

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

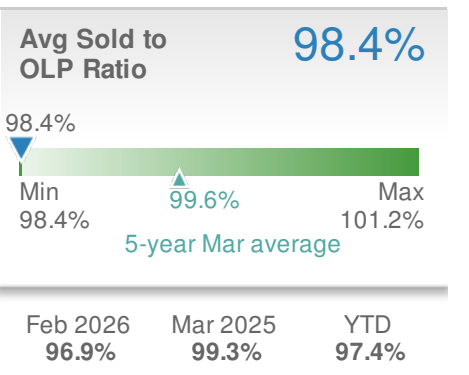
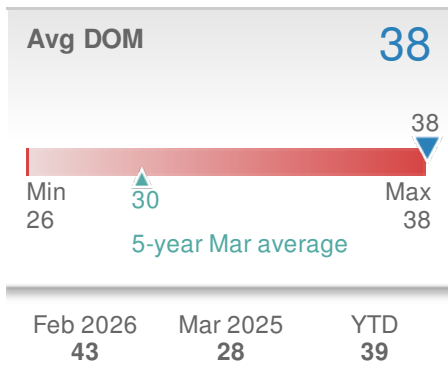
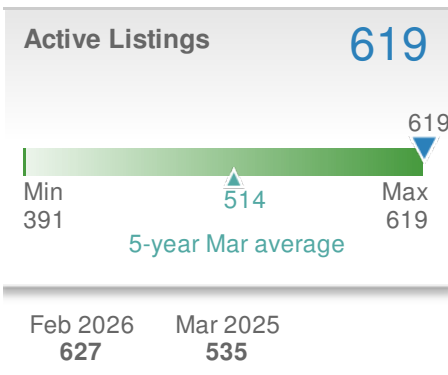
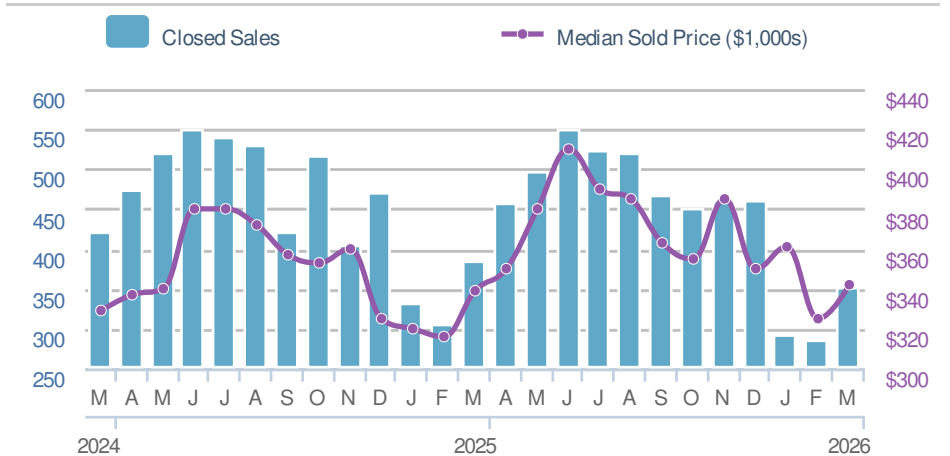
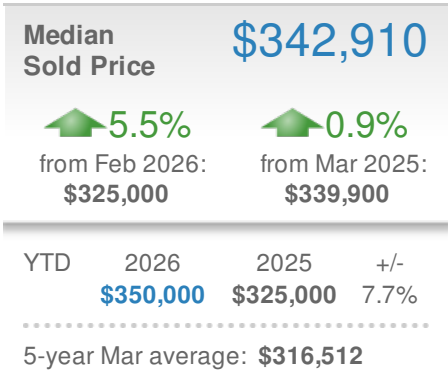
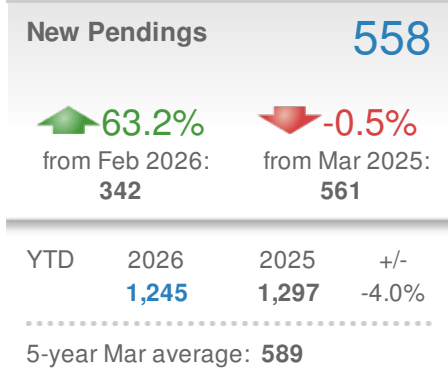
Local Market Insight

Delaware County, PA

March 2026

Delaware County, PA

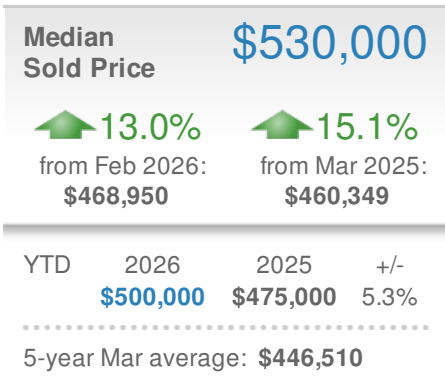
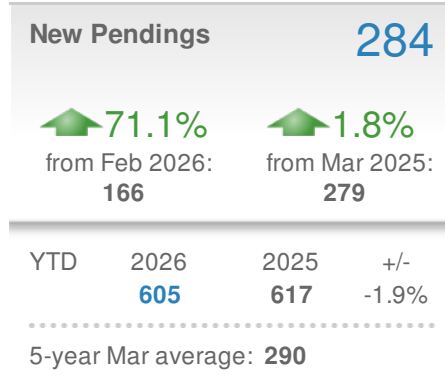
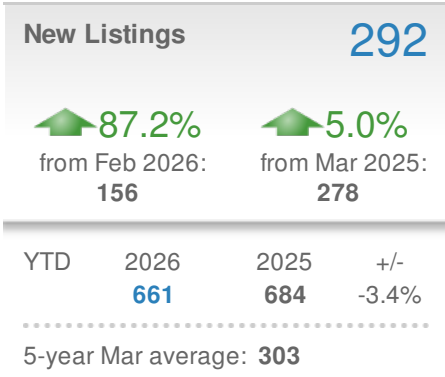
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Delaware County, PA - Detached

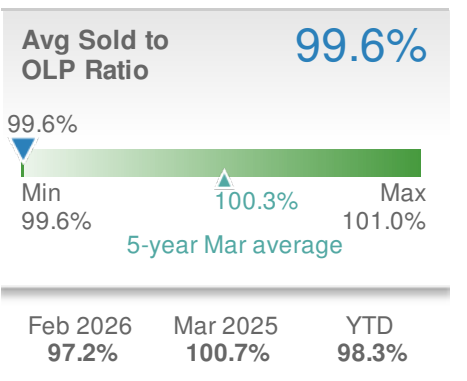
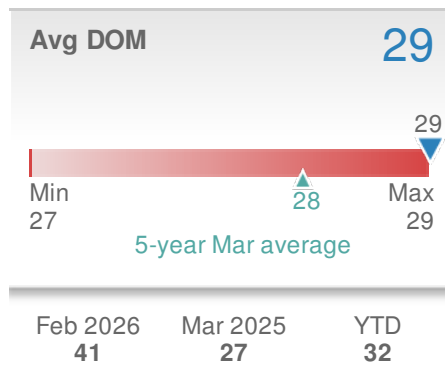
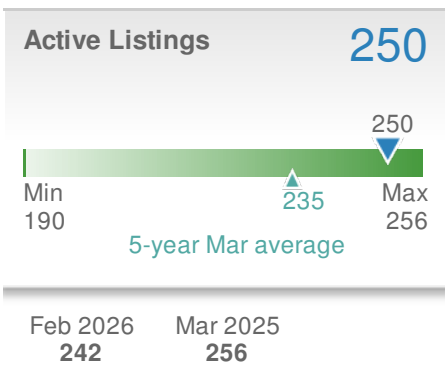
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Summary

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.

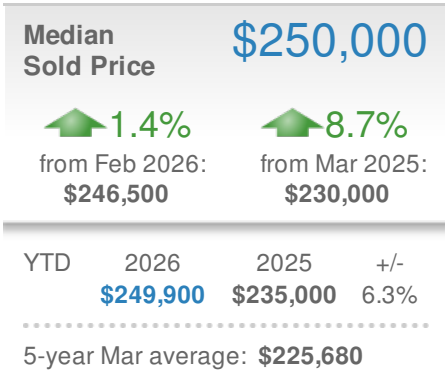
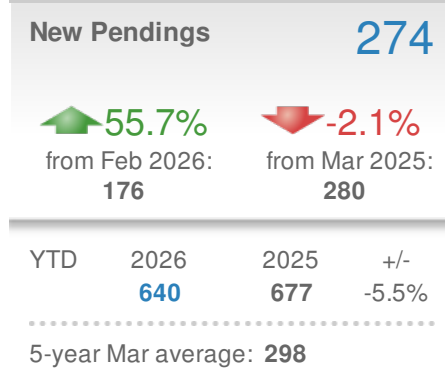
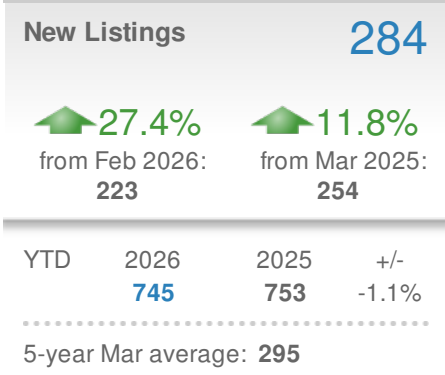
This activity resulted in a Contract Ratio of 1.49 pendings per active listing, up from 1.09 in February and an increase from 1.48 in March 2025. The Contract Ratio is 15% lower than the 5-year March average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared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

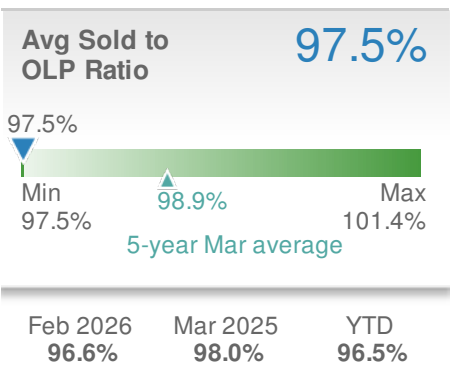
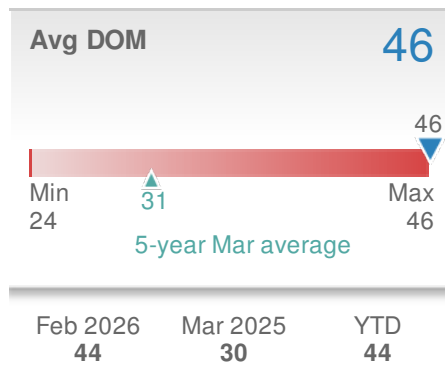
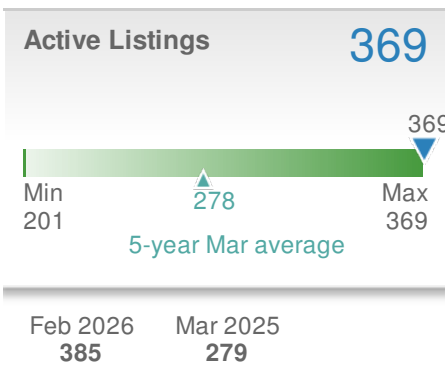
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Summary

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.

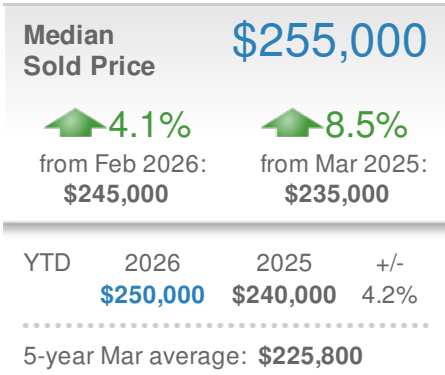
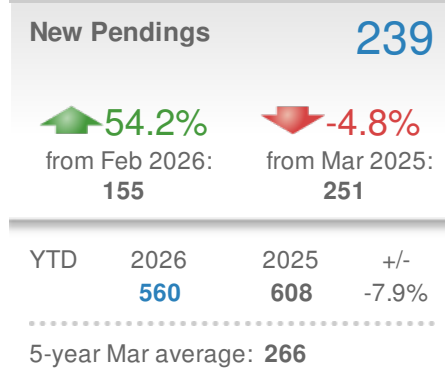
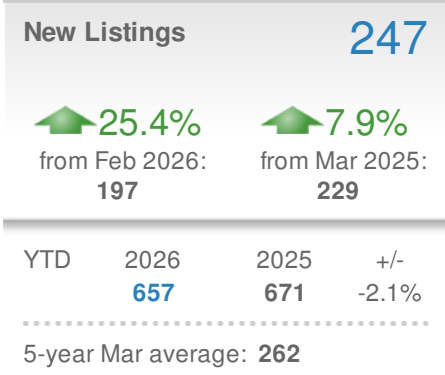
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.67 in February and a decrease from 1.33 in March 2025. The Contract Ratio is 42% lower than the 5-year March average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to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

