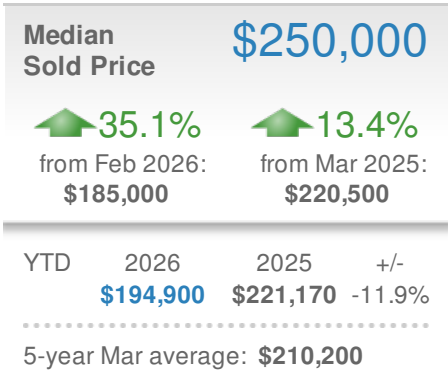
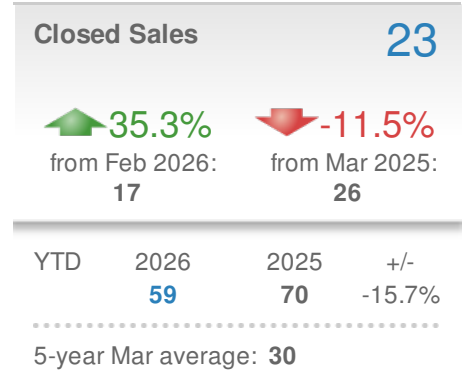
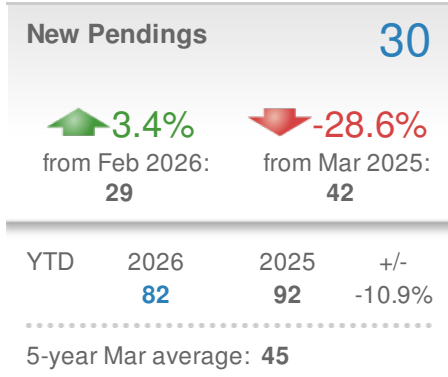
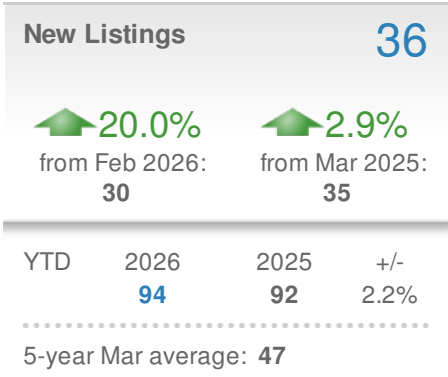
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and no change from March 2025. The Contract Ratio is 100% lower than the 5-year March average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**March 2026**

William Penn (Delaware, PA)

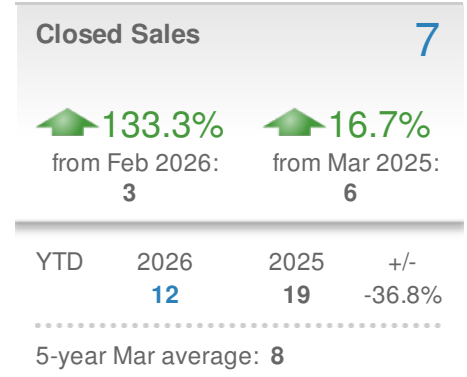
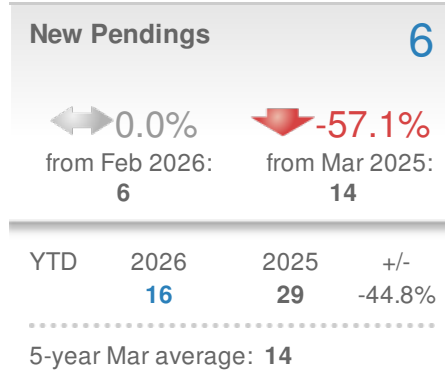
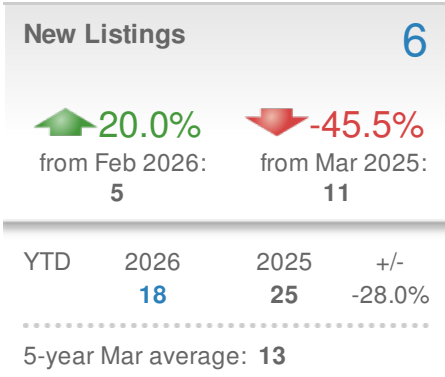
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**March 2026**

William Penn (Delaware, PA) - Detached

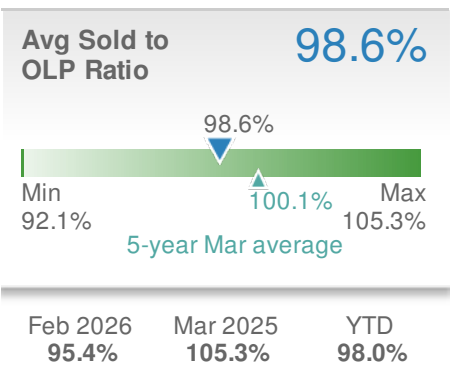
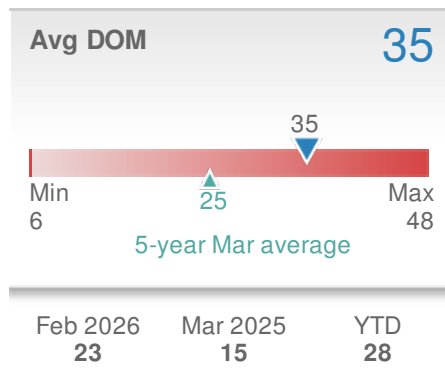
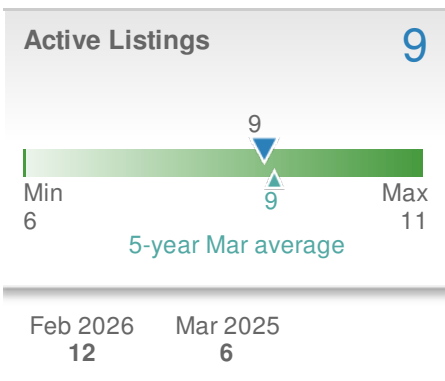
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**Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for March was \$350,000, representing no change compared to last month and an increase of 1.4% from Mar 2025. The average days on market for units sold in March was 35 days, 38% above the 5-year March average of 25 days. There was no month over month change in new contract activity with 6 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 6; and a 25% decrease in supply to 9 active units.

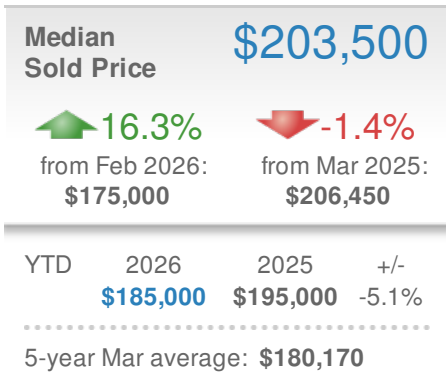
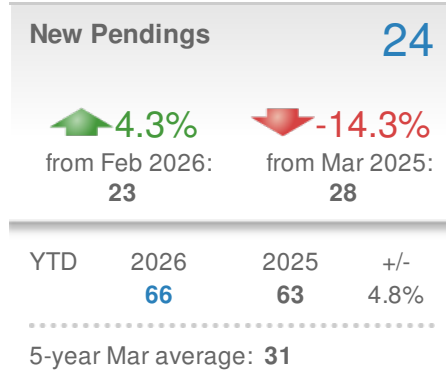
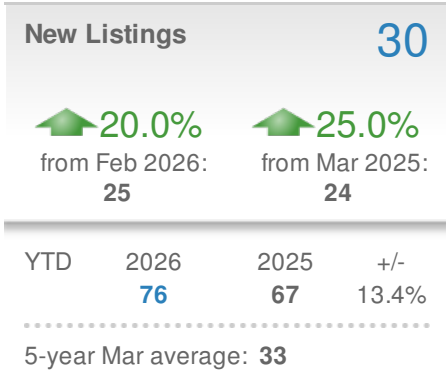
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, no change from February and a decrease from 3.00 in March 2025. The Contract Ratio is 66% lower than the 5-year March average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

William Penn (Delaware, PA) - Attached

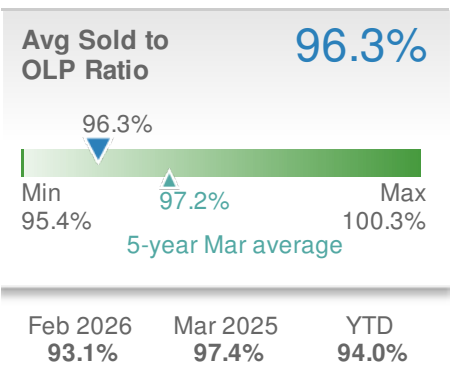
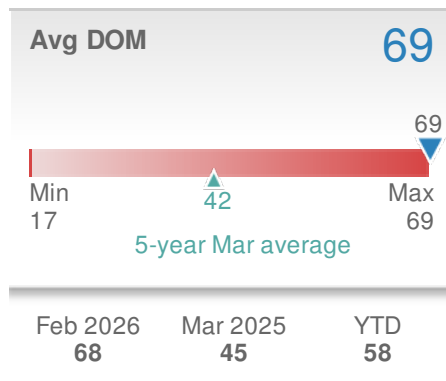
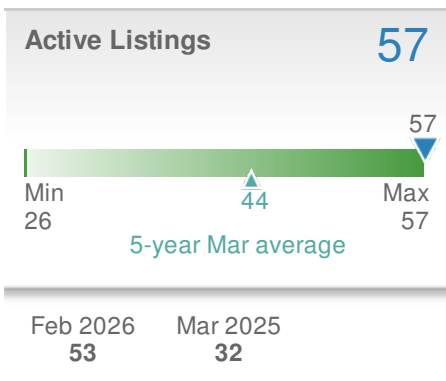
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**Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for March was \$203,500, representing an increase of 16.3% compared to last month and a decrease of 1.4% from Mar 2025. The average days on market for units sold in March was 69 days, 66% above the 5-year March average of 42 days. There was a 4.3% month over month increase in new contract activity with 24 New Pendings; a 15.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 38; and a 7.5% increase in supply to 57 active units.

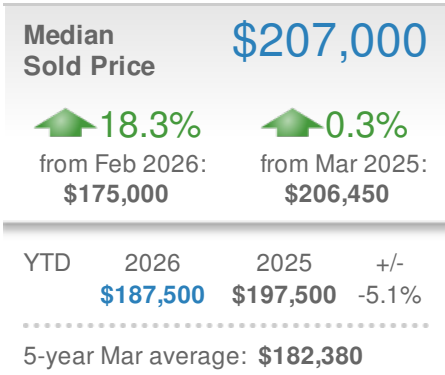
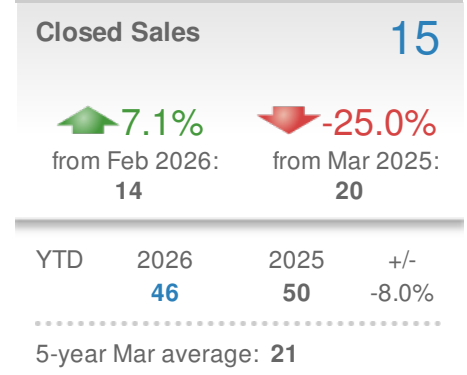
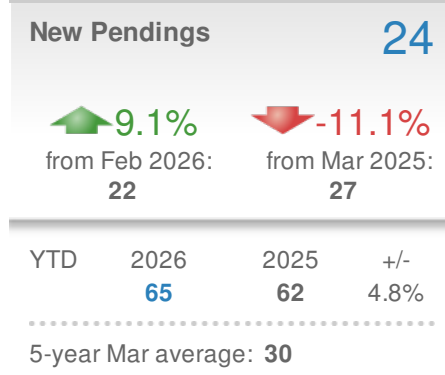
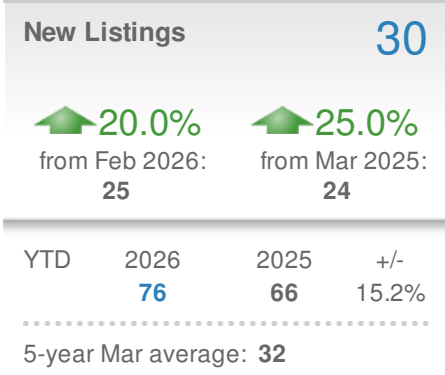
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.62 in February and a decrease from 0.97 in March 2025. The Contract Ratio is 32% lower than the 5-year March average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**March 2026**

William Penn (Delaware, PA) - Attached/Townhouse

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**Summary**

In William Penn (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$207,000, representing an increase of 18.3% compared to last month and an increase of 0.3% from Mar 2025. The average days on market for units sold in March was 69 days, 65% above the 5-year March average of 42 days. There was a 9.1% month over month increase in new contract activity with 24 New Pendings; an 18.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 38; and a 7.7% increase in supply to 56 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.62 in February and a decrease from 0.94 in March 2025. The Contract Ratio is 31% lower than the 5-year March average of 0.98. 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.

