

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

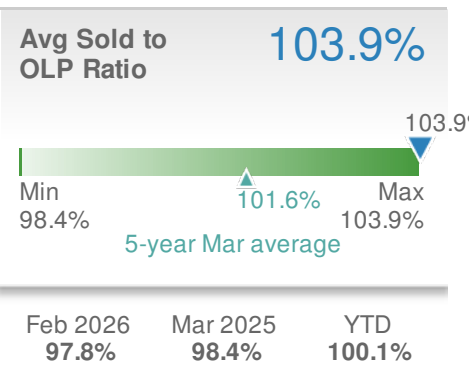
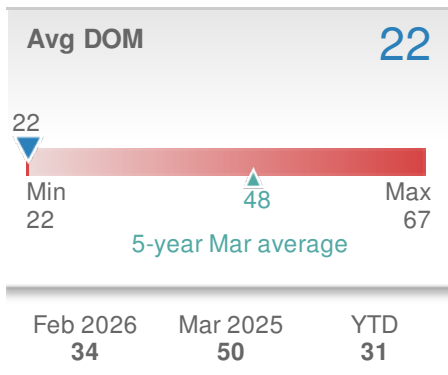
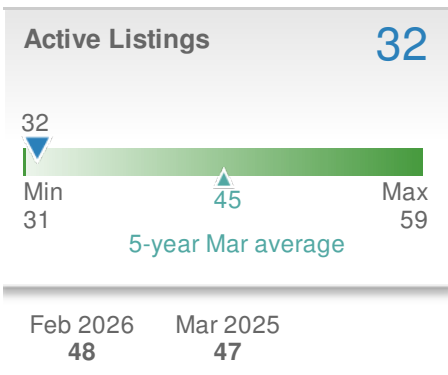
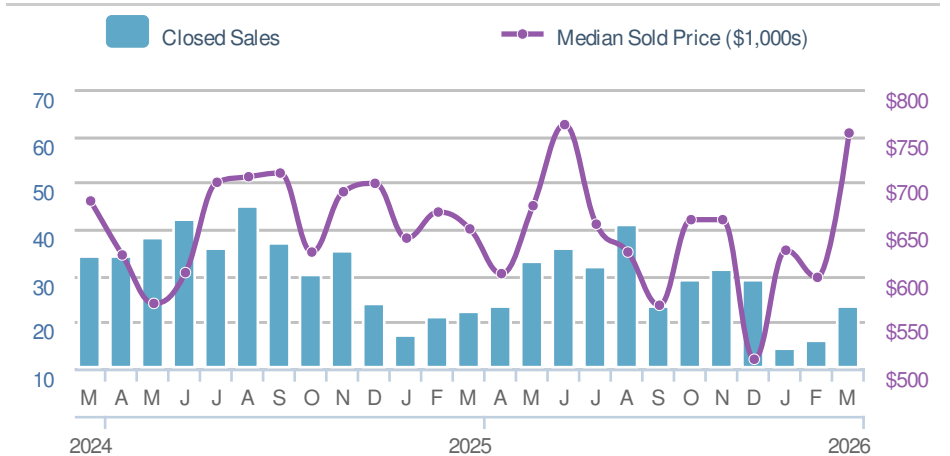
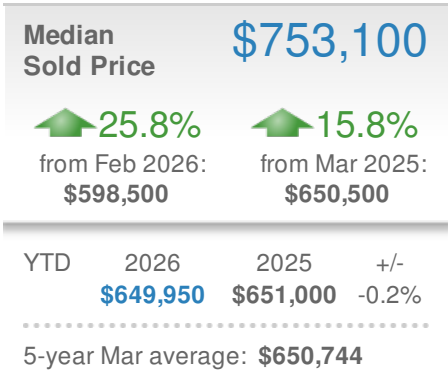
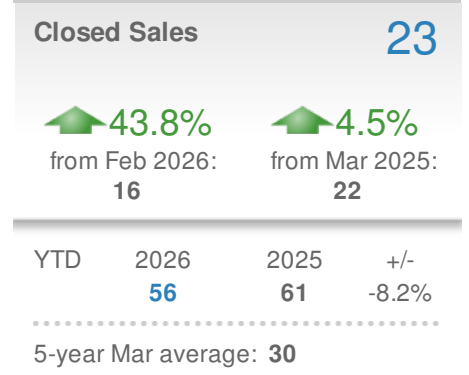
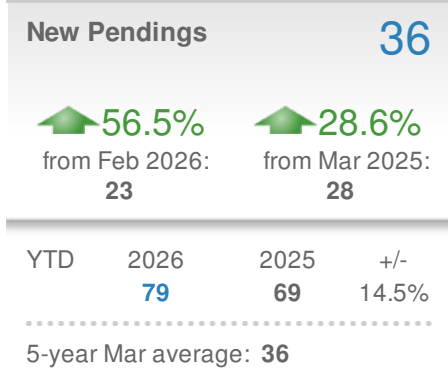
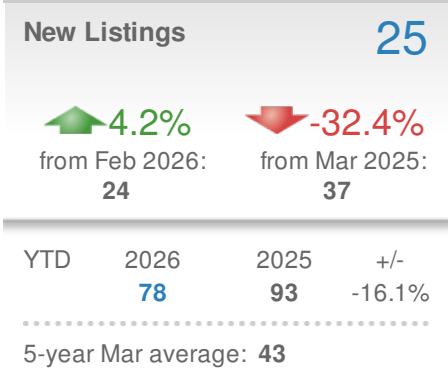
Local Market Insight

Rose Tree Media (Delaware, PA)

March 2026

Rose Tree Media (Delaware, PA)

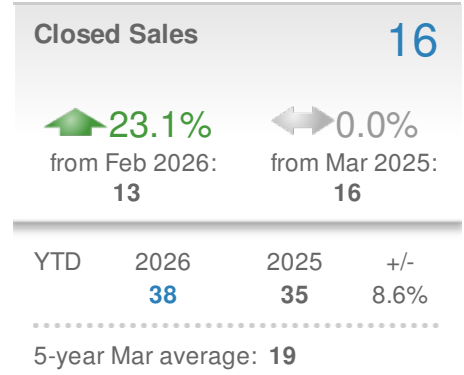
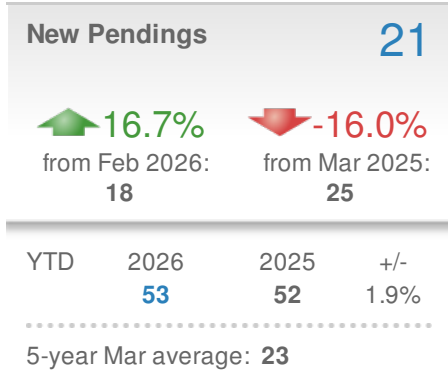
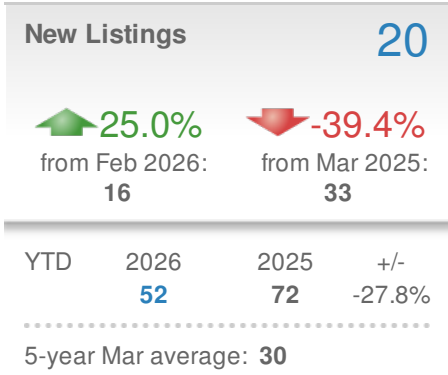
Email: ldavis@tcsr.realtor



March 2026

Rose Tree Media (Delaware, PA) - Detached

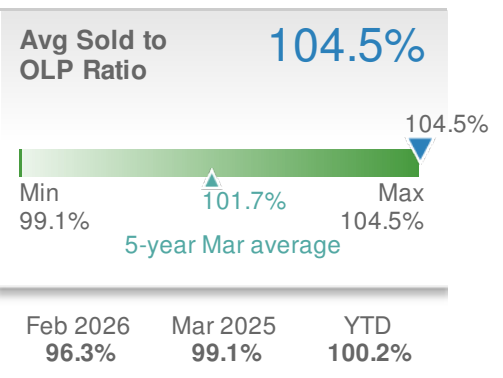
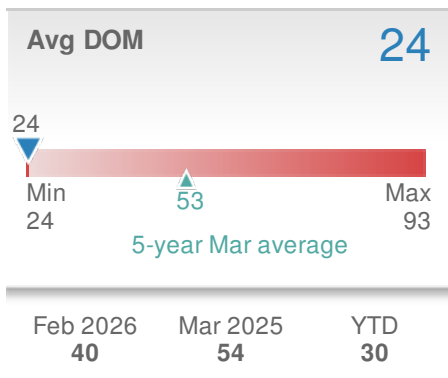
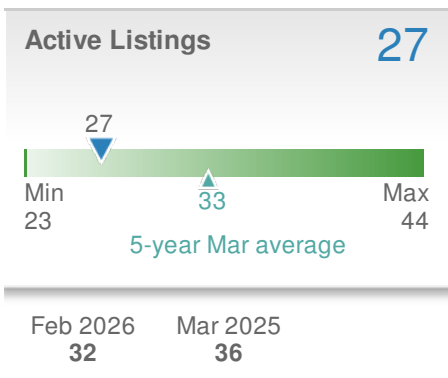
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

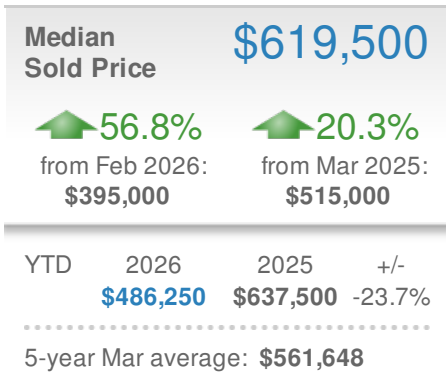
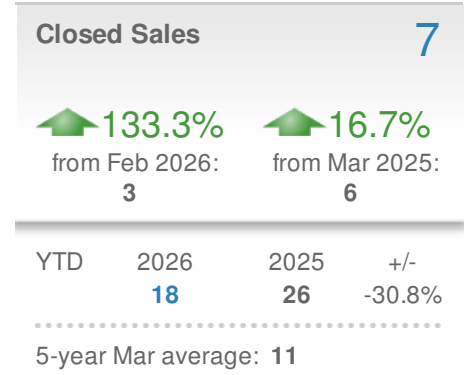
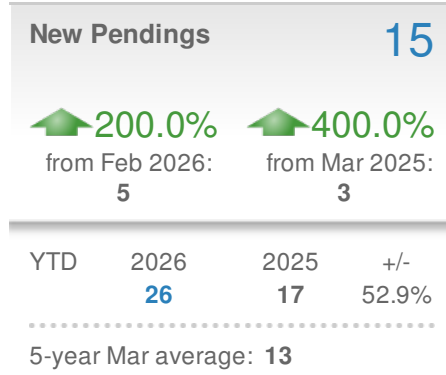
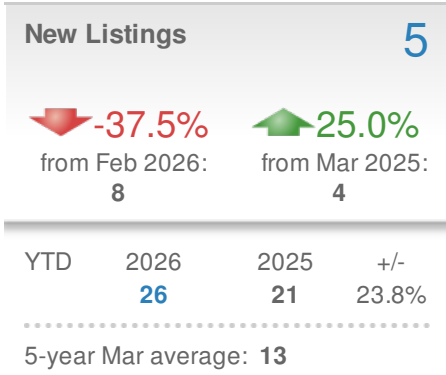
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 0.91 in February and an increase from 1.00 in March 2025. The Contract Ratio is 8% higher than the 5-year March average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared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

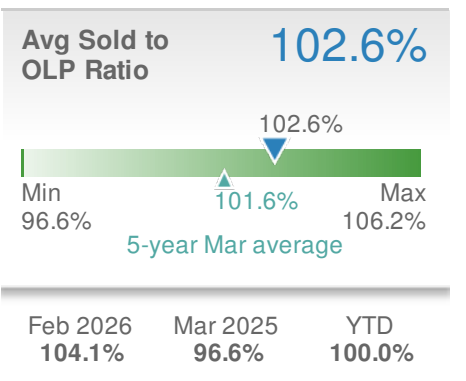
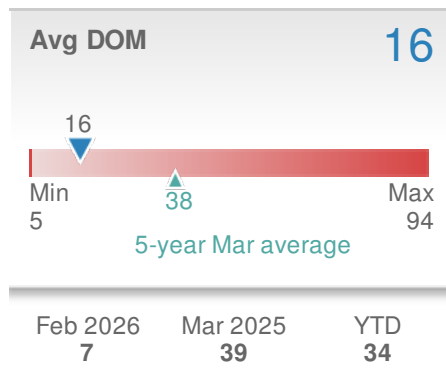
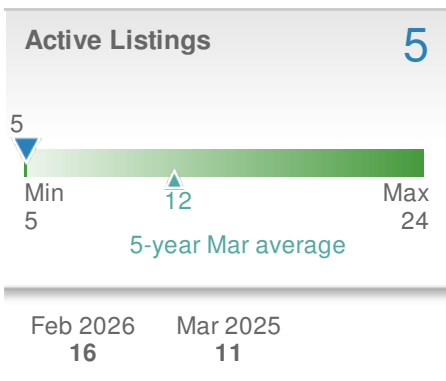
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

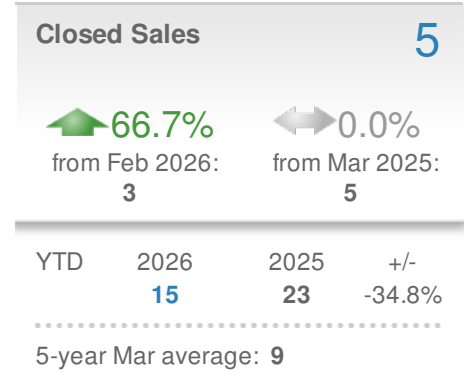
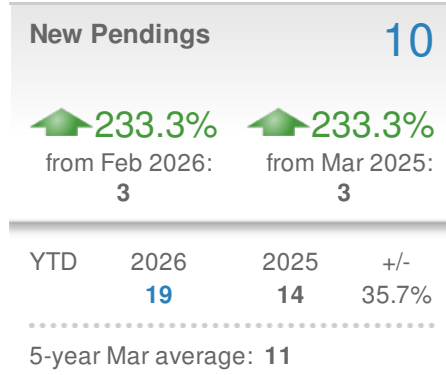
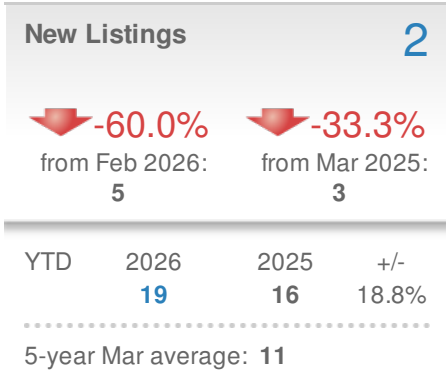
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.44 in February and an increase from 0.36 in March 2025. The Contract Ratio is 23% lower than the 5-year March average of 3.88. A higher Contract Ratio signifies a relative increase in contract activity compared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

