

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

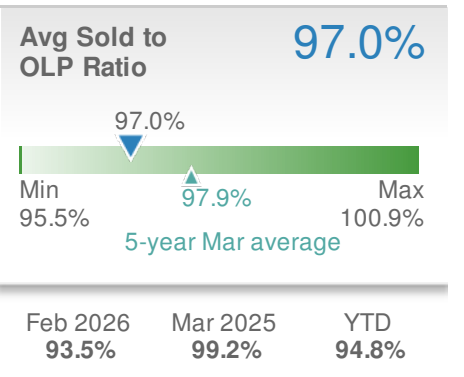
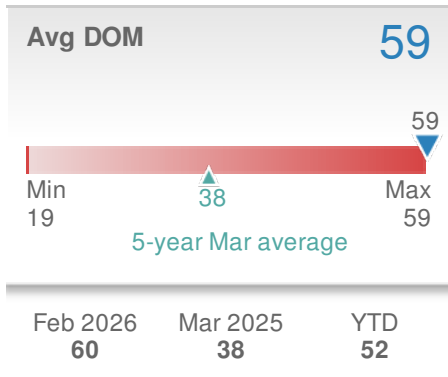
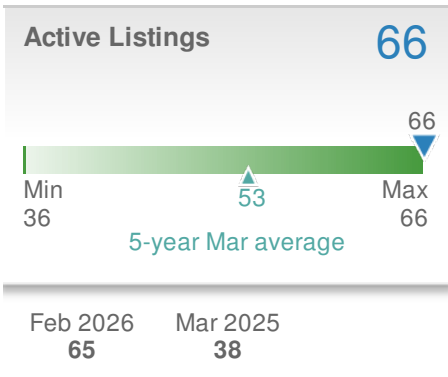
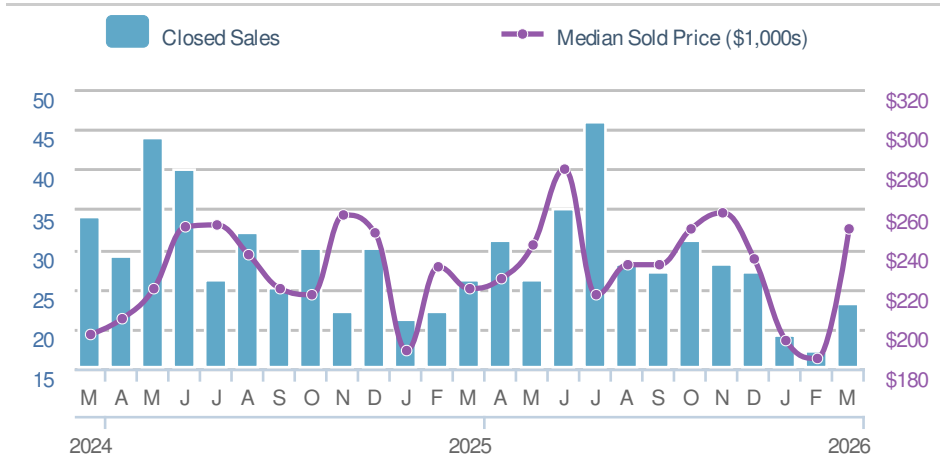
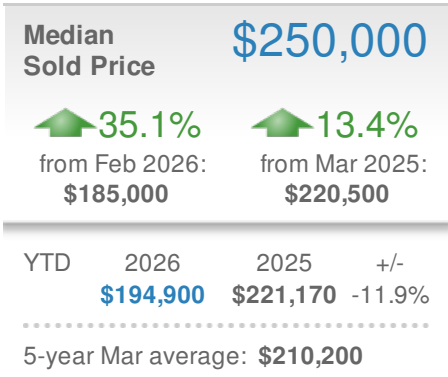
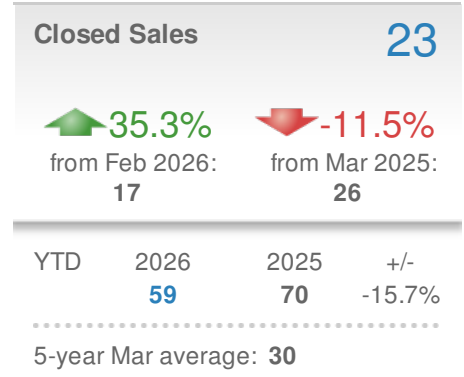
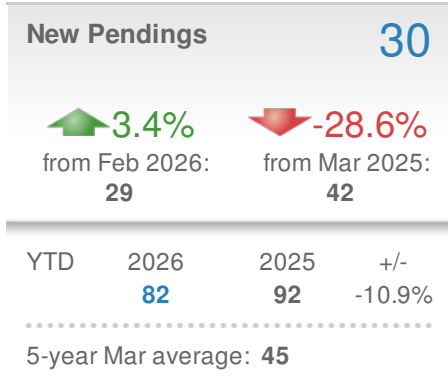
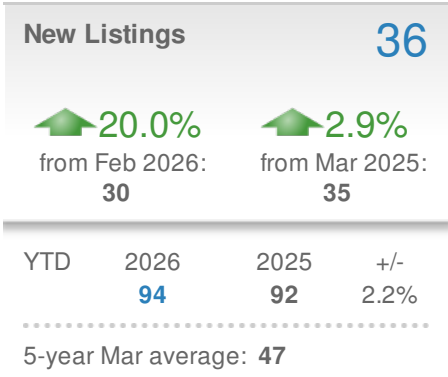
Local Market Insight

William Penn (Delaware, PA)

March 2026

William Penn (Delaware, PA)

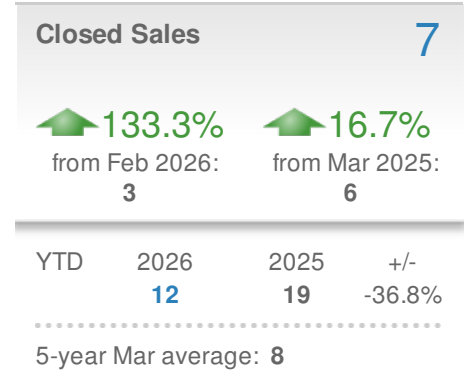
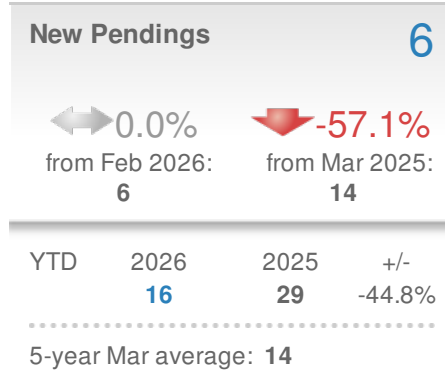
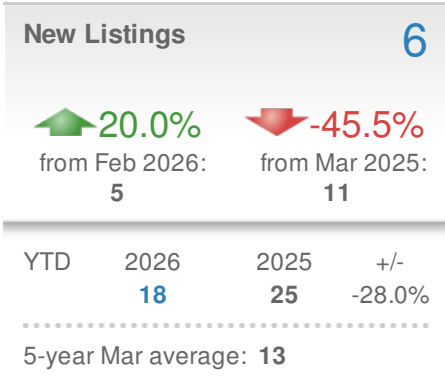
Email: ldavis@tcsr.realtor



March 2026

William Penn (Delaware, PA) - Detached

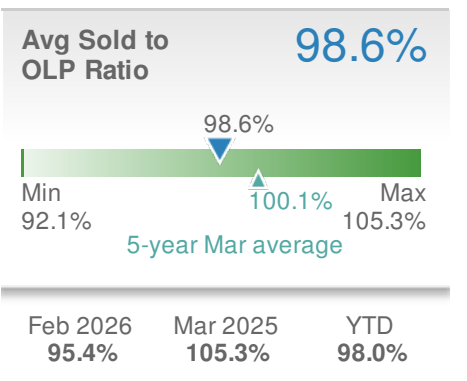
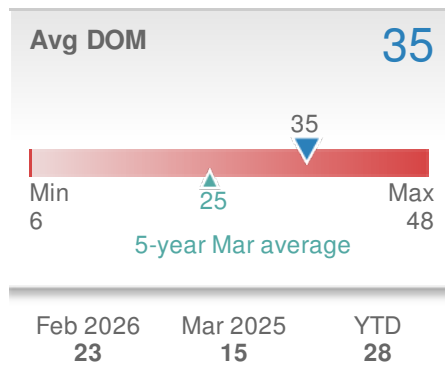
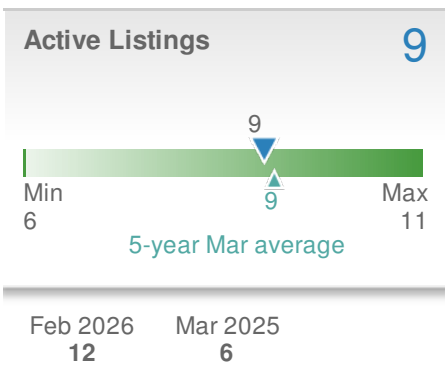
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

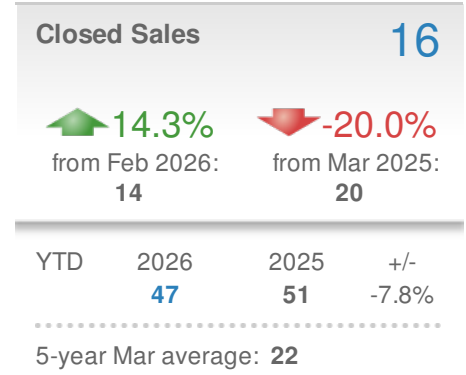
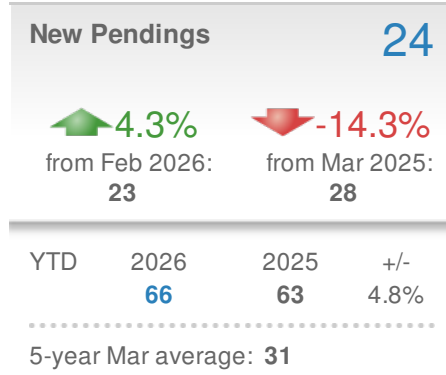
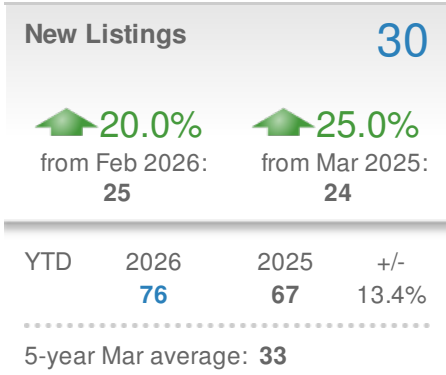
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, no change from February and a decrease from 3.00 in March 2025. The Contract Ratio is 66% lower than the 5-year March average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to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

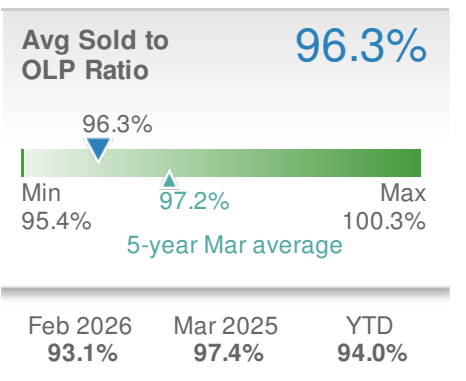
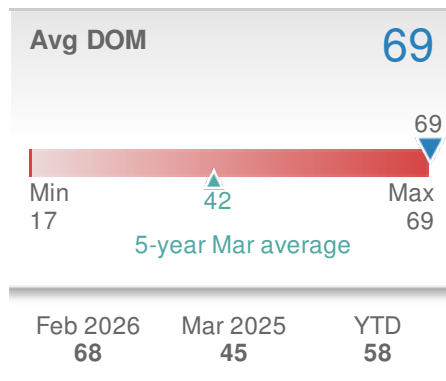
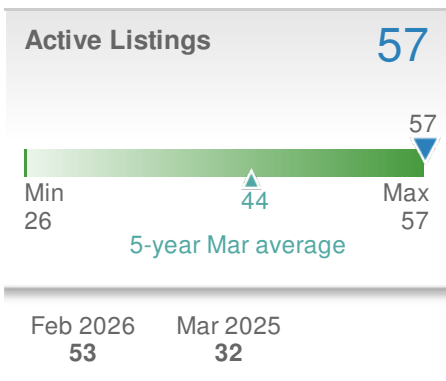
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Summary

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.

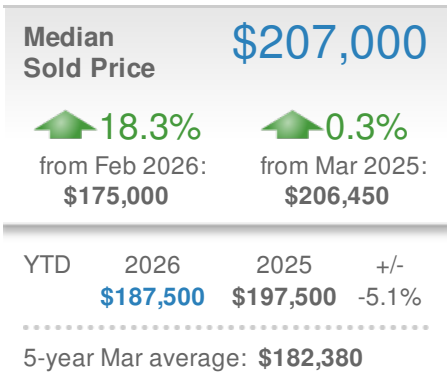
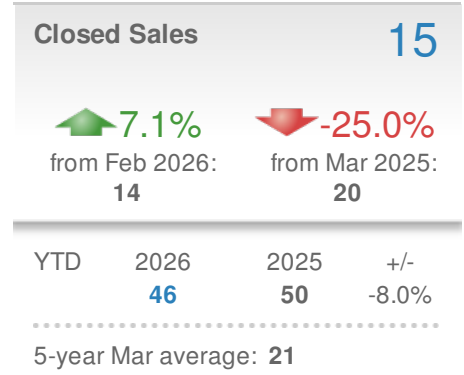
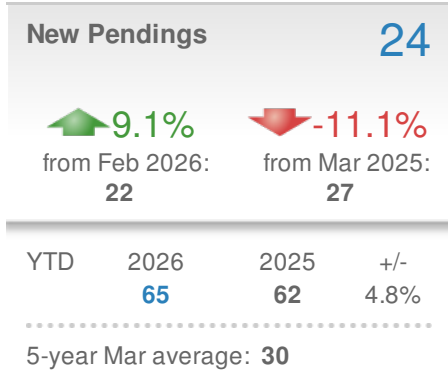
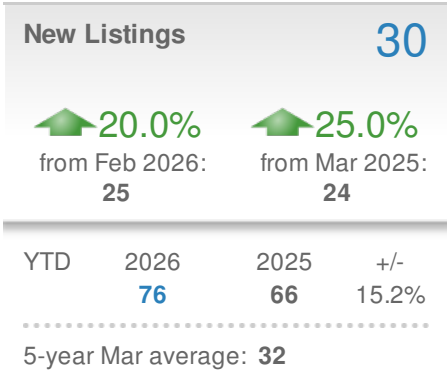
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.62 in February and a decrease from 0.97 in March 2025. The Contract Ratio is 32% lower than the 5-year March average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to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

