

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

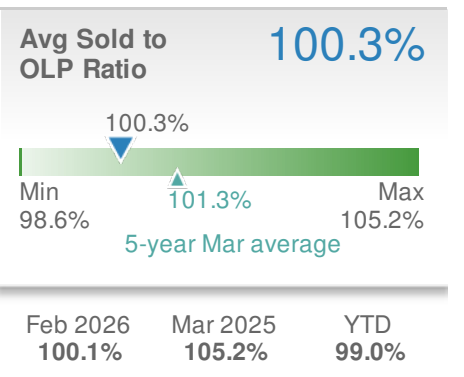
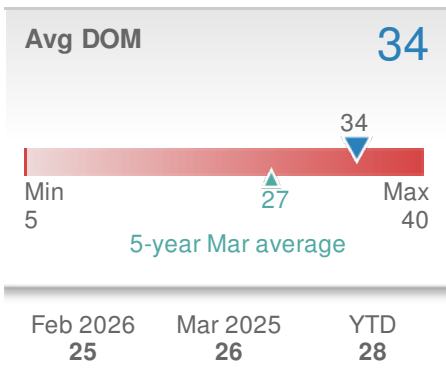
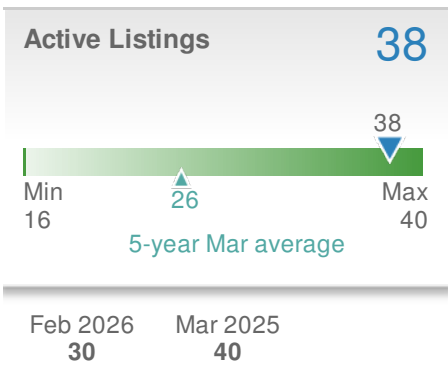
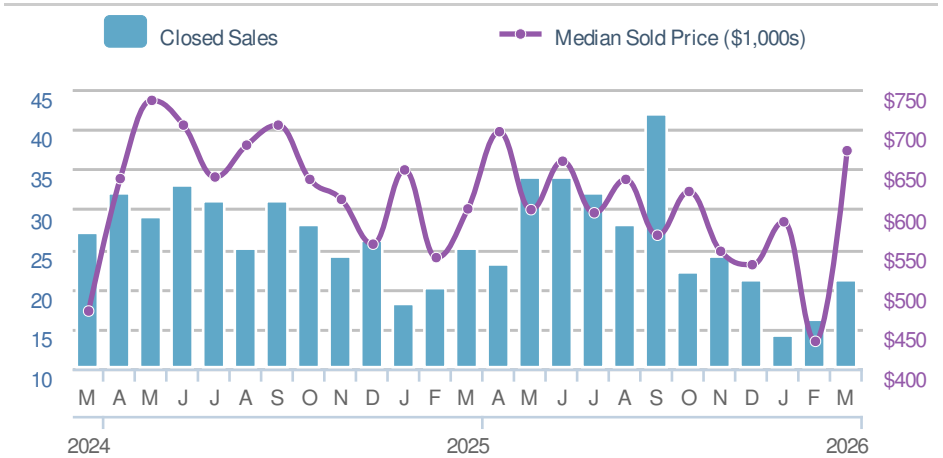
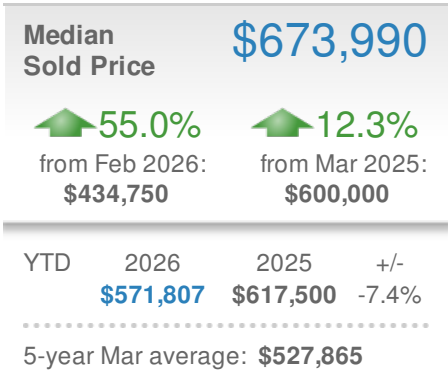
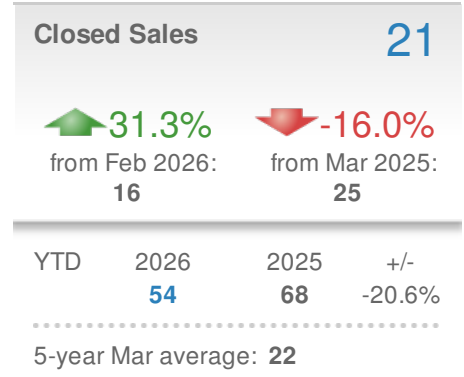
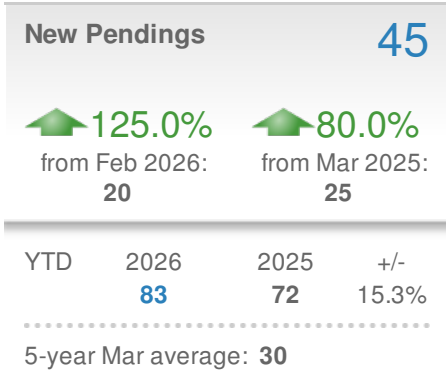
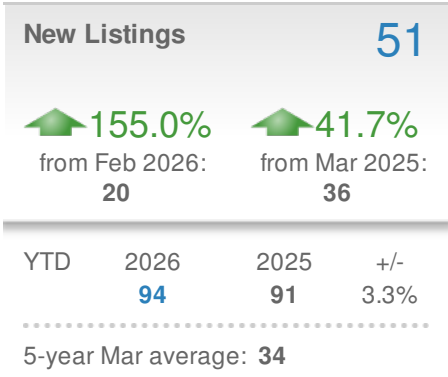
Local Market Insight

Garnet Valley (Delaware, PA)

March 2026

Garnet Valley (Delaware, PA)

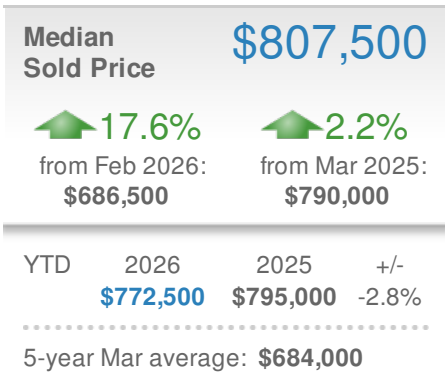
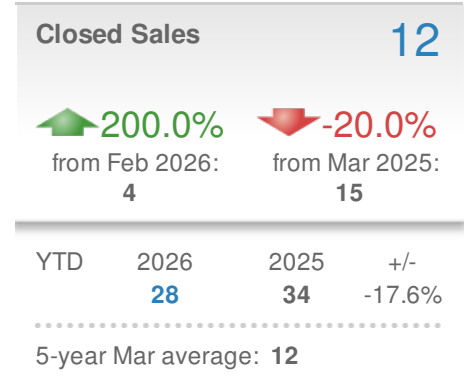
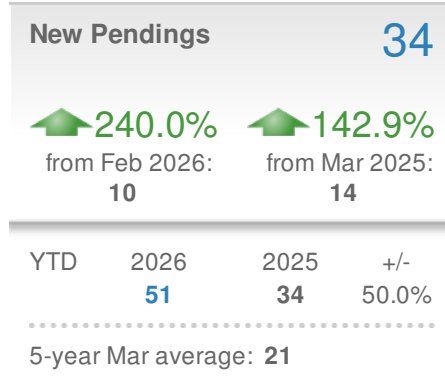
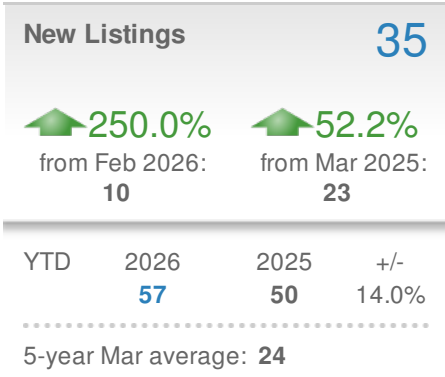
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March 2026

Garnet Valley (Delaware, PA) - Detached

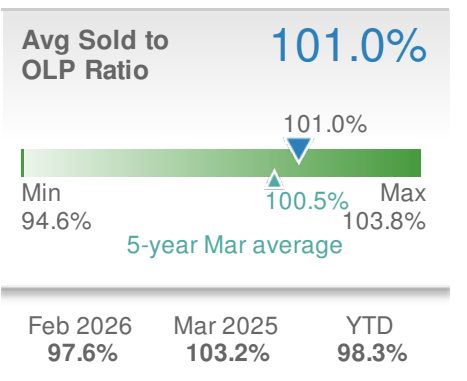
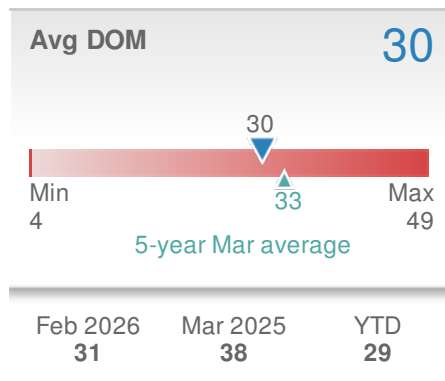
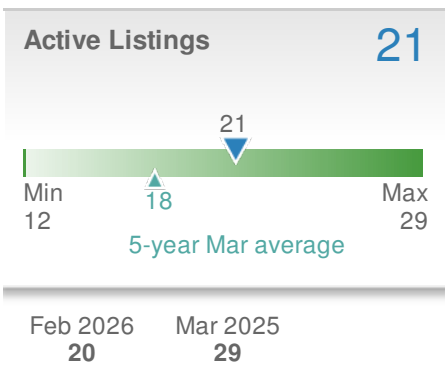
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Summary

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.

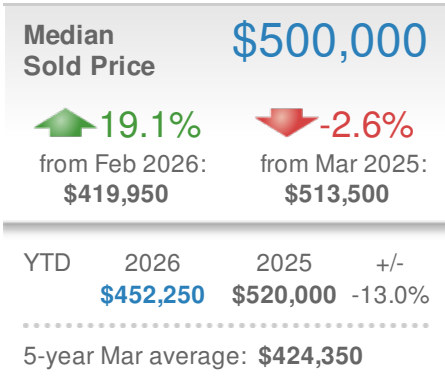
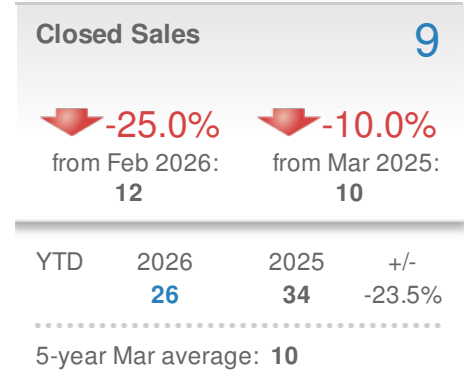
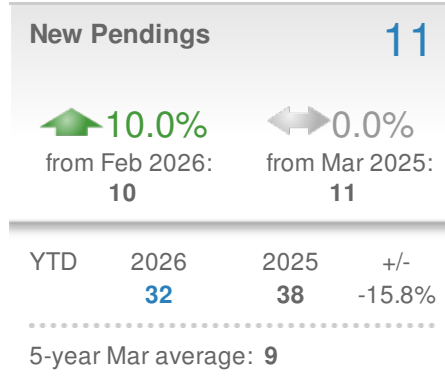
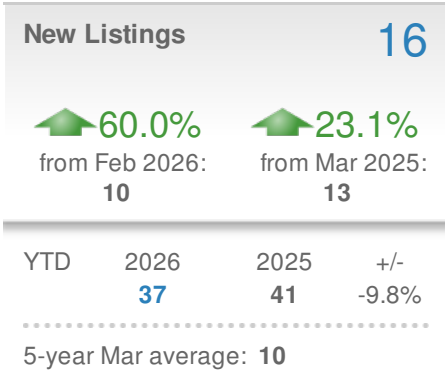
This activity resulted in a Contract Ratio of 2.29 pendings per active listing, up from 1.25 in February and an increase from 0.79 in March 2025. The Contract Ratio is 1% higher than the 5-year March average of 2.26. A higher Contract Ratio signifies a relative increase in contract activity compared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

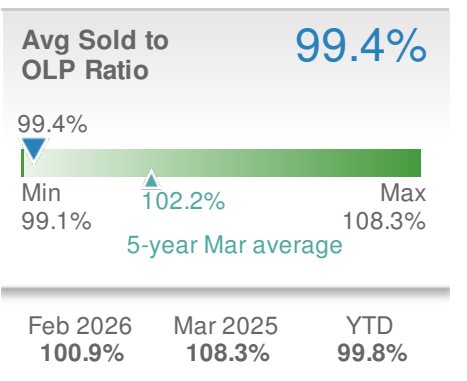
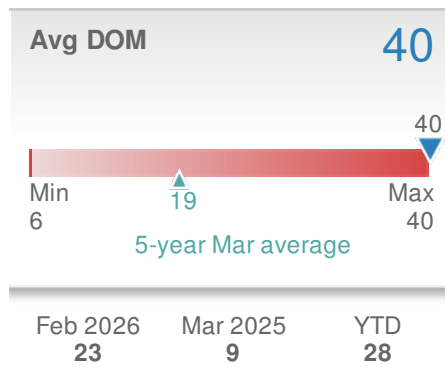
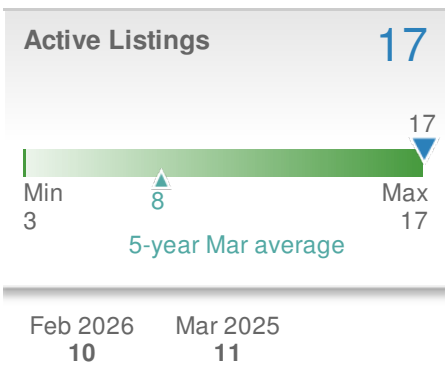
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Summary

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.

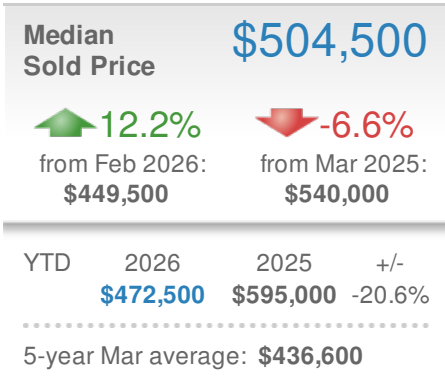
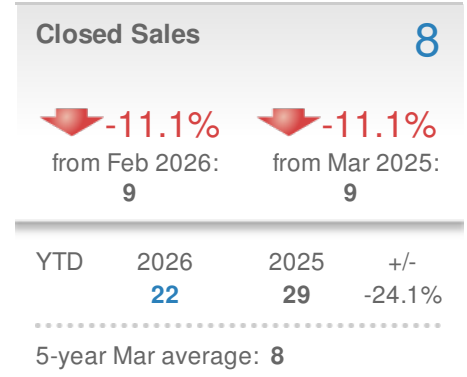
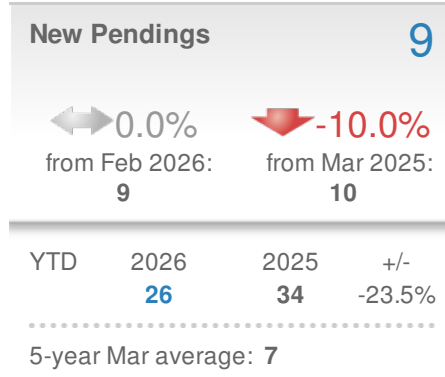
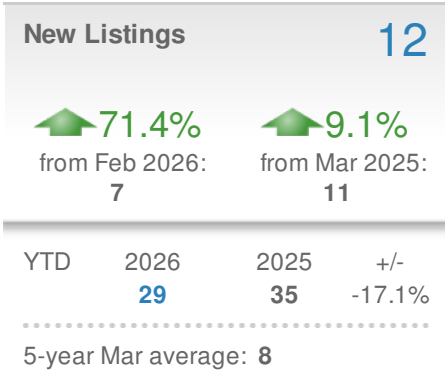
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.70 in February and a decrease from 2.36 in March 2025. The Contract Ratio is 50% lower than the 5-year March average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared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



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Garnet Valley (Delaware, PA) - Attached/Townhouse

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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.

