

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

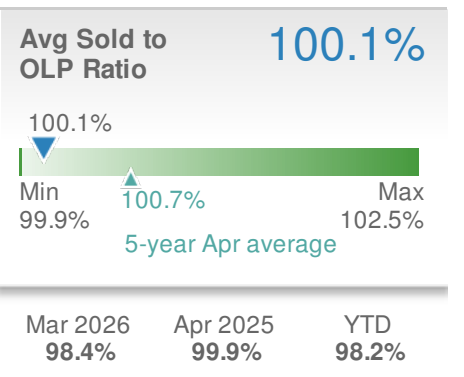
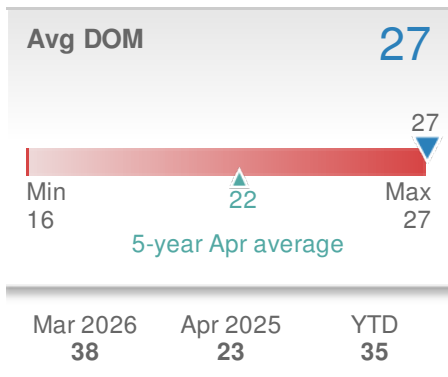
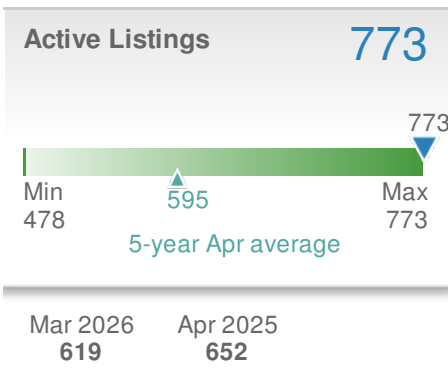
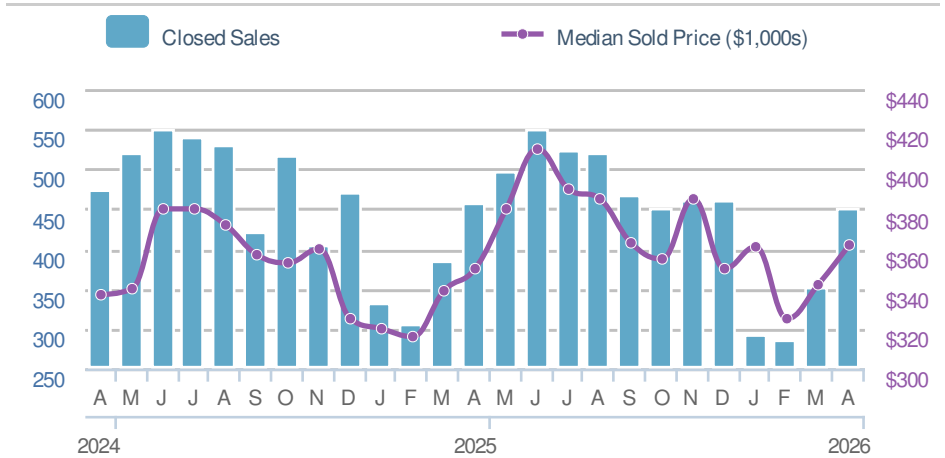
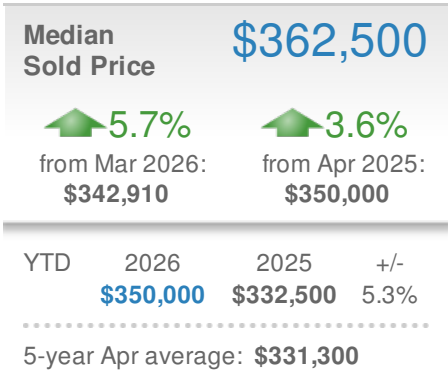
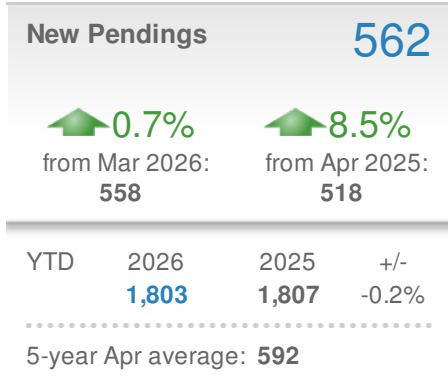
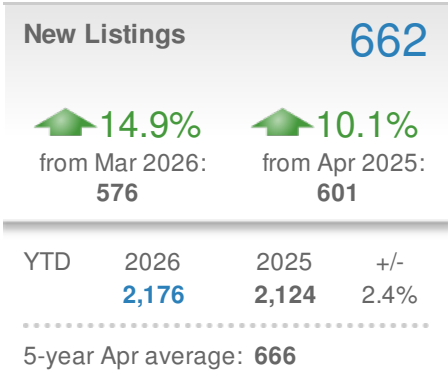
## Local Market Insight

### Delaware County, PA

## April 2026

Delaware County, PA

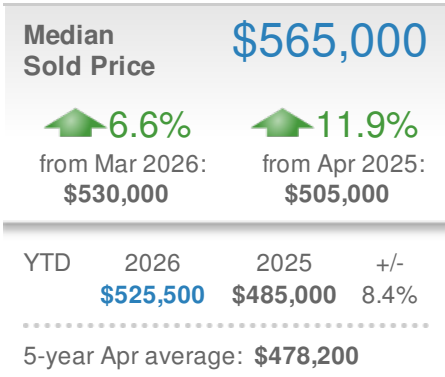
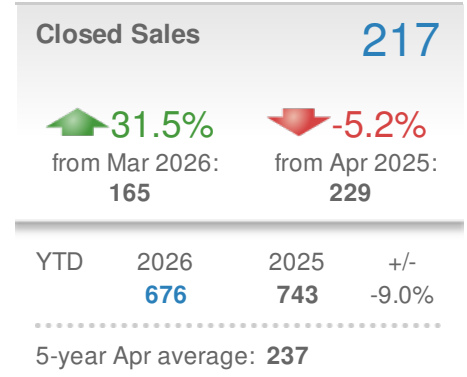
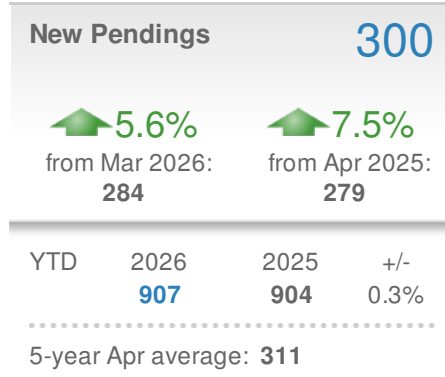
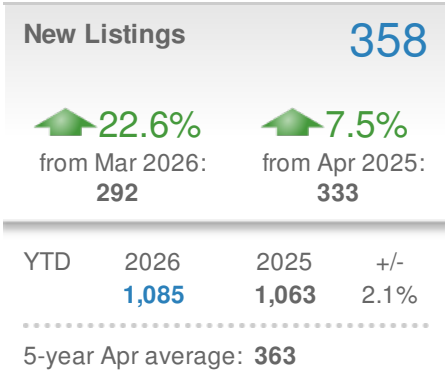
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**April 2026**

Delaware County, PA - Detached

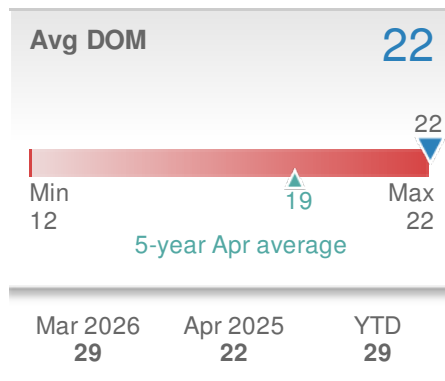
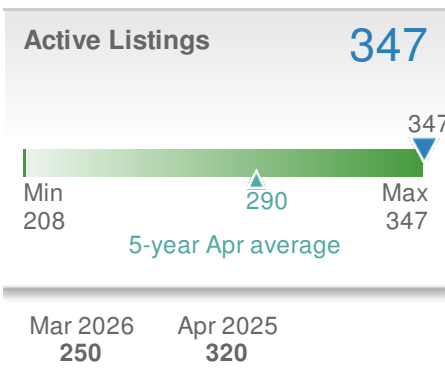
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Delaware County, PA, the median sold price for Detached properties for April was \$565,000, representing an increase of 6.6% compared to last month and an increase of 11.9% from Apr 2025. The average days on market for units sold in April was 22 days, 17% above the 5-year April average of 19 days. There was a 5.6% month over month increase in new contract activity with 300 New Pendings; a 20.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 449; and a 38.8% increase in supply to 347 active units.

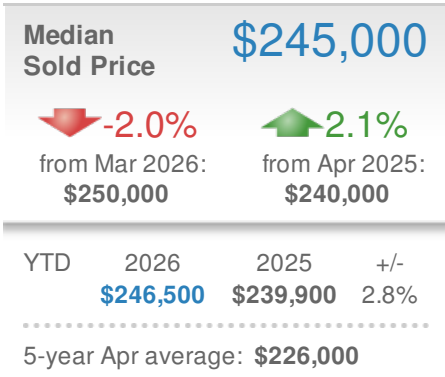
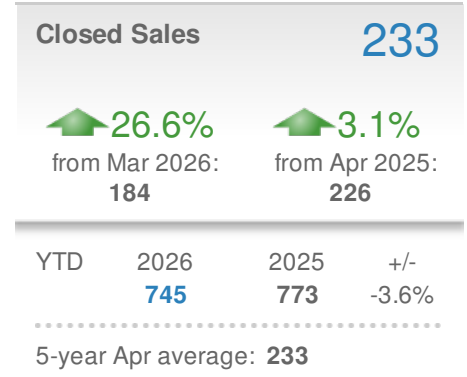
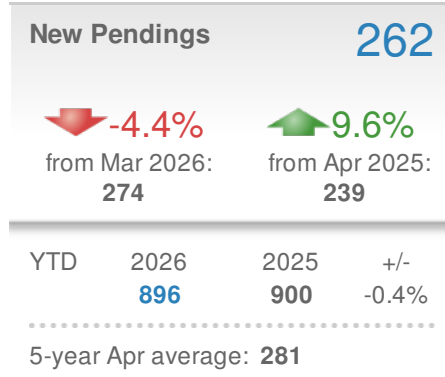
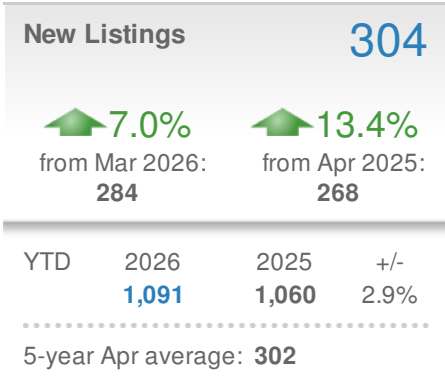
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.49 in March and a decrease from 1.33 in April 2025. The Contract Ratio is 22% lower than the 5-year April average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Delaware County, PA - Attached

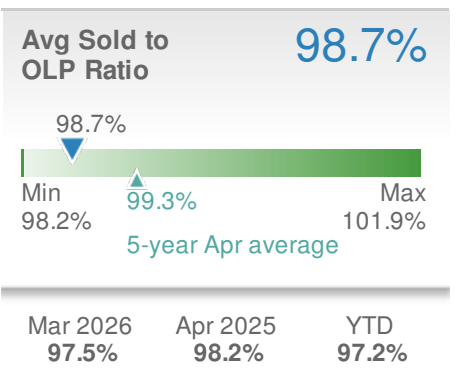
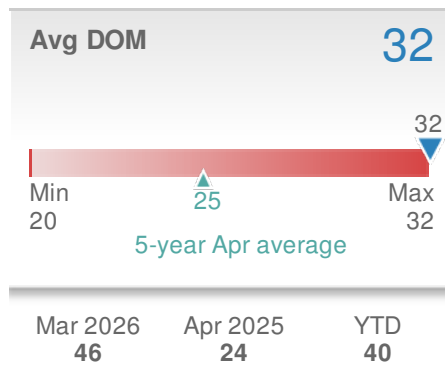
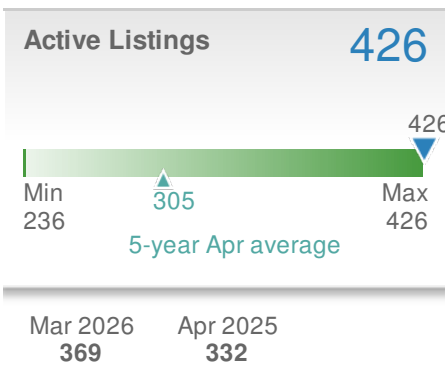
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**Summary**

In Delaware County, PA, the median sold price for Attached properties for April was \$245,000, representing a decrease of 2% compared to last month and an increase of 2.1% from Apr 2025. The average days on market for units sold in April was 32 days, 26% above the 5-year April average of 25 days. There was a 4.4% month over month decrease in new contract activity with 262 New Pendings; a 3.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 349; and a 15.4% increase in supply to 426 active units.

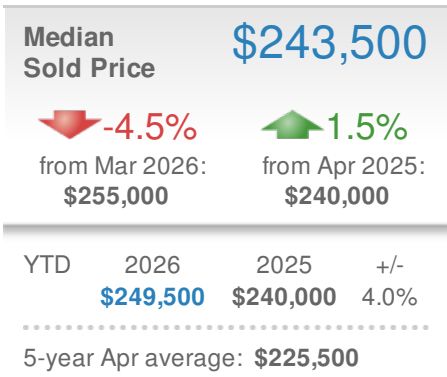
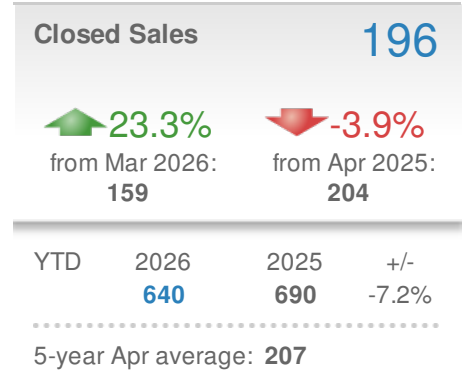
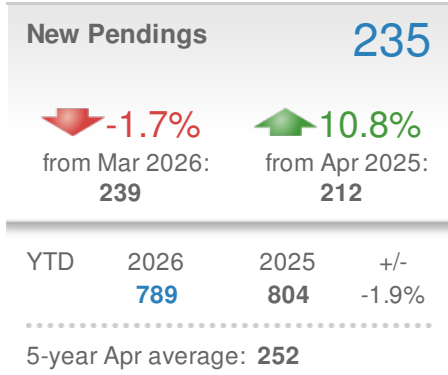
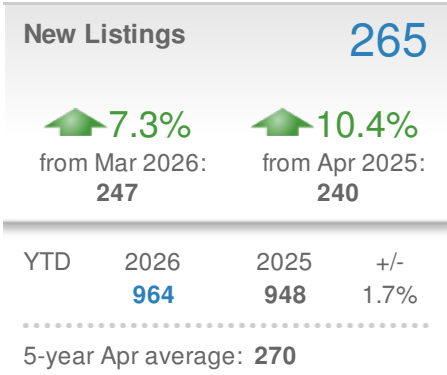
This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 0.91 in March and a decrease from 1.08 in April 2025. The Contract Ratio is 46% lower than the 5-year April average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Delaware County, PA - Attached/Townhouse

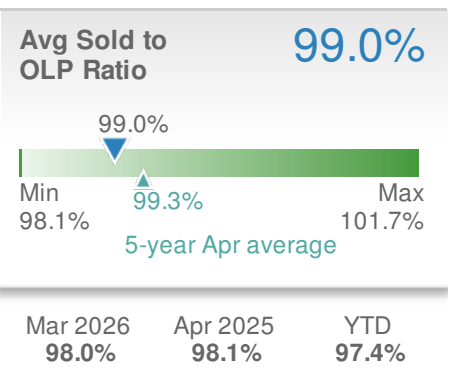
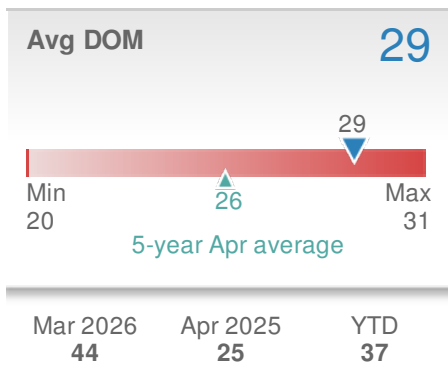
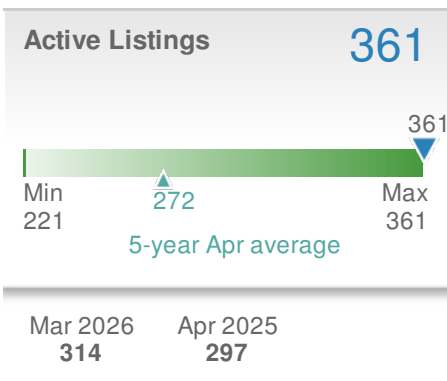
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**Summary**

In Delaware County, PA, the median sold price for Attached/Townhouse properties for April was \$243,500, representing a decrease of 4.5% compared to last month and an increase of 1.5% from Apr 2025. The average days on market for units sold in April was 29 days, 13% above the 5-year April average of 26 days. There was a 1.7% month over month decrease in new contract activity with 235 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 321; and a 15% increase in supply to 361 active units.

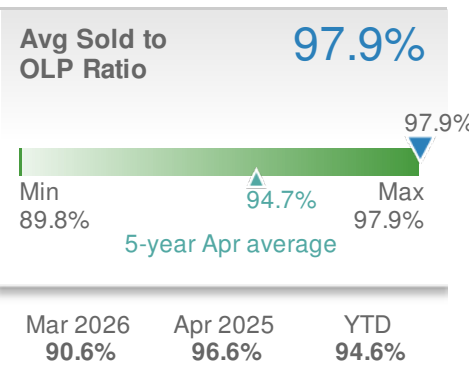
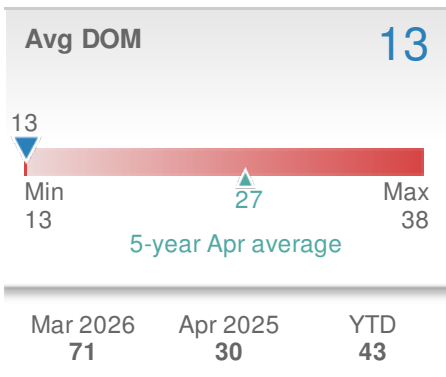
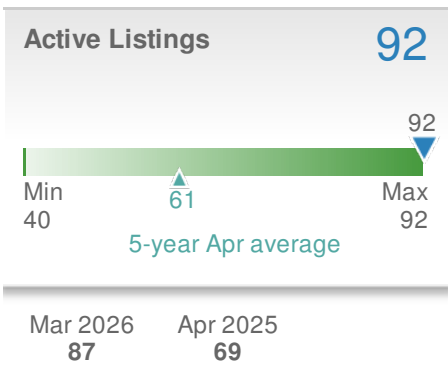
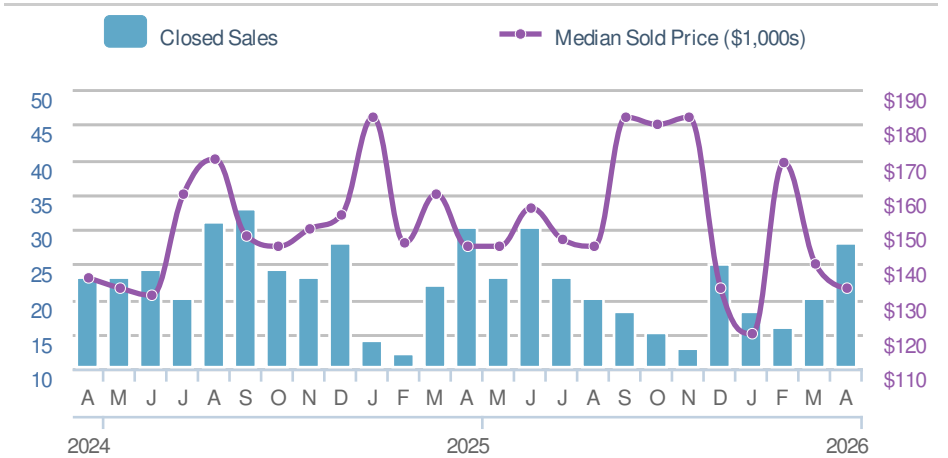
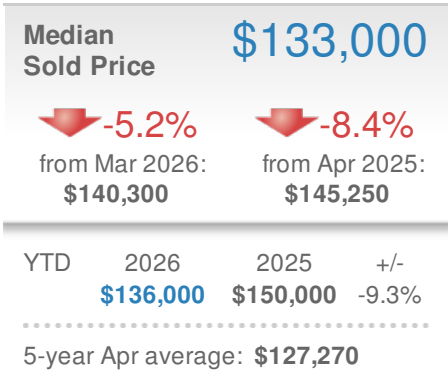
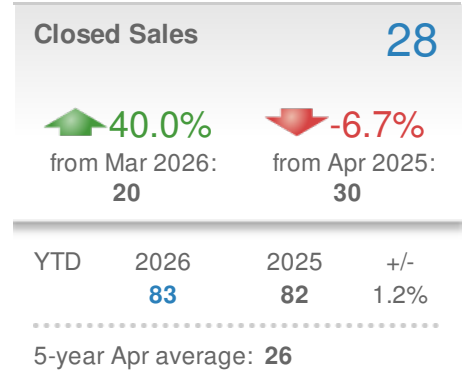
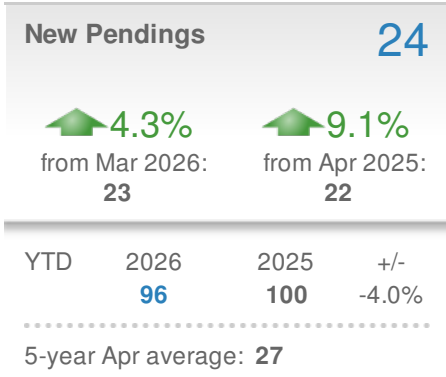
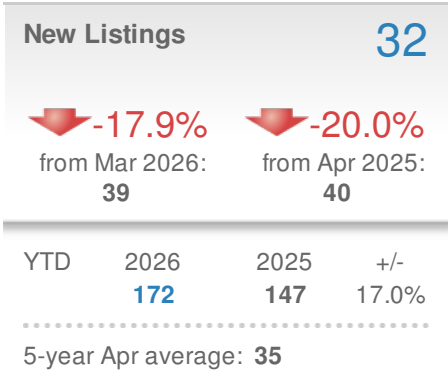
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 0.95 in March and a decrease from 1.06 in April 2025. The Contract Ratio is 41% lower than the 5-year April average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor



**April 2026**

Chester-Upland (Delaware, PA) - Detached

Tri-County Suburban REALTORS  
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**New Listings** 3

↔ 0.0%     ↓ -57.1%  
from Mar 2026: 3     from Apr 2025: 7

YTD	2026	2025	+/-
	17	14	21.4%

5-year Apr average: 4

**New Pendings** 7

↑ 250.0%     ↑ 250.0%  
from Mar 2026: 2     from Apr 2025: 2

YTD	2026	2025	+/-
	17	3	466.7%

5-year Apr average: 4

**Closed Sales** 2

↓ -50.0%     ↔ 0.0%  
from Mar 2026: 4     from Apr 2025: 0

YTD	2026	2025	+/-
	9	4	125.0%

5-year Apr average: 2

**Median Sold Price** **\$629,000**

↑ 357.5%     ↔ 0.0%  
from Mar 2026: \$137,500     from Apr 2025: \$0

YTD	2026	2025	+/-
	\$175,000	\$265,000	-34.0%

5-year Apr average: **\$223,400**

**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for April was \$629,000, representing an increase of 357.5% compared to last month and an increase of 0% from Apr 2025. The average days on market for units sold in April was 4 days, 80% below the 5-year April average of 20 days. There was a 250% month over month increase in new contract activity with 7 New Pendings; a 45.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 16; and a 28.6% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 3.20 pendings per active listing, up from 1.57 in March and an increase from 0.42 in April 2025. The Contract Ratio is 181% higher than the 5-year April average of 1.14. 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** 5

Mar 2026	Apr 2025
7	12

**Avg DOM** 4

Mar 2026	Apr 2025	YTD
72	0	67

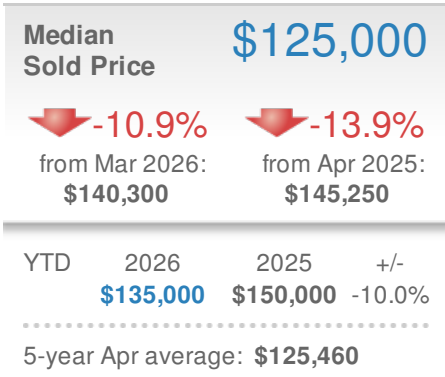
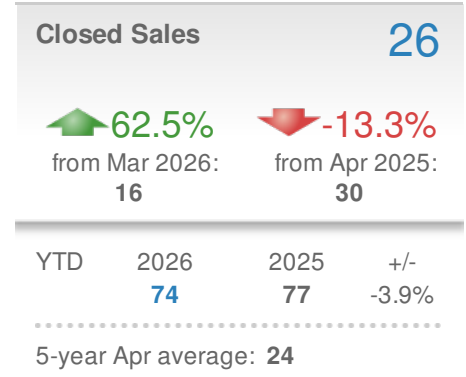
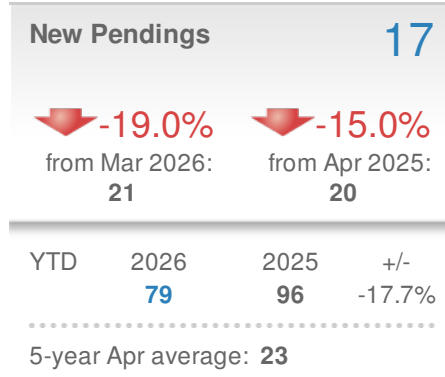
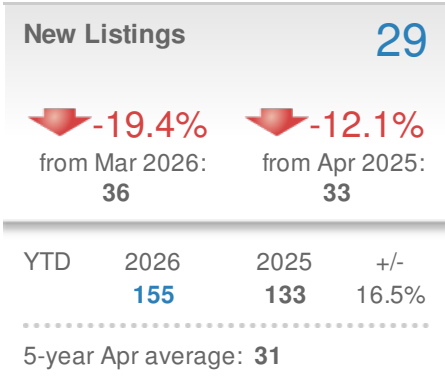
**Avg Sold to OLP Ratio** 93.9%

Mar 2026	Apr 2025	YTD
84.0%	0.0%	87.2%

**April 2026**

Chester-Upland (Delaware, PA) - Attached

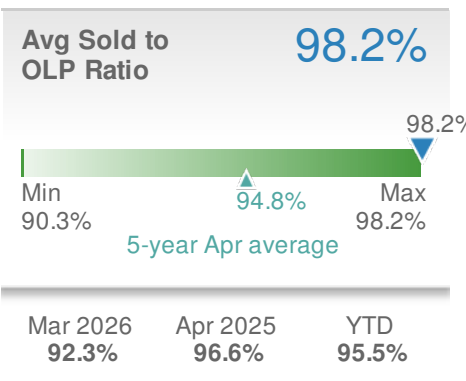
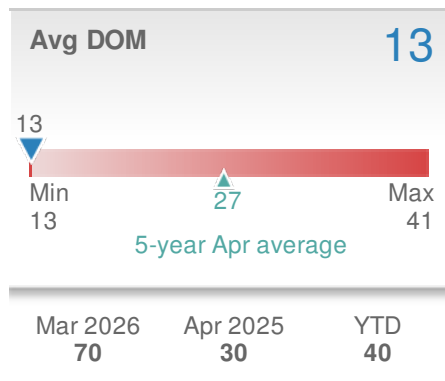
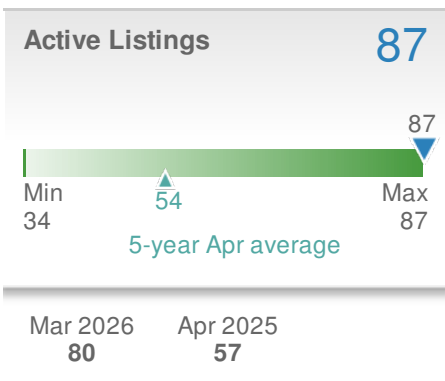
Tri-County Suburban REALTORS  
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**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for April was \$125,000, representing a decrease of 10.9% compared to last month and a decrease of 13.9% from Apr 2025. The average days on market for units sold in April was 13 days, 52% below the 5-year April average of 27 days. There was a 19% month over month decrease in new contract activity with 17 New Pendings; a 17.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 29; and an 8.8% increase in supply to 87 active units.

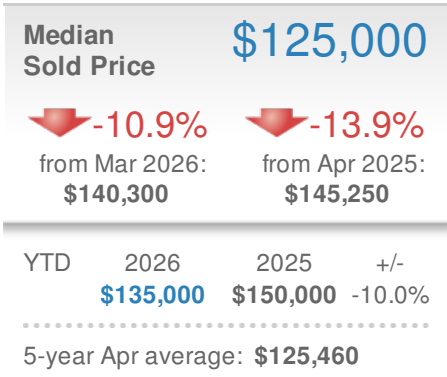
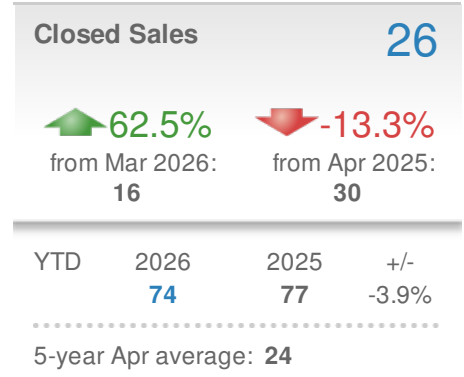
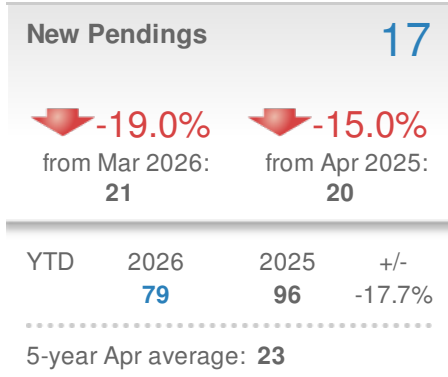
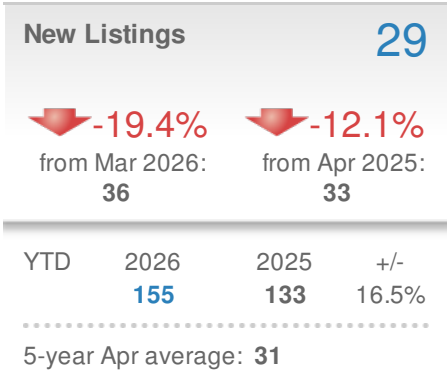
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.44 in March and a decrease from 0.60 in April 2025. The Contract Ratio is 58% lower than the 5-year April average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

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

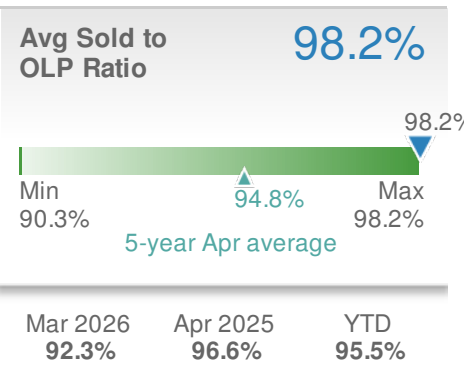
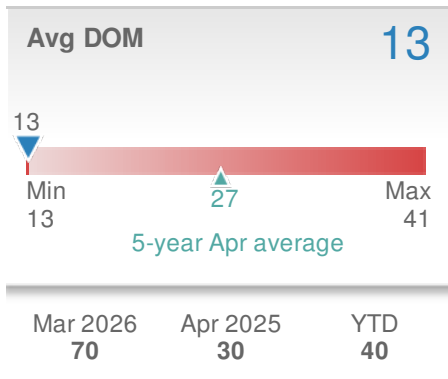
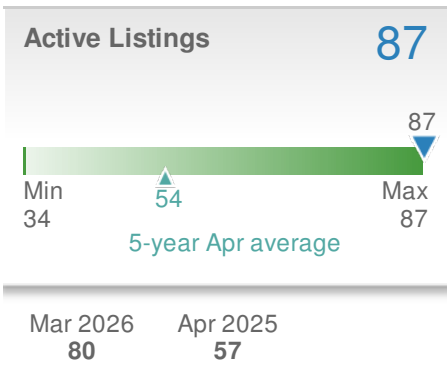
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**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$125,000, representing a decrease of 10.9% compared to last month and a decrease of 13.9% from Apr 2025. The average days on market for units sold in April was 13 days, 52% below the 5-year April average of 27 days. There was a 19% month over month decrease in new contract activity with 17 New Pendings; a 17.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 29; and an 8.8% increase in supply to 87 active units.

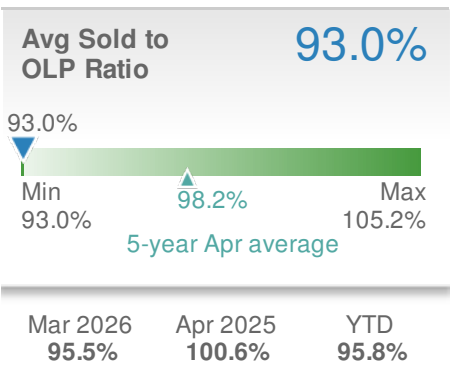
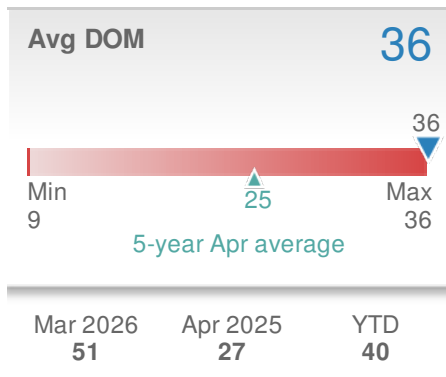
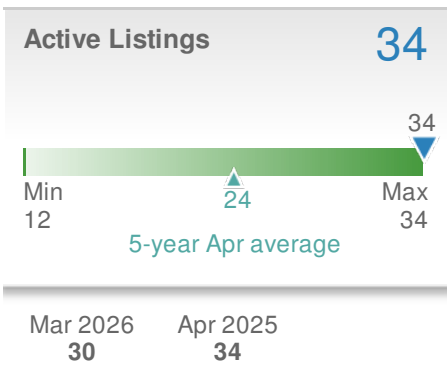
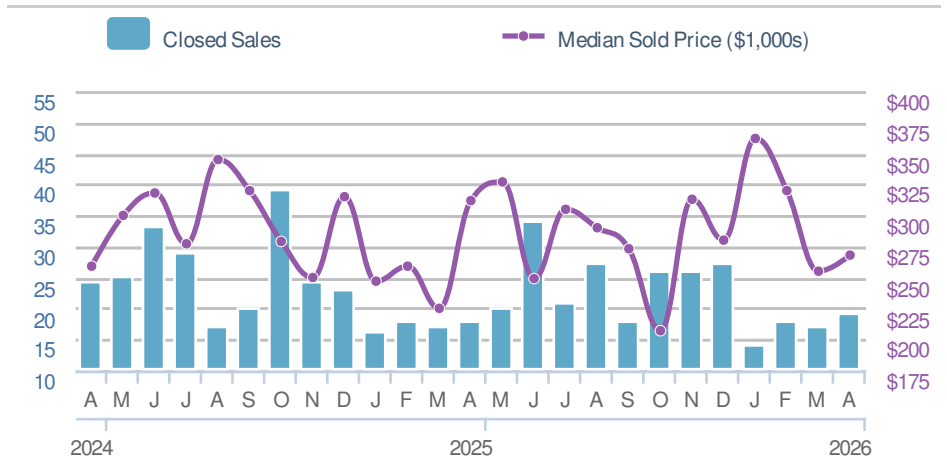
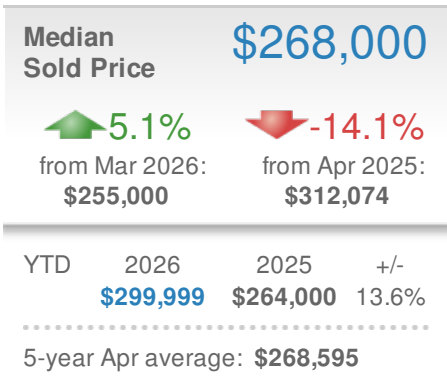
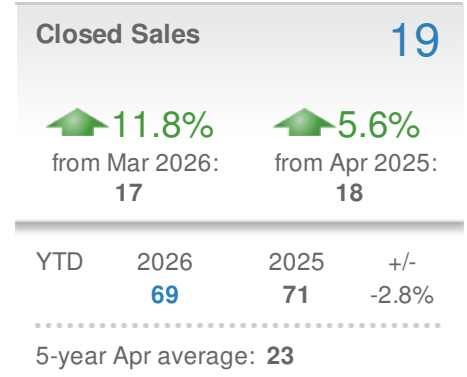
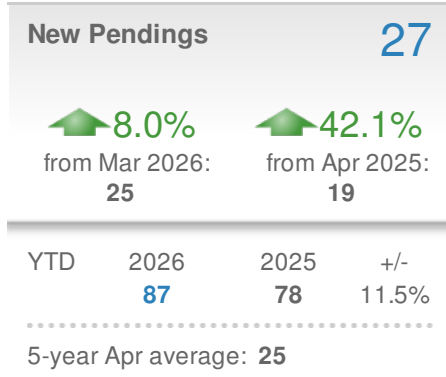
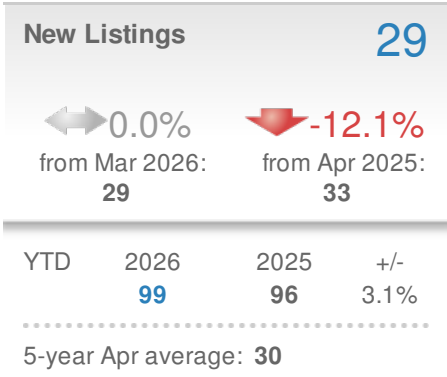
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.44 in March and a decrease from 0.60 in April 2025. The Contract Ratio is 58% lower than the 5-year April average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Chichester (Delaware, PA)

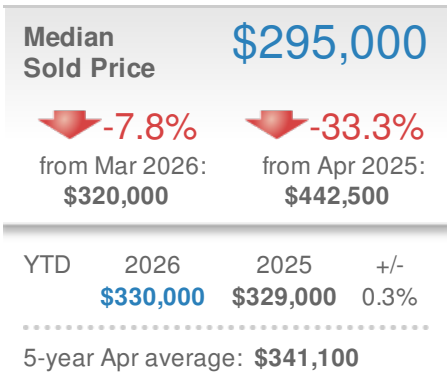
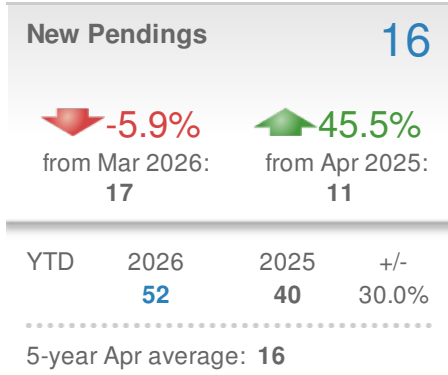
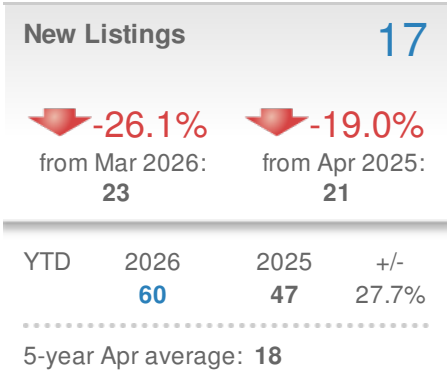
Email: ldavis@tcsr.realtor



**April 2026**

Chichester (Delaware, PA) - Detached

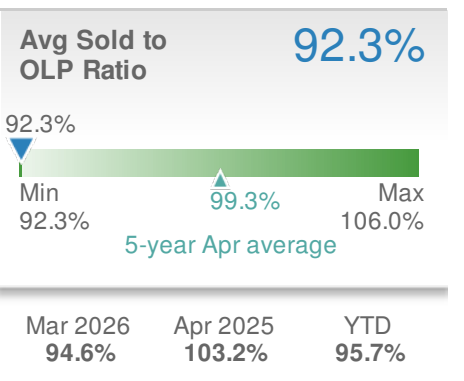
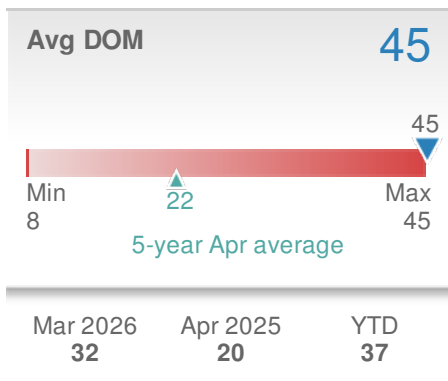
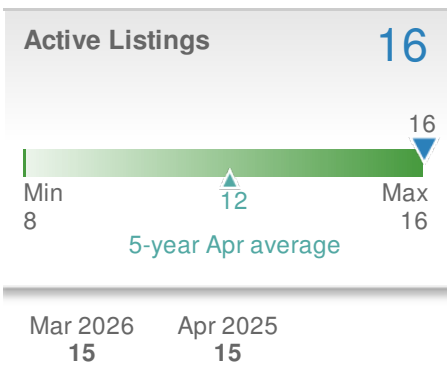
Tri-County Suburban REALTORS  
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**Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for April was \$295,000, representing a decrease of 7.8% compared to last month and a decrease of 33.3% from Apr 2025. The average days on market for units sold in April was 45 days, 101% above the 5-year April average of 22 days. There was a 5.9% month over month decrease in new contract activity with 16 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 21; and a 6.7% increase in supply to 16 active units.

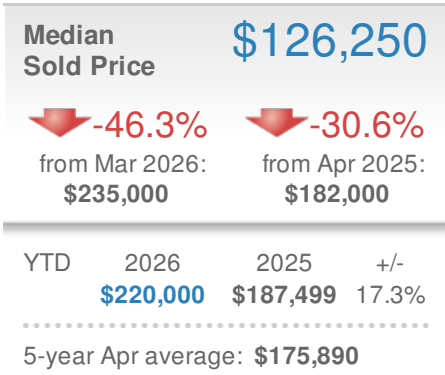
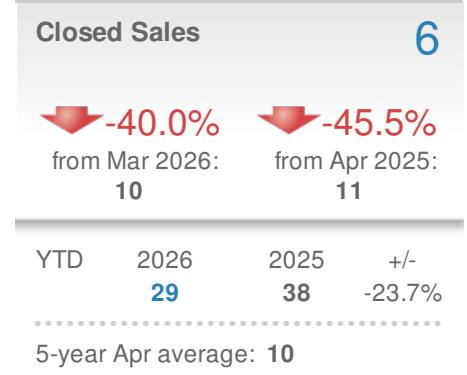
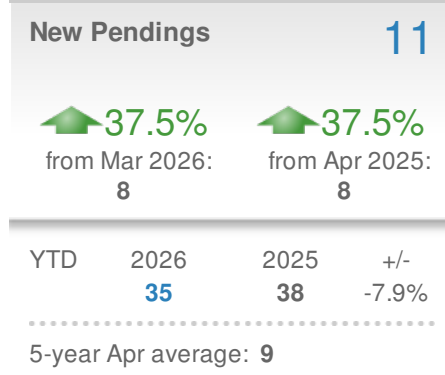
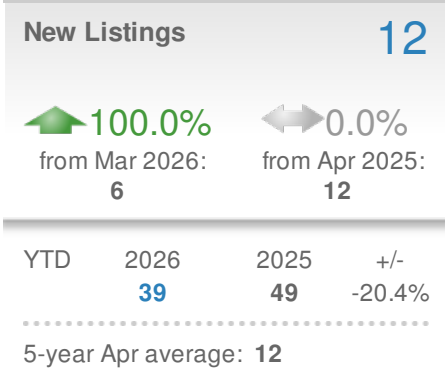
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 1.20 in March and an increase from 1.07 in April 2025. The Contract Ratio is 33% lower than the 5-year April average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Chichester (Delaware, PA) - Attached

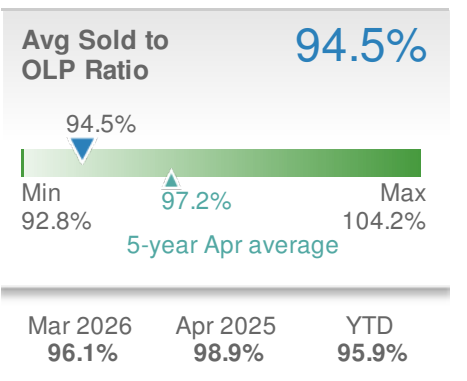
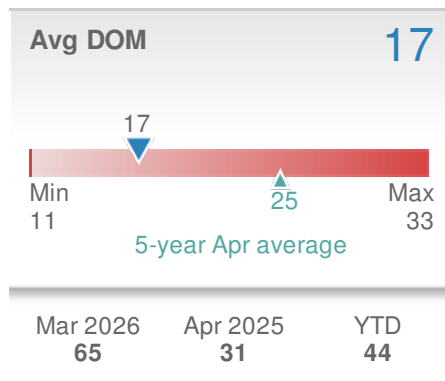
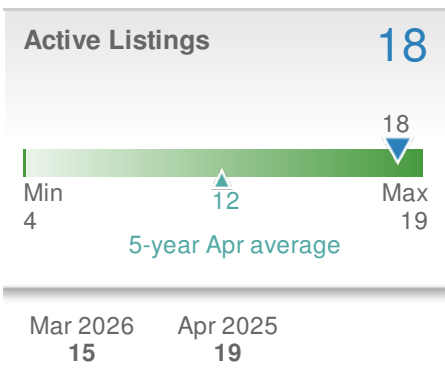
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for April was \$126,250, representing a decrease of 46.3% compared to last month and a decrease of 30.6% from Apr 2025. The average days on market for units sold in April was 17 days, 32% below the 5-year April average of 25 days. There was a 37.5% month over month increase in new contract activity with 11 New Pendings; a 55.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 14; and a 20% increase in supply to 18 active units.

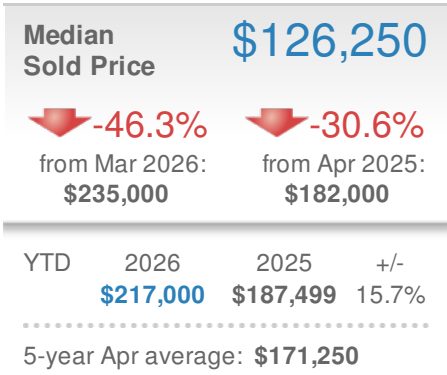
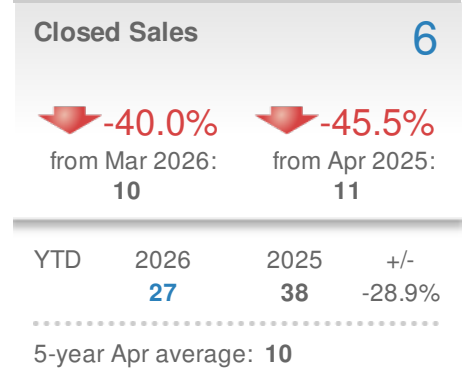
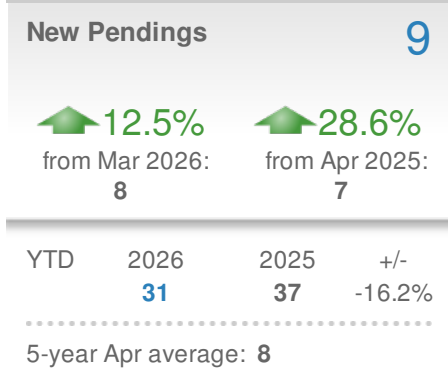
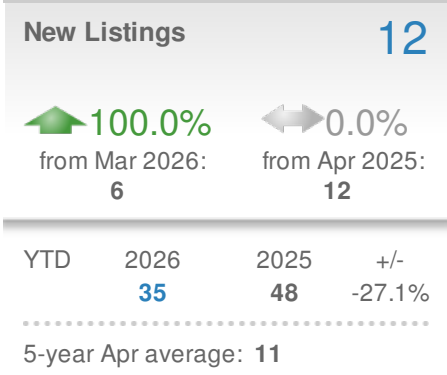
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.60 in March and an increase from 0.53 in April 2025. The Contract Ratio is 50% lower than the 5-year April average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Chichester (Delaware, PA) - Attached/Townhouse

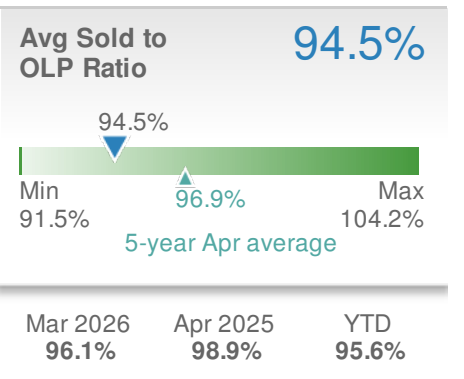
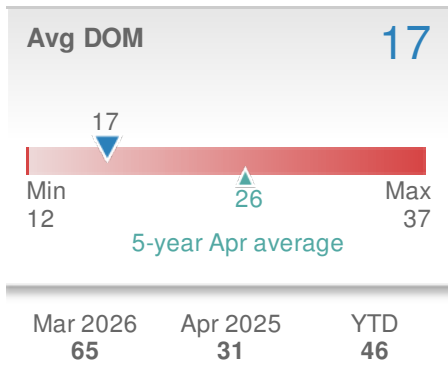
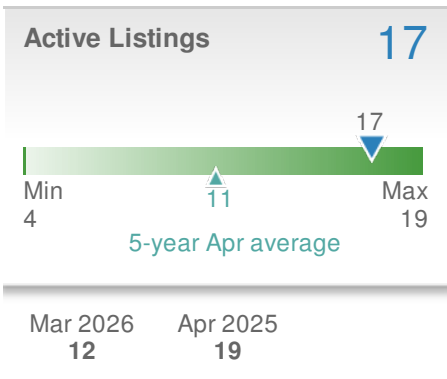
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chichester (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$126,250, representing a decrease of 46.3% compared to last month and a decrease of 30.6% from Apr 2025. The average days on market for units sold in April was 17 days, 35% below the 5-year April average of 26 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 12; and a 41.7% increase in supply to 17 active units.

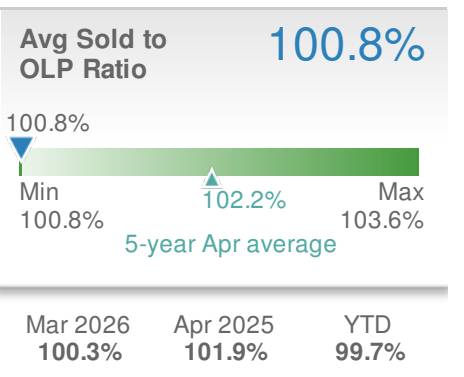
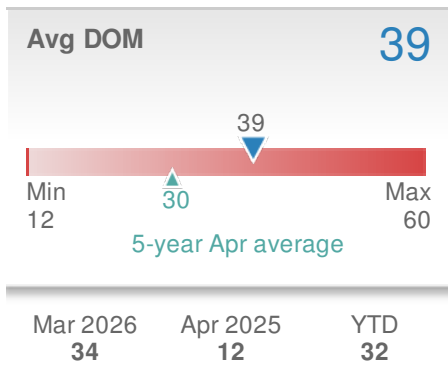
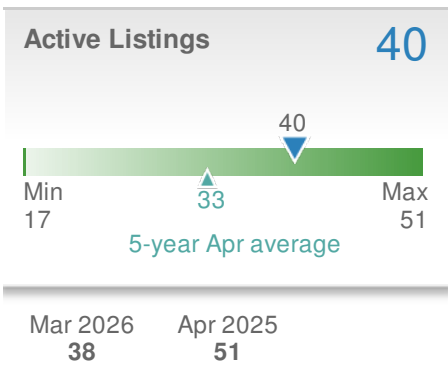
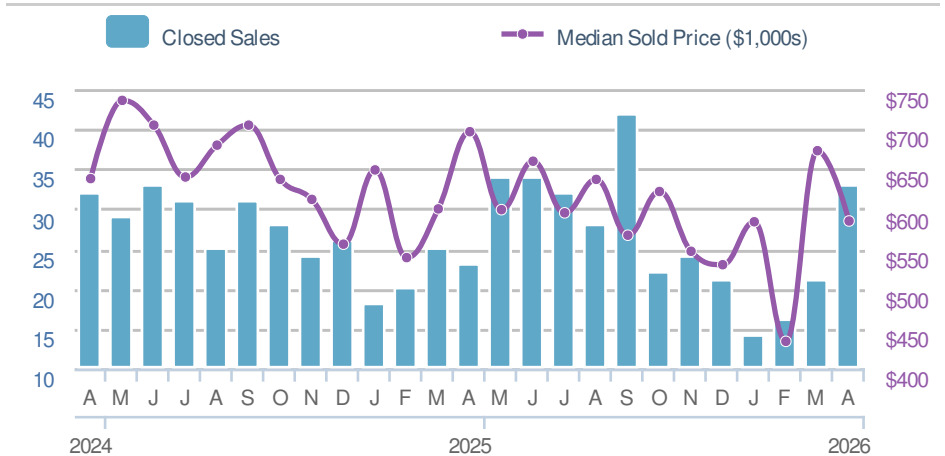
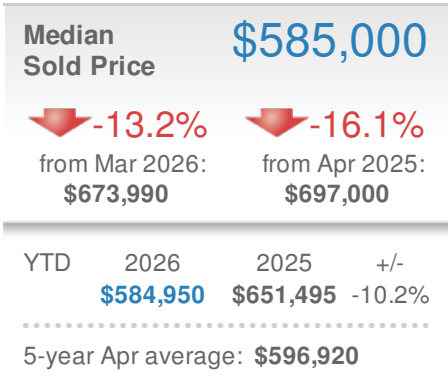
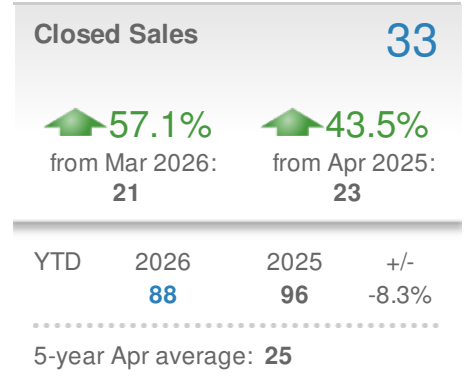
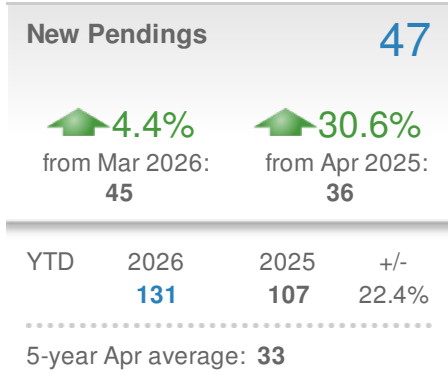
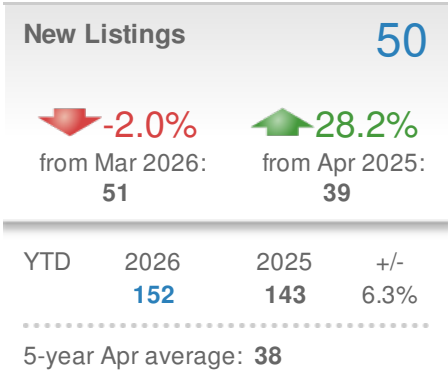
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.75 in March and an increase from 0.47 in April 2025. The Contract Ratio is 50% lower than the 5-year April average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Garnet Valley (Delaware, PA)

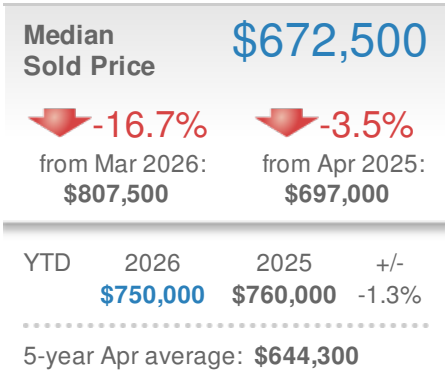
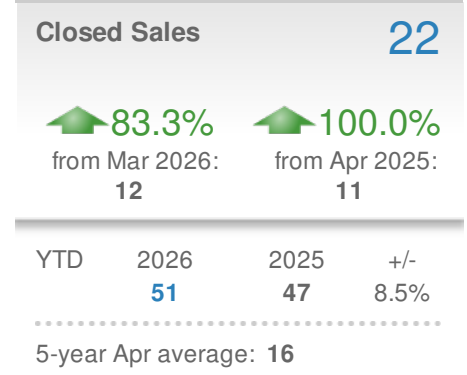
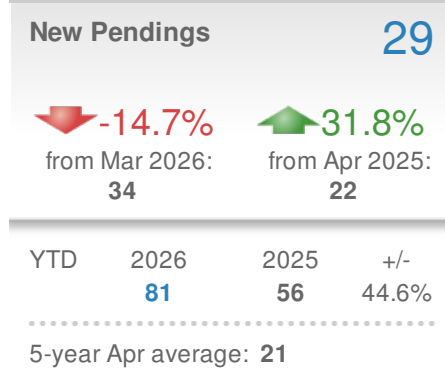
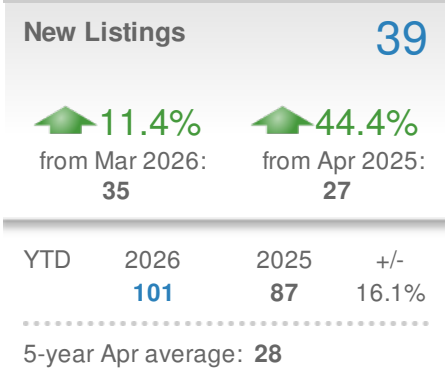
Email: ldavis@tcsr.realtor



**April 2026**

Garnet Valley (Delaware, PA) - Detached

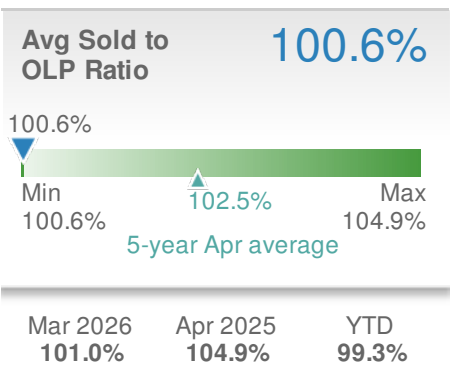
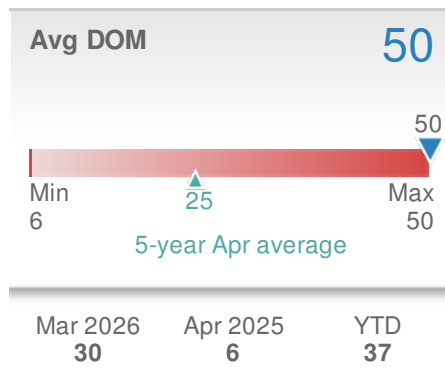
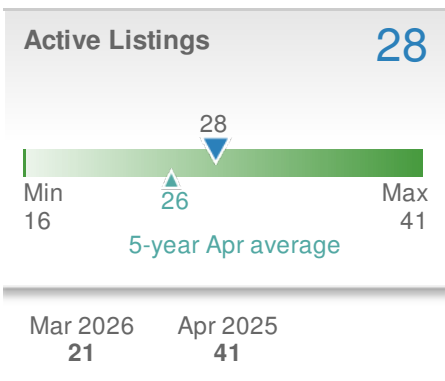
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for April was \$672,500, representing a decrease of 16.7% compared to last month and a decrease of 3.5% from Apr 2025. The average days on market for units sold in April was 50 days, 102% above the 5-year April average of 25 days. There was a 14.7% month over month decrease in new contract activity with 29 New Pendings; a 14.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 55; and a 33.3% increase in supply to 28 active units.

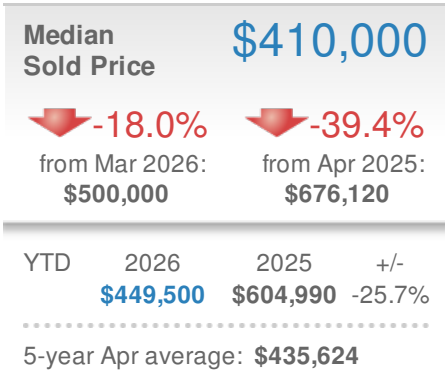
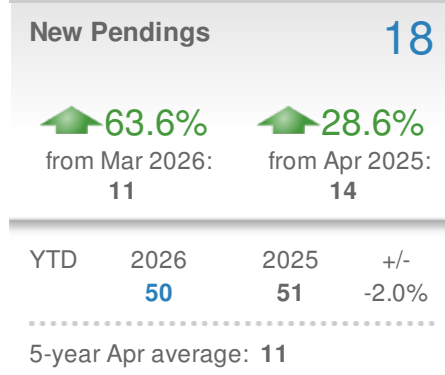
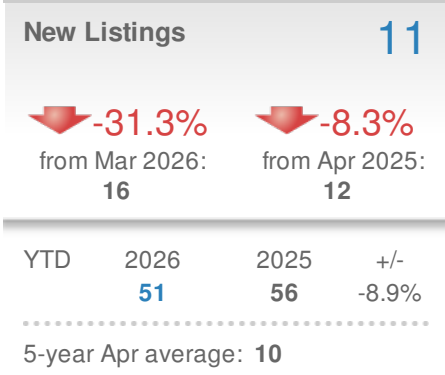
This activity resulted in a Contract Ratio of 1.96 pendings per active listing, down from 2.29 in March and an increase from 0.76 in April 2025. The Contract Ratio is 14% higher than the 5-year April average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**April 2026**

Garnet Valley (Delaware, PA) - Attached

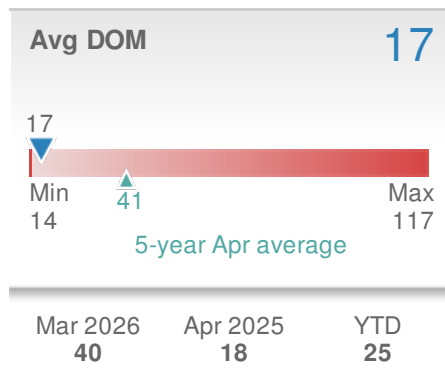
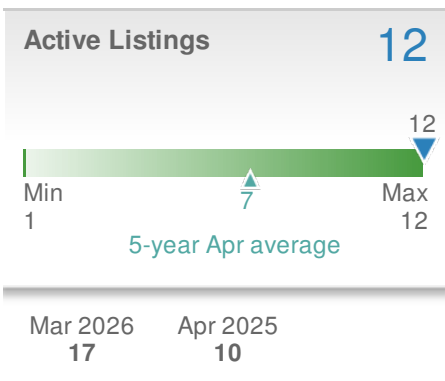
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**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for April was \$410,000, representing a decrease of 18% compared to last month and a decrease of 39.4% from Apr 2025. The average days on market for units sold in April was 17 days, 58% below the 5-year April average of 41 days. There was a 63.6% month over month increase in new contract activity with 18 New Pendings; a 35% MoM increase in All Pendings (new contracts + contracts carried over from March) to 27; and a 29.4% decrease in supply to 12 active units.

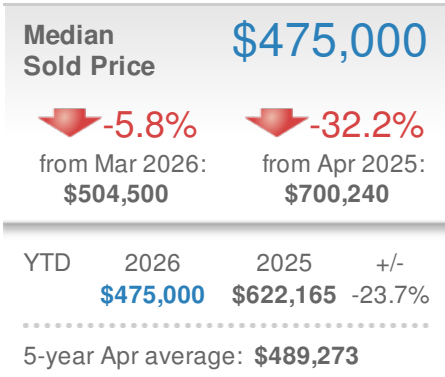
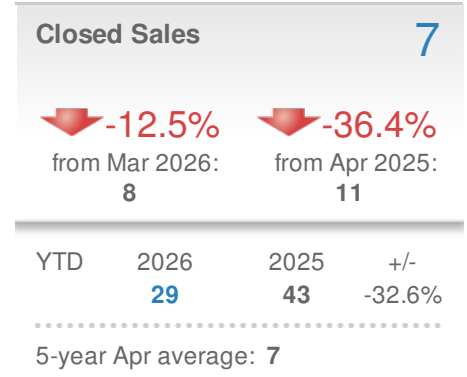
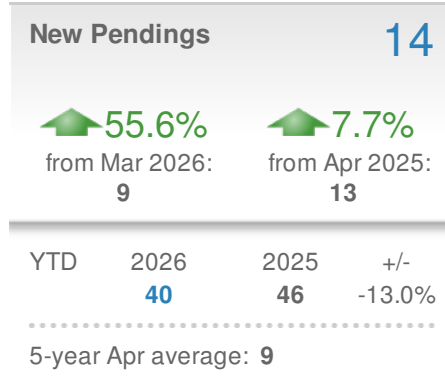
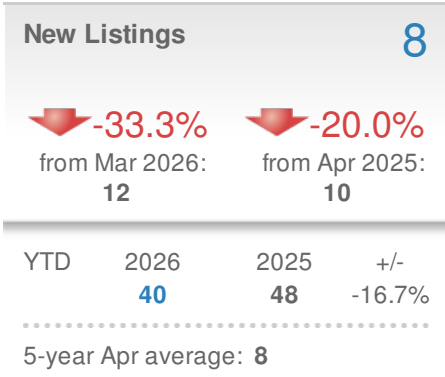
This activity resulted in a Contract Ratio of 2.25 pendings per active listing, up from 1.18 in March and a decrease from 2.40 in April 2025. The Contract Ratio is 50% lower than the 5-year April average of 4.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**April 2026**

Garnet Valley (Delaware, PA) - Attached/Townhouse

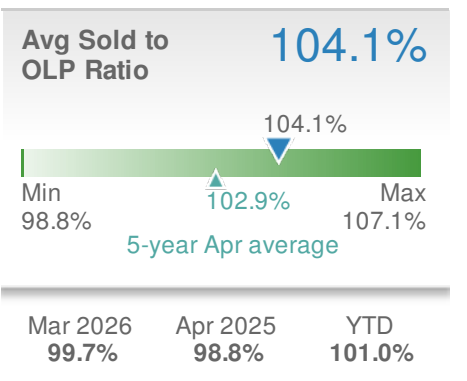
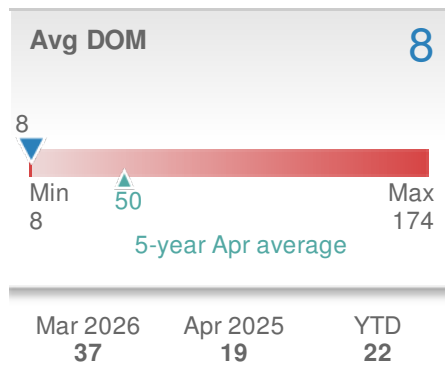
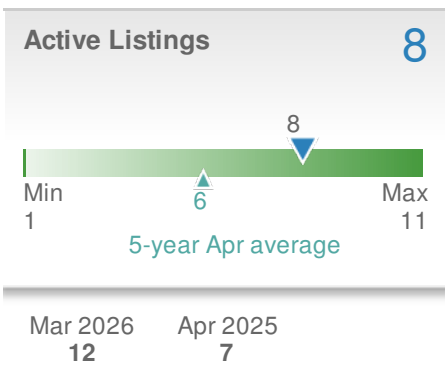
Tri-County Suburban REALTORS  
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**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$475,000, representing a decrease of 5.8% compared to last month and a decrease of 32.2% from Apr 2025. The average days on market for units sold in April was 8 days, 84% below the 5-year April average of 50 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 41.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 24; and a 33.3% decrease in supply to 8 active units.

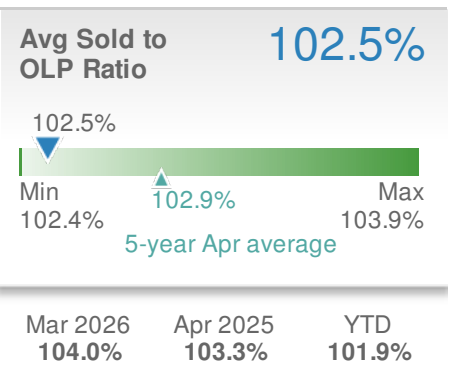
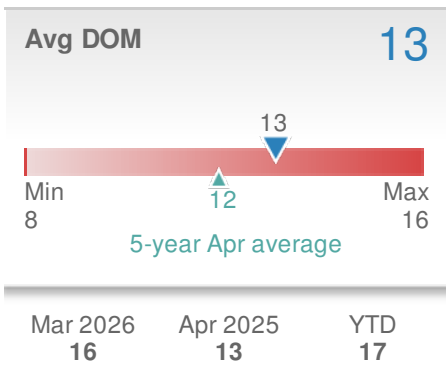
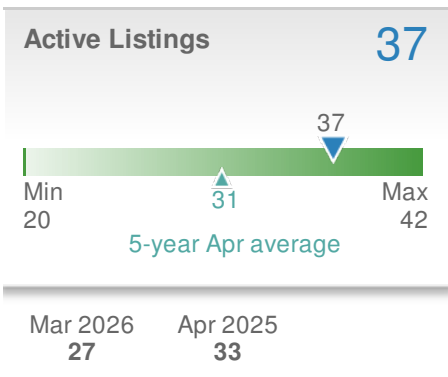
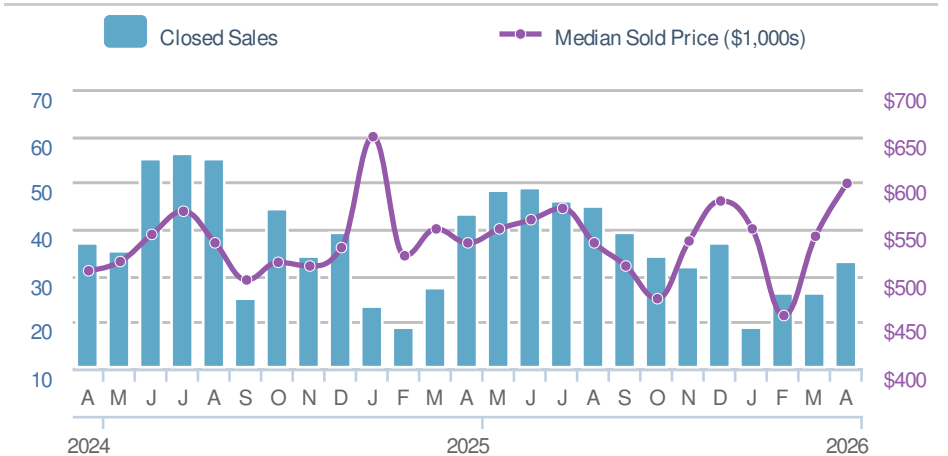
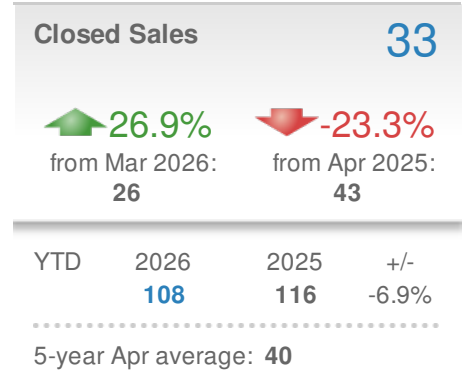
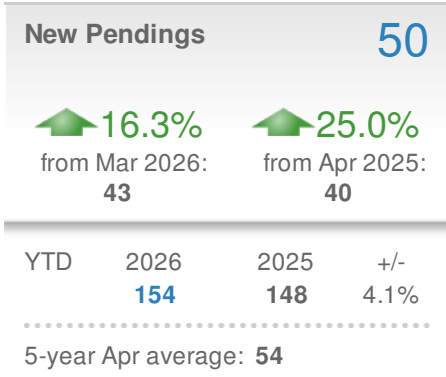
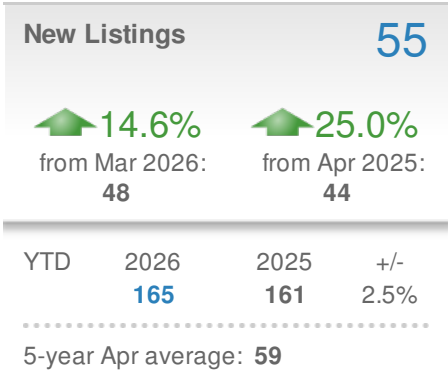
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.42 in March and a decrease from 3.29 in April 2025. The Contract Ratio is 33% lower than the 5-year April average of 4.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**April 2026**

Haverford Township (Delaware, PA)

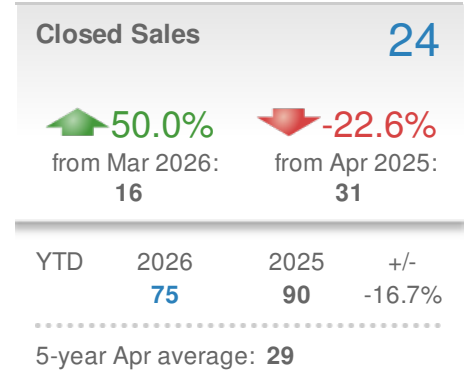
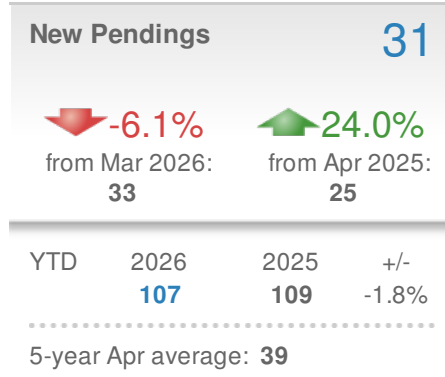
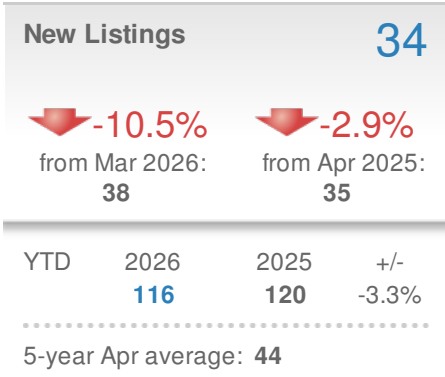
Email: ldavis@tcsr.realtor



**April 2026**

Haverford Township (Delaware, PA) - Detached

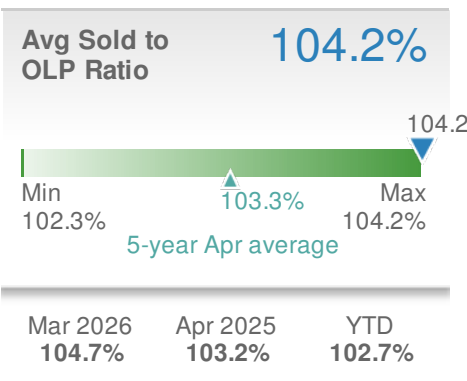
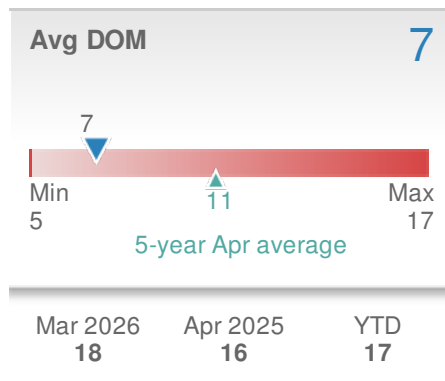
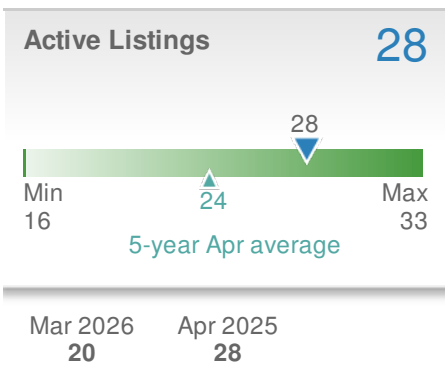
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for April was \$655,000, representing an increase of 3.1% compared to last month and an increase of 18% from Apr 2025. The average days on market for units sold in April was 7 days, 35% below the 5-year April average of 11 days. There was a 6.1% month over month decrease in new contract activity with 31 New Pendings; a 15.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 52; and a 40% increase in supply to 28 active units.

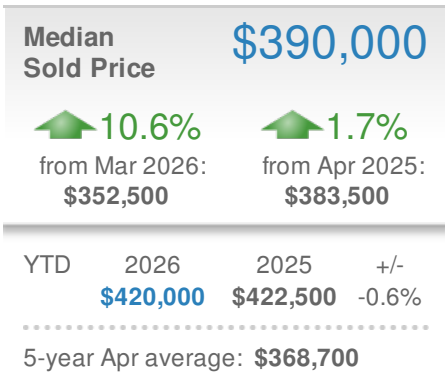
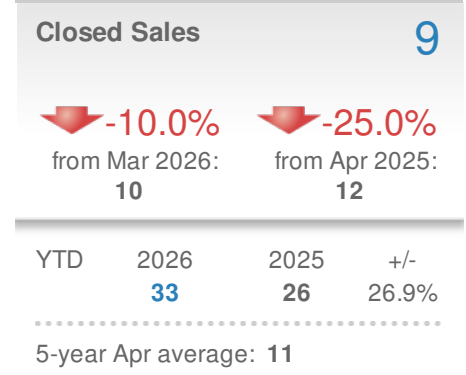
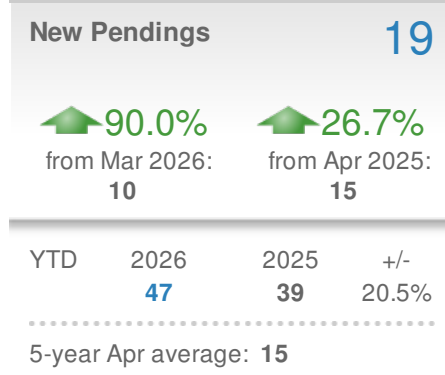
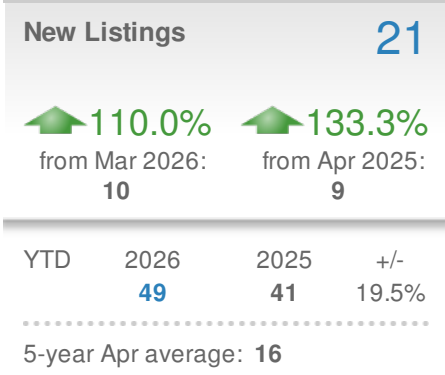
This activity resulted in a Contract Ratio of 1.86 pendings per active listing, down from 2.25 in March and an increase from 1.54 in April 2025. The Contract Ratio is 27% lower than the 5-year April average of 2.54. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Haverford Township (Delaware, PA) - Attached

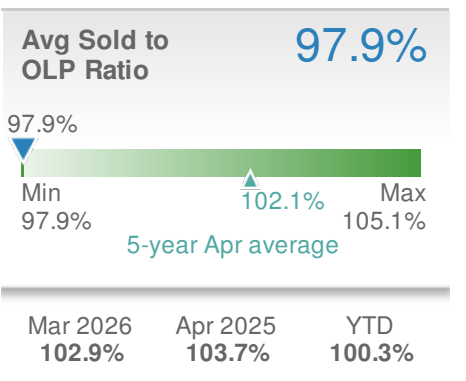
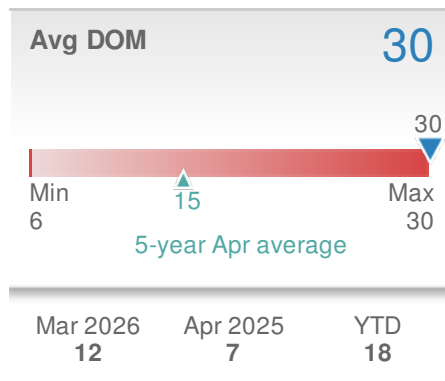
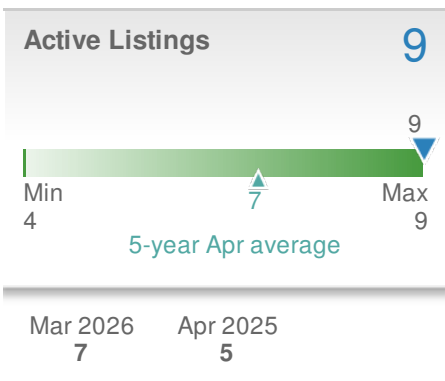
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for April was \$390,000, representing an increase of 10.6% compared to last month and an increase of 1.7% from Apr 2025. The average days on market for units sold in April was 30 days, 95% above the 5-year April average of 15 days. There was a 90% month over month increase in new contract activity with 19 New Pendings; a 90.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 21; and a 28.6% increase in supply to 9 active units.

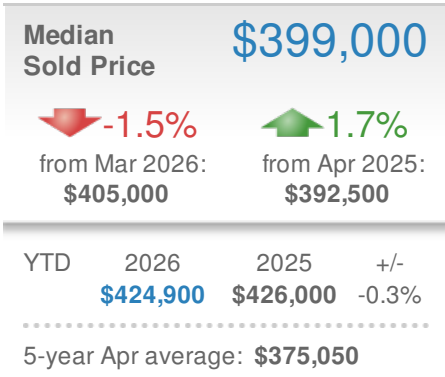
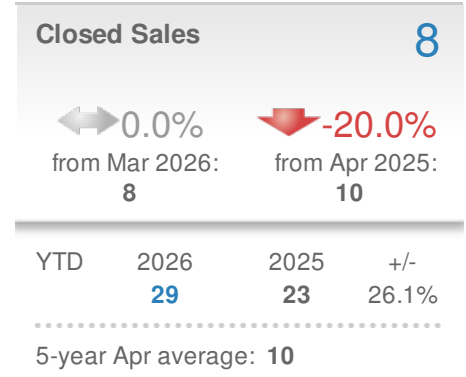
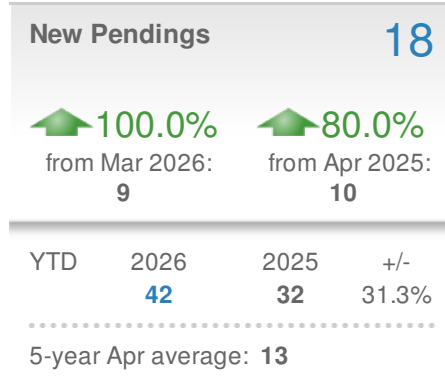
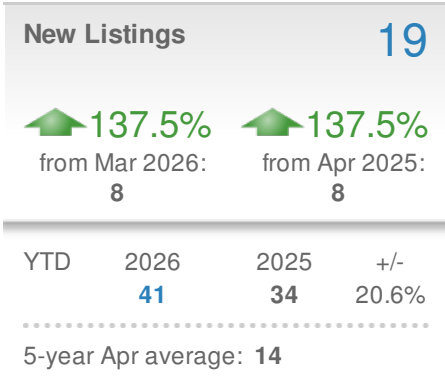
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 1.57 in March and a decrease from 3.00 in April 2025. The Contract Ratio is 13% lower than the 5-year April average of 2.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**April 2026**

Haverford Township (Delaware, PA) - Attached/Townhouse

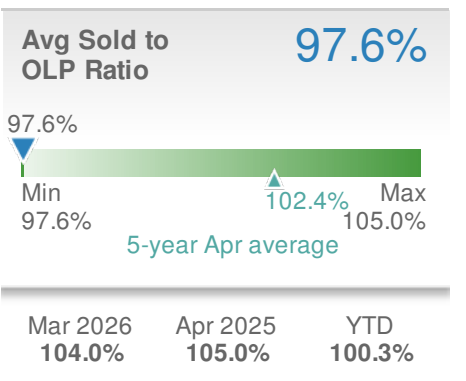
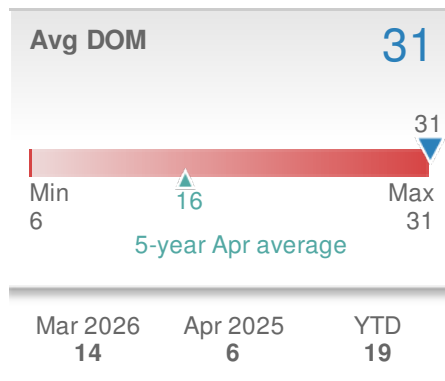
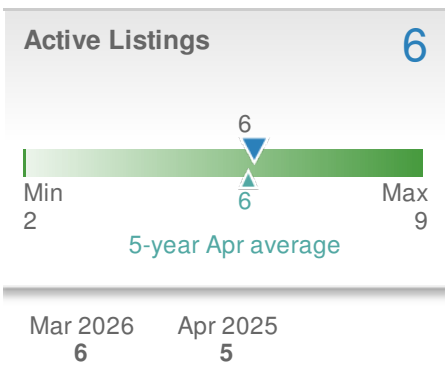
SE County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$399,000, representing a decrease of 1.5% compared to last month and an increase of 1.7% from Apr 2025. The average days on market for units sold in April was 31 days, 94% above the 5-year April average of 16 days. There was a 100% month over month increase in new contract activity with 18 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from March) to 20; and no change in supply with 6 active units.

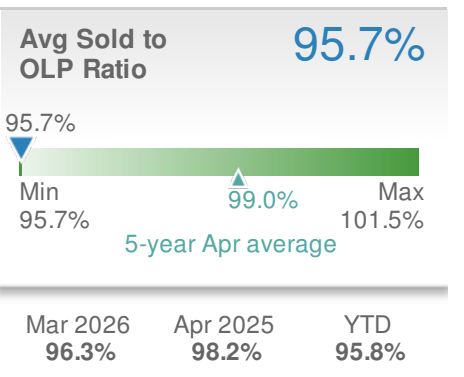
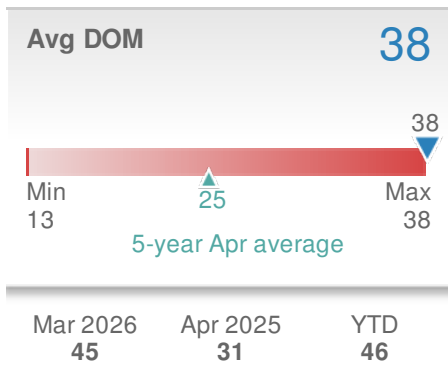
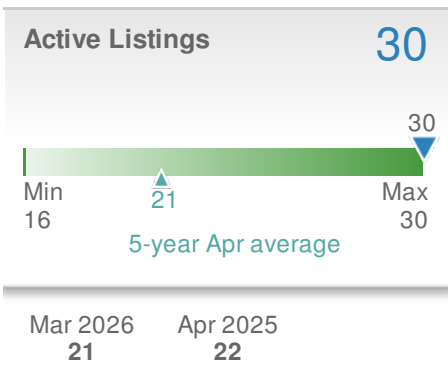
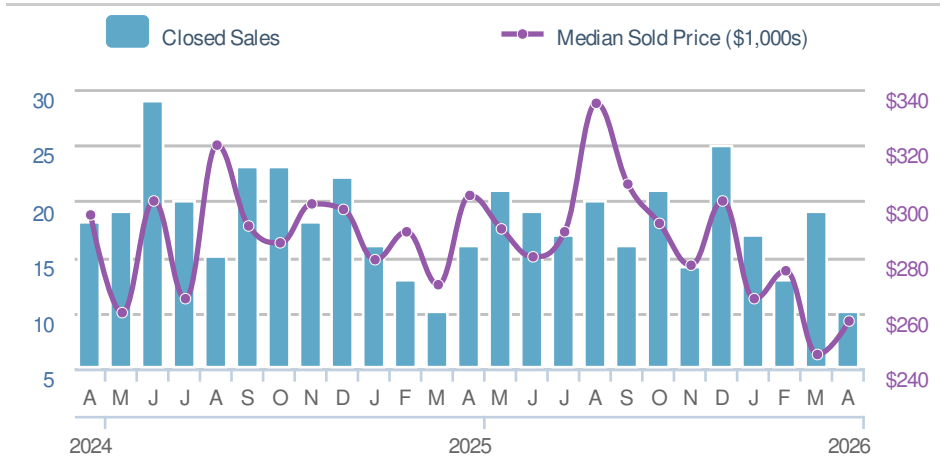
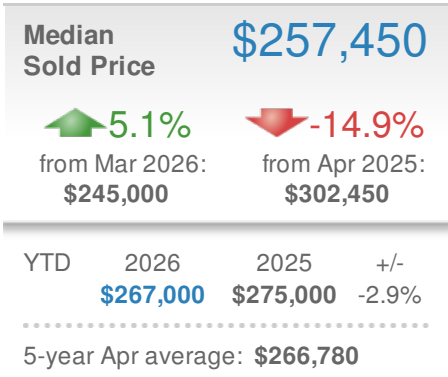
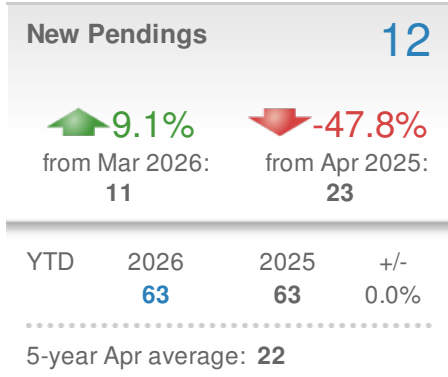
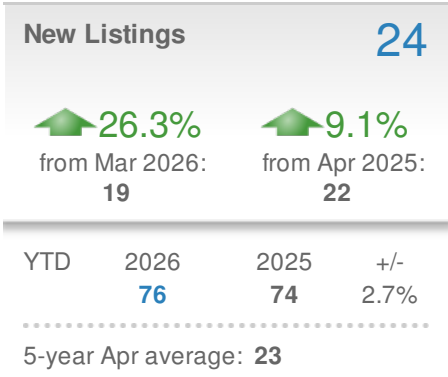
This activity resulted in a Contract Ratio of 3.33 pendings per active listing, up from 1.67 in March and an increase from 2.20 in April 2025. The Contract Ratio is 9% higher than the 5-year April average of 3.07. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## April 2026

Interboro (Delaware, PA)

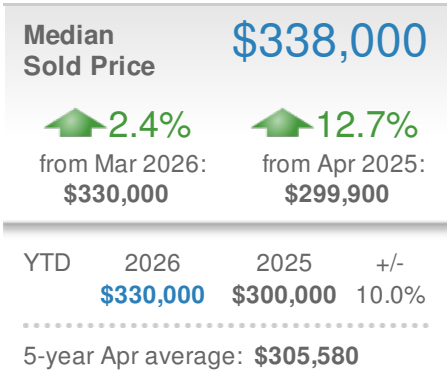
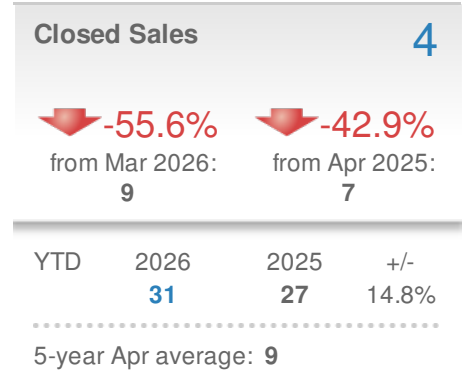
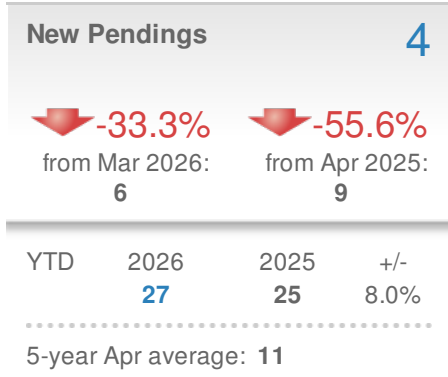
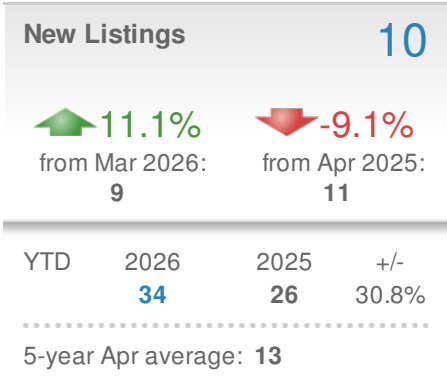
Email: ldavis@tcsr.realtor



**April 2026**

Interboro (Delaware, PA) - Detached

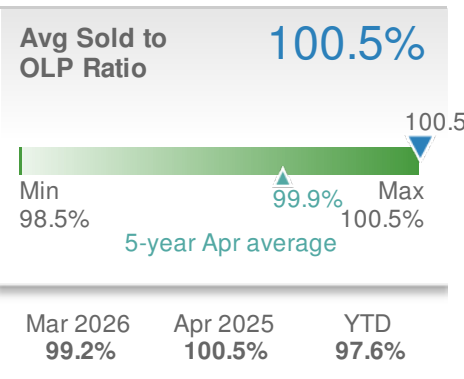
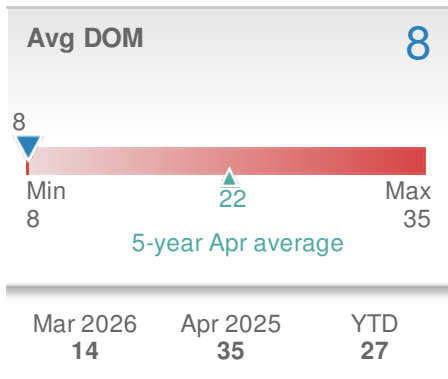
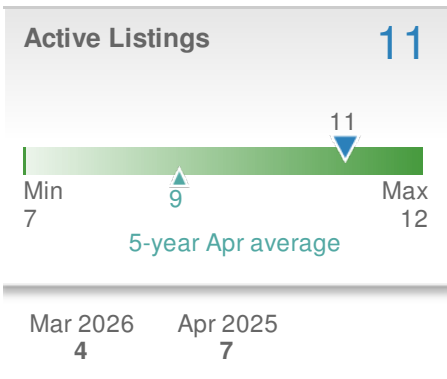
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**Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for April was \$338,000, representing an increase of 2.4% compared to last month and an increase of 12.7% from Apr 2025. The average days on market for units sold in April was 8 days, 64% below the 5-year April average of 22 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 7; and a 175% increase in supply to 11 active units.

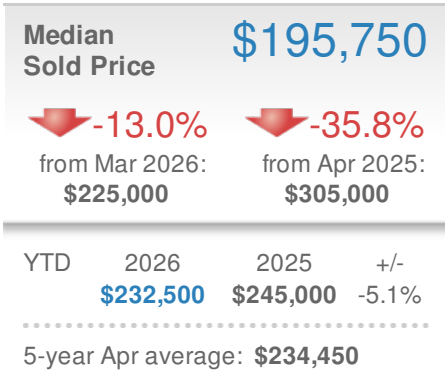
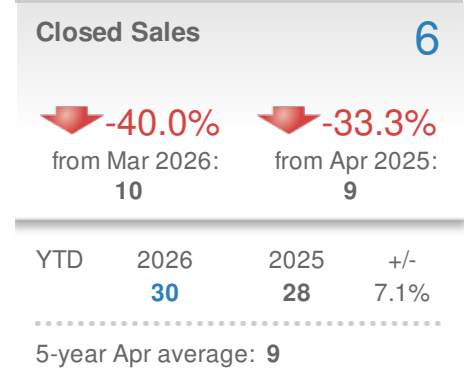
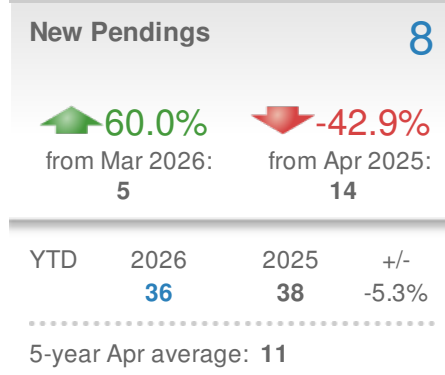
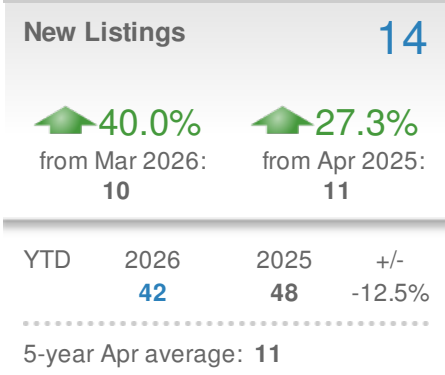
This activity resulted in a Contract Ratio of 0.64 pendencies per active listing, down from 1.75 in March and a decrease from 1.71 in April 2025. The Contract Ratio is 64% lower than the 5-year April average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**April 2026**

Interboro (Delaware, PA) - Attached

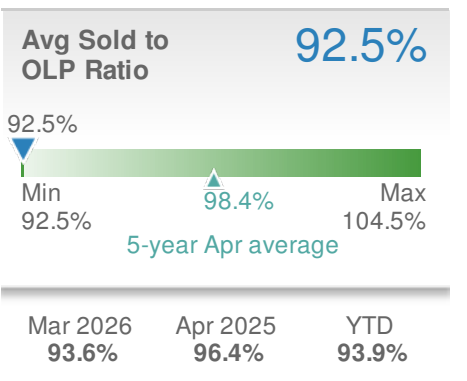
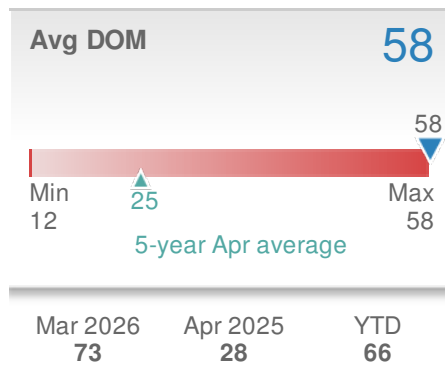
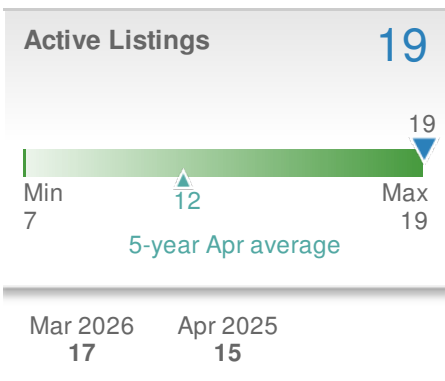
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Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for April was \$195,750, representing a decrease of 13% compared to last month and a decrease of 35.8% from Apr 2025. The average days on market for units sold in April was 58 days, 128% above the 5-year April average of 25 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 12; and an 11.8% increase in supply to 19 active units.

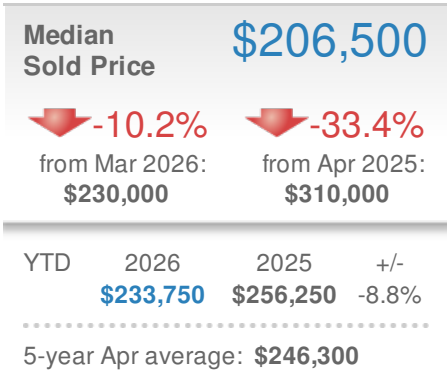
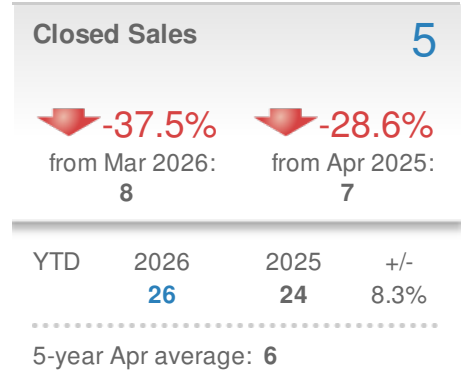
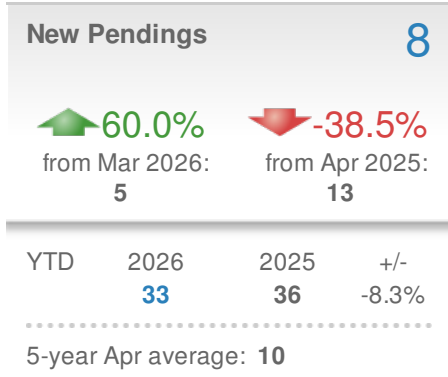
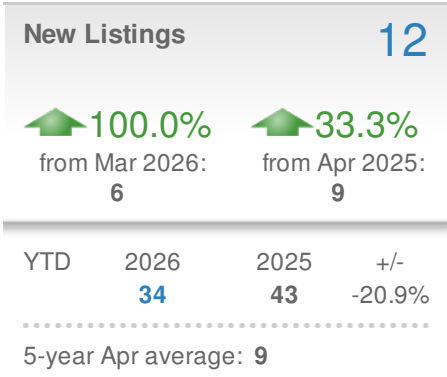
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.53 in March and a decrease from 1.13 in April 2025. The Contract Ratio is 59% lower than the 5-year April average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**April 2026**

Interboro (Delaware, PA) - Attached/Townhouse

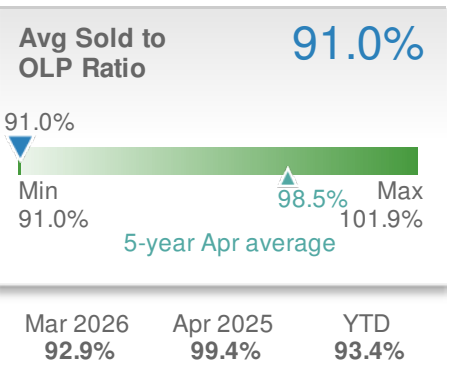
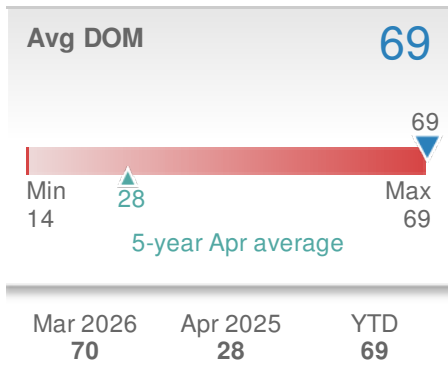
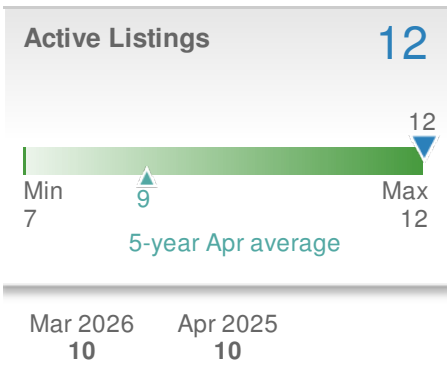
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**Summary**

In Interboro (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$206,500, representing a decrease of 10.2% compared to last month and a decrease of 33.4% from Apr 2025. The average days on market for units sold in April was 69 days, 143% above the 5-year April average of 28 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from March) to 12; and a 20% increase in supply to 12 active units.

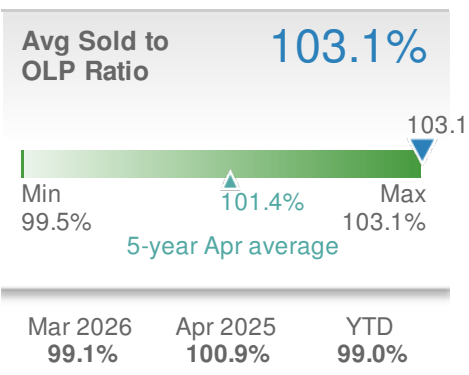
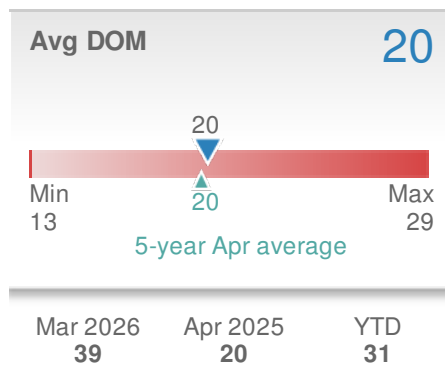
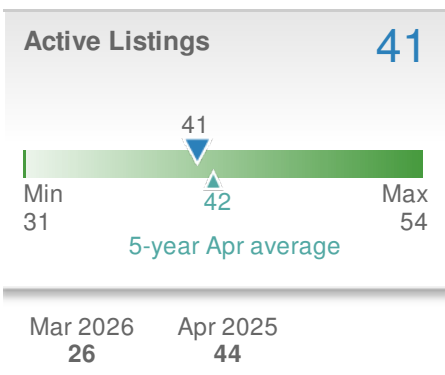
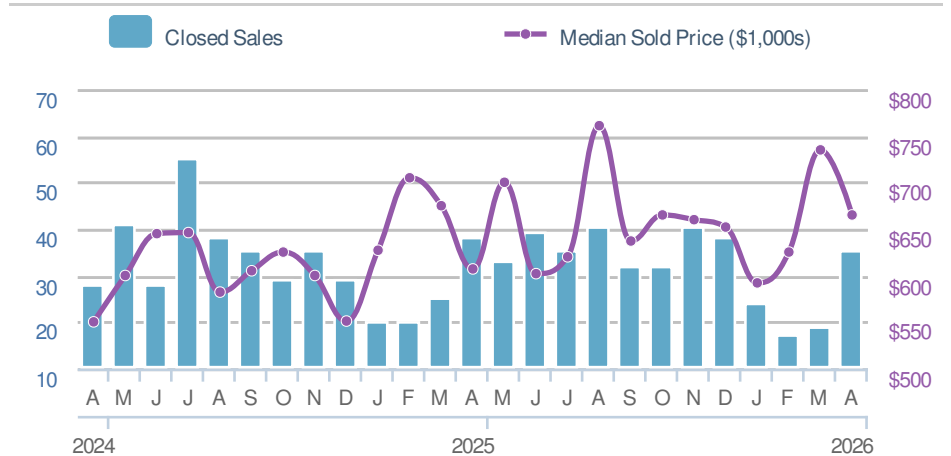
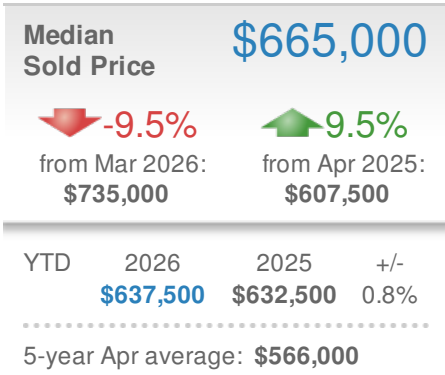
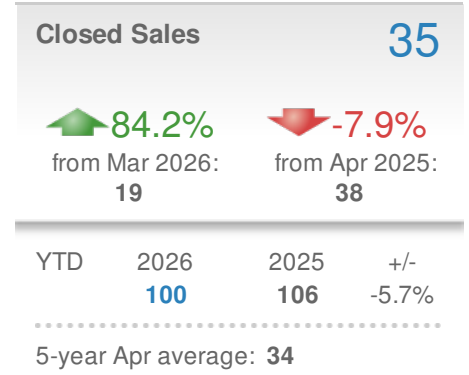
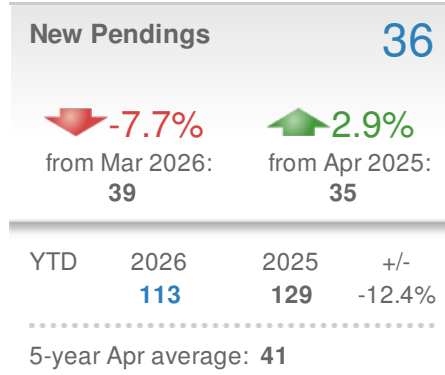
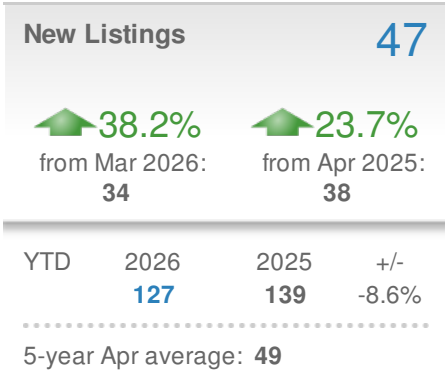
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.80 in March and a decrease from 1.60 in April 2025. The Contract Ratio is 43% lower than the 5-year April average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



## April 2026

### Marple Newtown (Delaware, PA)

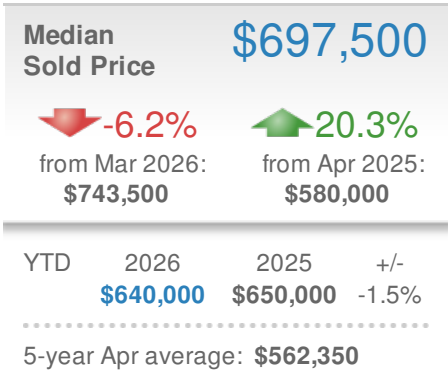
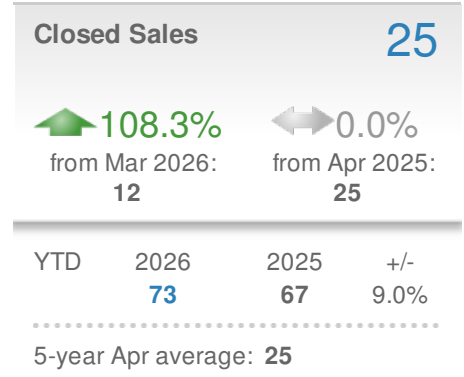
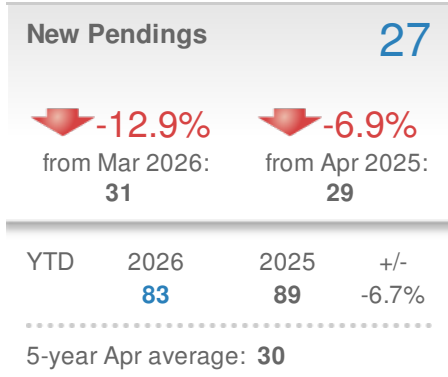
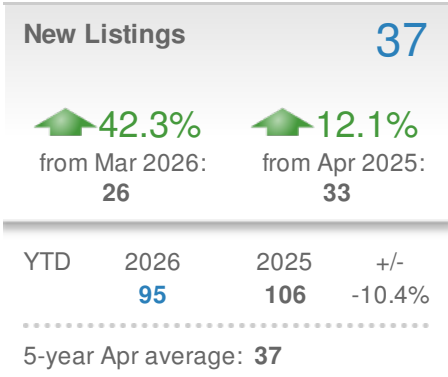
Email: ldavis@tcsr.realtor



**April 2026**

Marple Newtown (Delaware, PA) - Detached

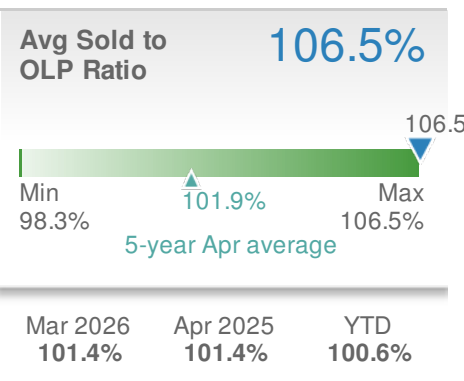
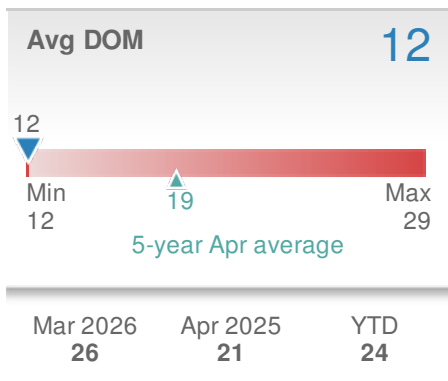
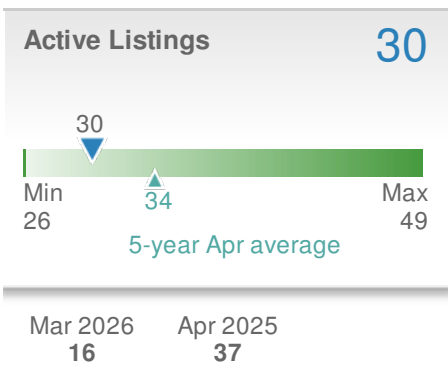
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for April was \$697,500, representing a decrease of 6.2% compared to last month and an increase of 20.3% from Apr 2025. The average days on market for units sold in April was 12 days, 36% below the 5-year April average of 19 days. There was a 12.9% month over month decrease in new contract activity with 27 New Pendings; a 2.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 43; and an 87.5% increase in supply to 30 active units.

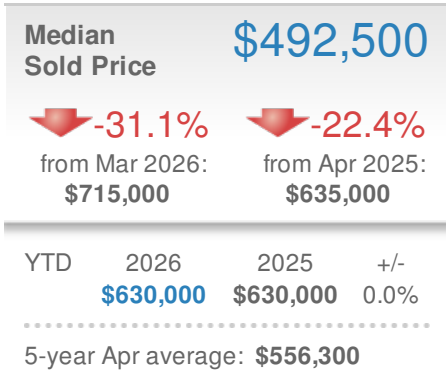
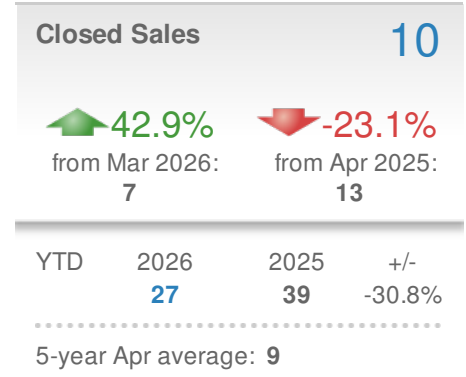
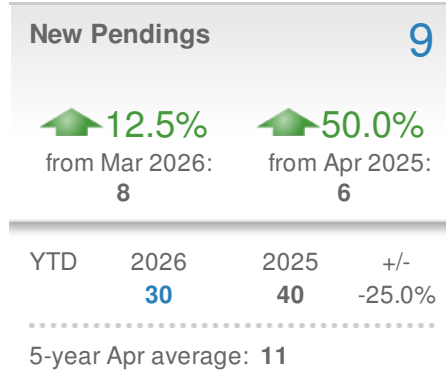
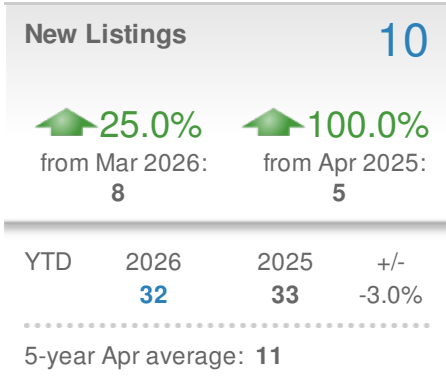
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 2.75 in March and a decrease from 1.51 in April 2025. The Contract Ratio is 13% lower than the 5-year April average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Marple Newtown (Delaware, PA) - Attached

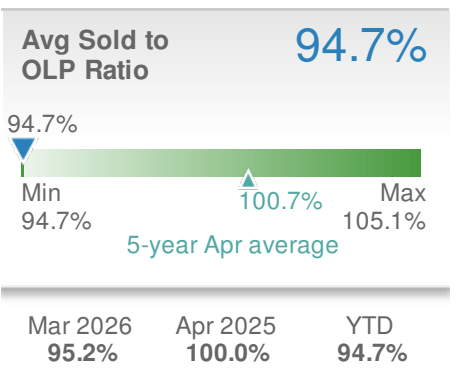
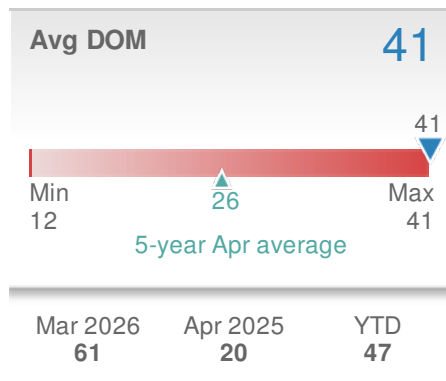
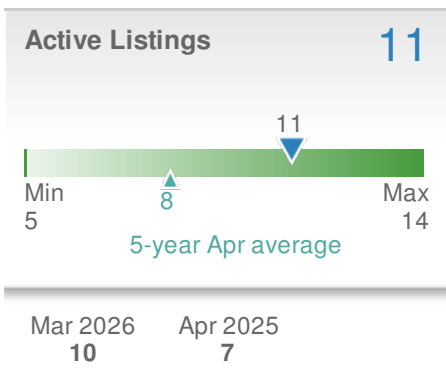
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Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for April was \$492,500, representing a decrease of 31.1% compared to last month and a decrease of 22.4% from Apr 2025. The average days on market for units sold in April was 41 days, 55% above the 5-year April average of 26 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 10; and a 10% increase in supply to 11 active units.

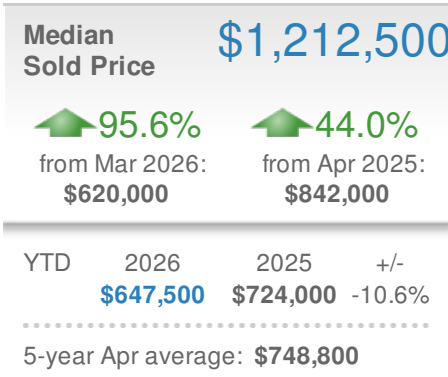
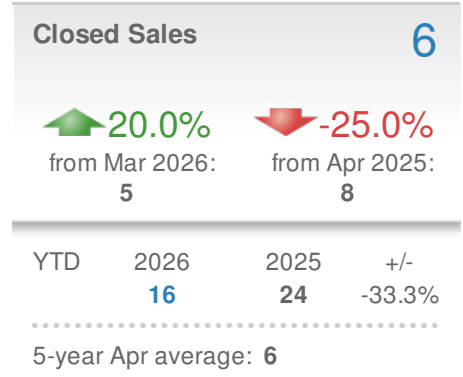
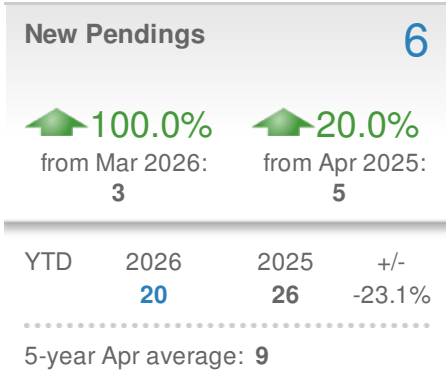
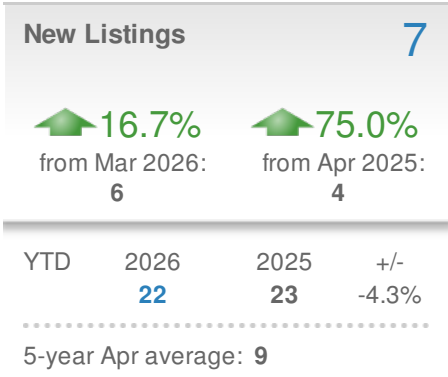
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 1.30 in March and a decrease from 2.71 in April 2025. The Contract Ratio is 74% lower than the 5-year April average of 3.48. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Marple Newtown (Delaware, PA) - Attached/Townhouse

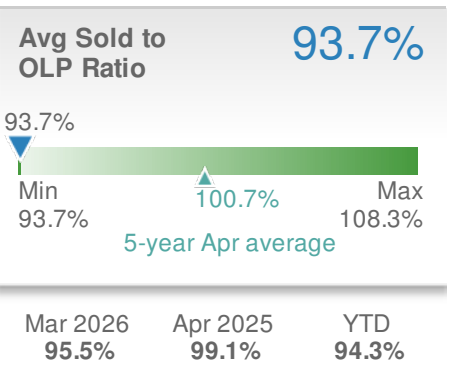
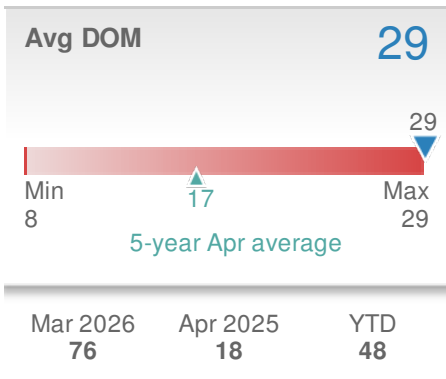
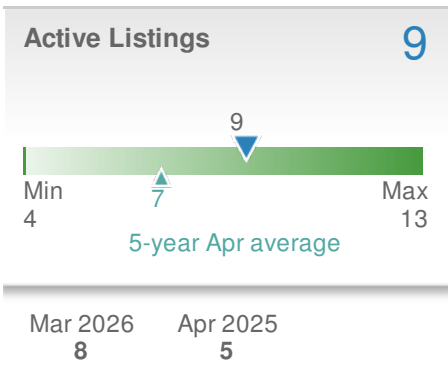
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$1,212,500, representing an increase of 95.6% compared to last month and an increase of 44% from Apr 2025. The average days on market for units sold in April was 29 days, 69% above the 5-year April average of 17 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 7; and a 12.5% increase in supply to 9 active units.

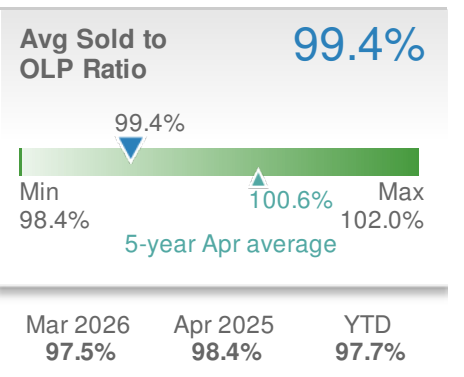
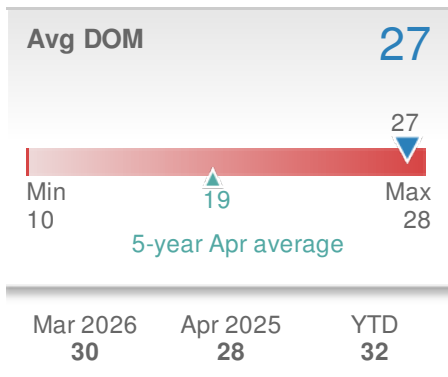
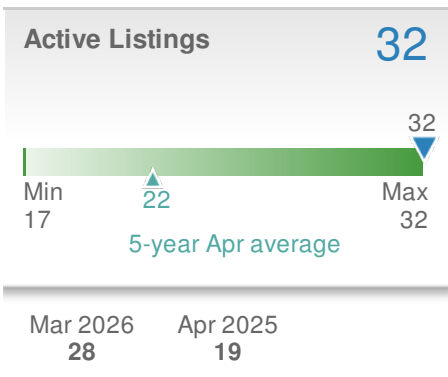
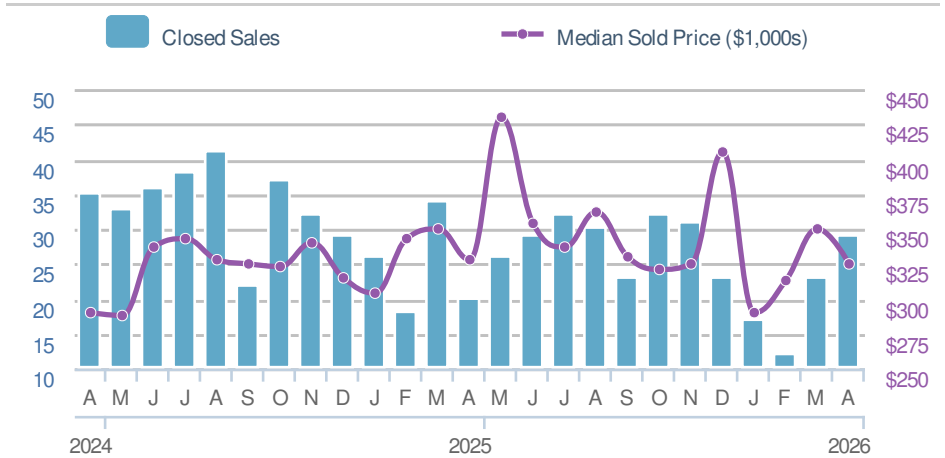
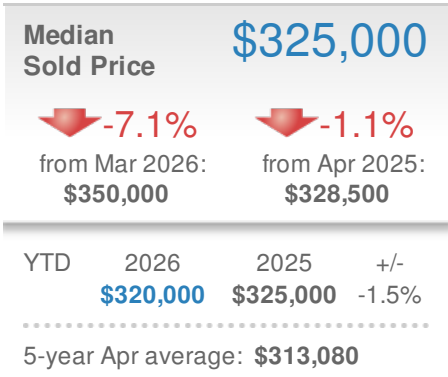
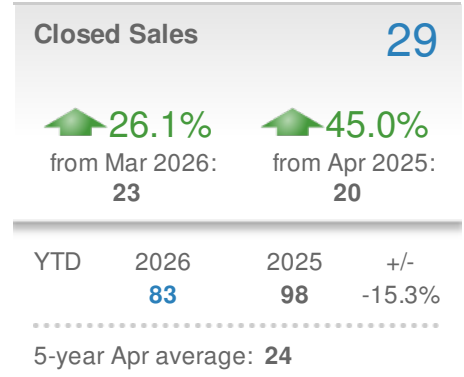
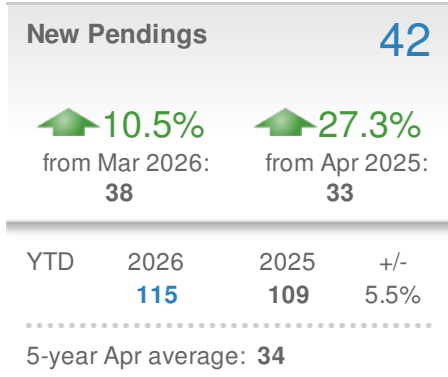
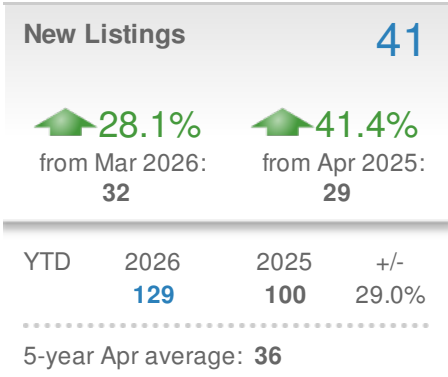
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.00 in March and a decrease from 3.40 in April 2025. The Contract Ratio is 77% lower than the 5-year April average of 3.36. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## April 2026

Penn-Delco (Delaware, PA)

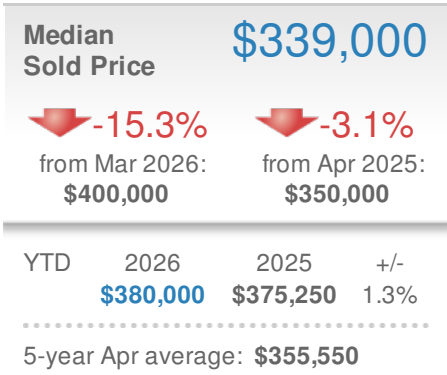
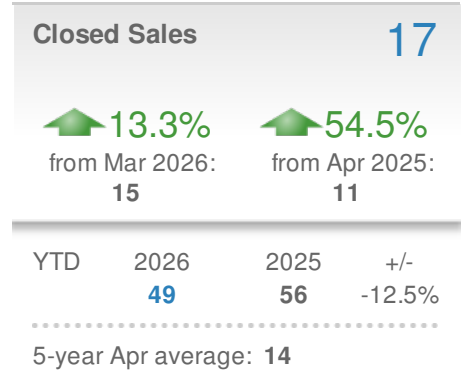
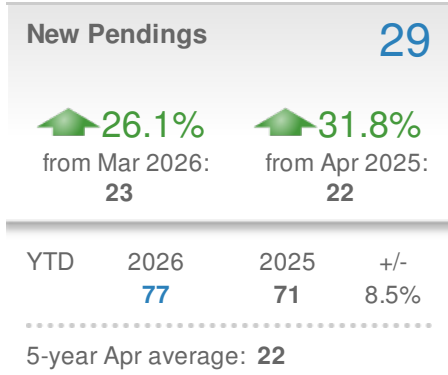
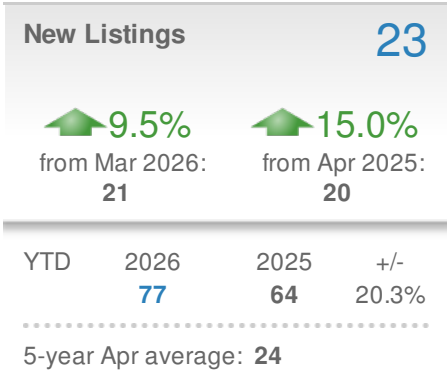
Email: ldavis@tcsr.realtor



**April 2026**

Penn-Delco (Delaware, PA) - Detached

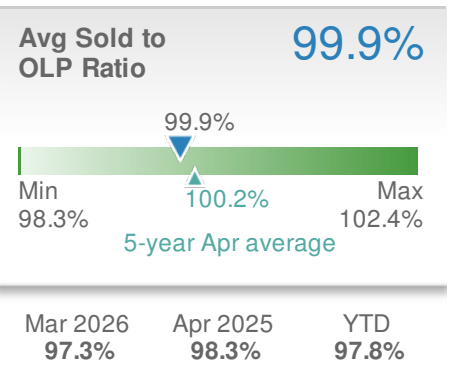
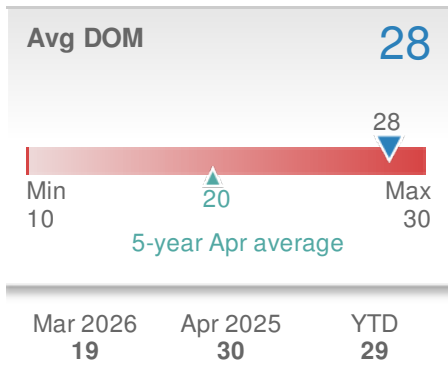
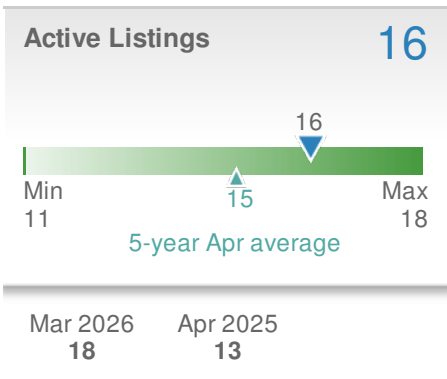
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for April was \$339,000, representing a decrease of 15.3% compared to last month and a decrease of 3.1% from Apr 2025. The average days on market for units sold in April was 28 days, 43% above the 5-year April average of 20 days. There was a 26.1% month over month increase in new contract activity with 29 New Pendings; a 54.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 37; and an 11.1% decrease in supply to 16 active units.

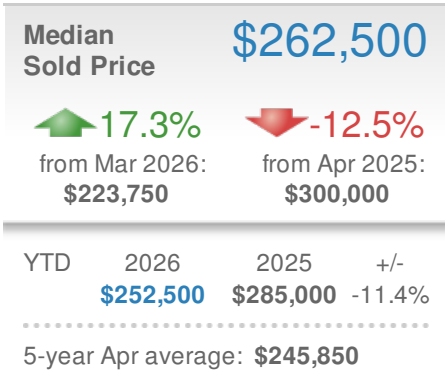
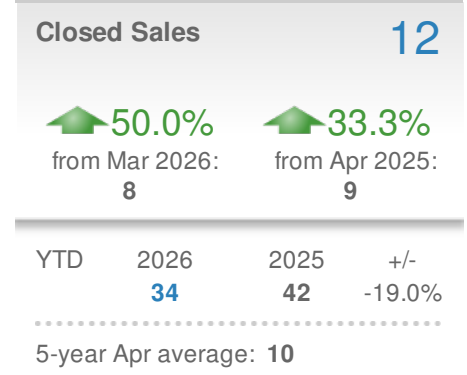
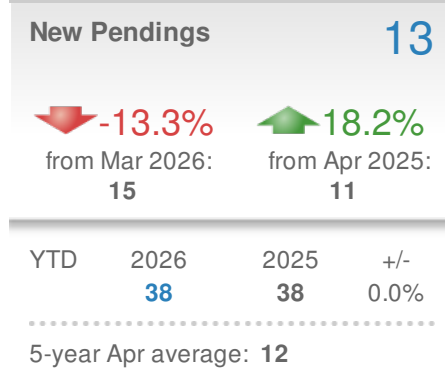
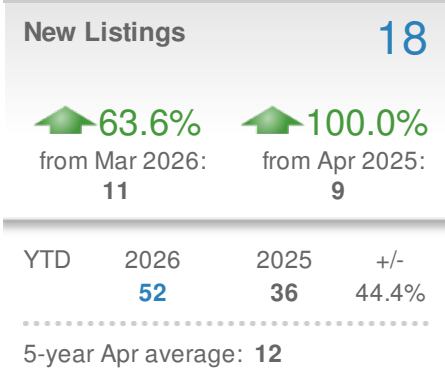
This activity resulted in a Contract Ratio of 2.31 pendings per active listing, up from 1.33 in March and an increase from 2.23 in April 2025. The Contract Ratio is 19% higher than the 5-year April average of 1.94. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Penn-Delco (Delaware, PA) - Attached

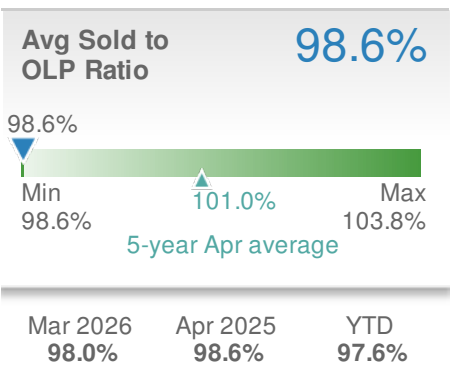
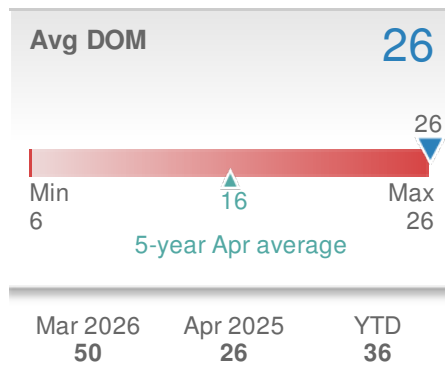
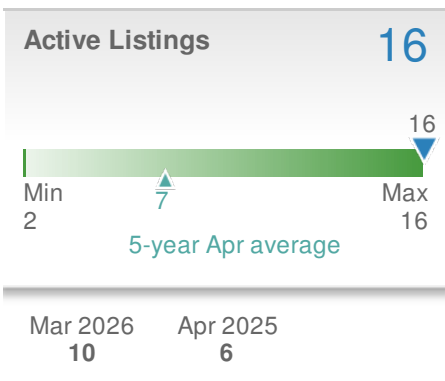
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for April was \$262,500, representing an increase of 17.3% compared to last month and a decrease of 12.5% from Apr 2025. The average days on market for units sold in April was 26 days, 61% above the 5-year April average of 16 days. There was a 13.3% month over month decrease in new contract activity with 13 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 15; and a 60% increase in supply to 16 active units.

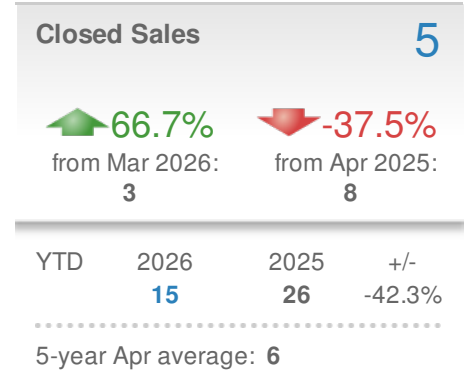
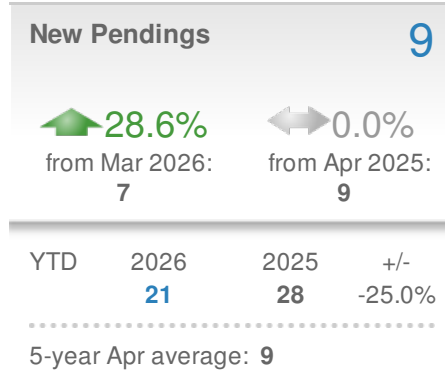
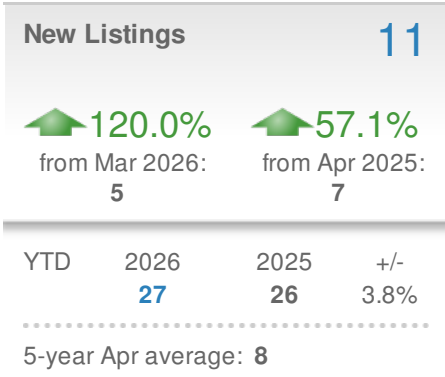
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.60 in March and a decrease from 1.83 in April 2025. The Contract Ratio is 73% lower than the 5-year April average of 3.49. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

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

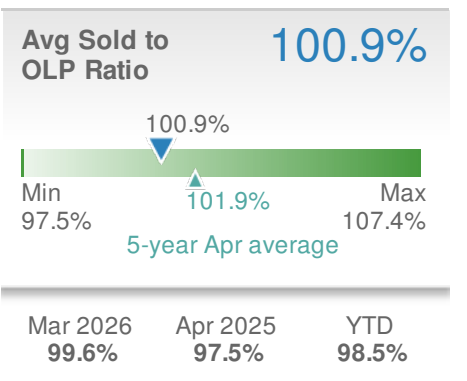
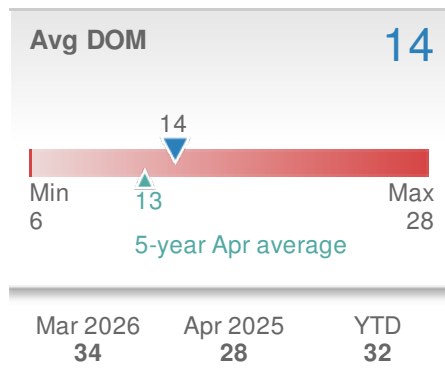
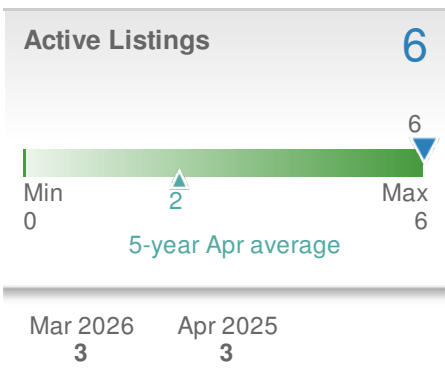
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$381,000, representing an increase of 8.9% compared to last month and an increase of 28.1% from Apr 2025. The average days on market for units sold in April was 14 days, 11% above the 5-year April average of 13 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 11; and a 100% increase in supply to 6 active units.

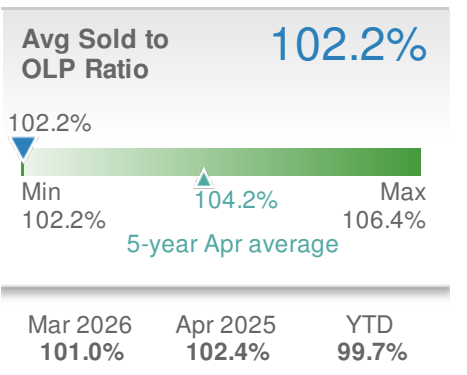
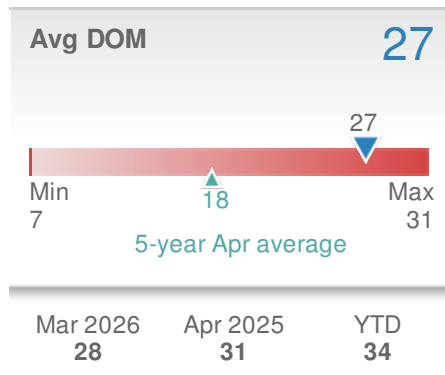
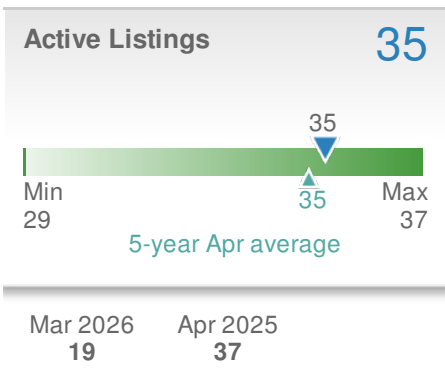
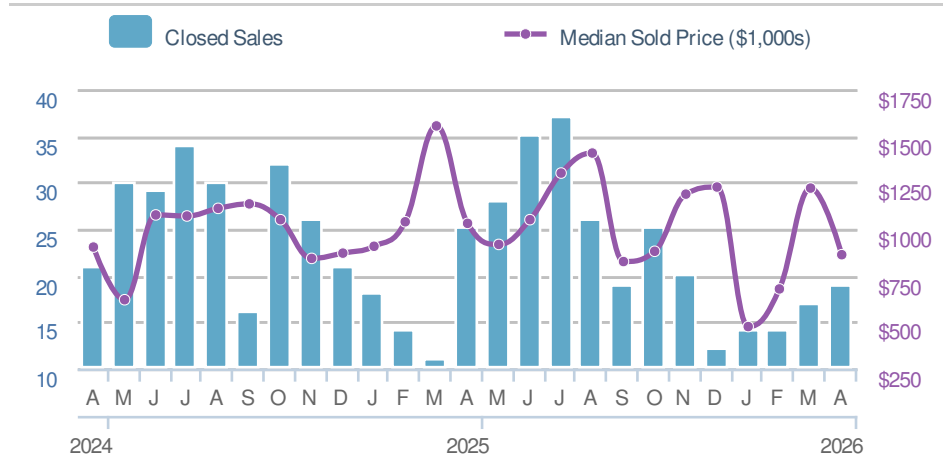
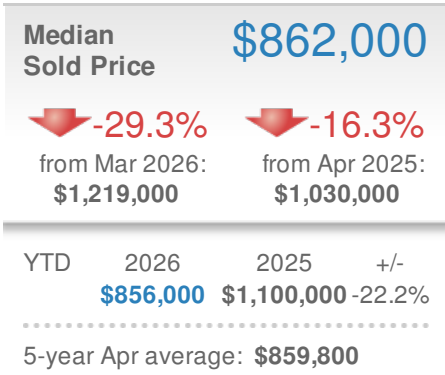
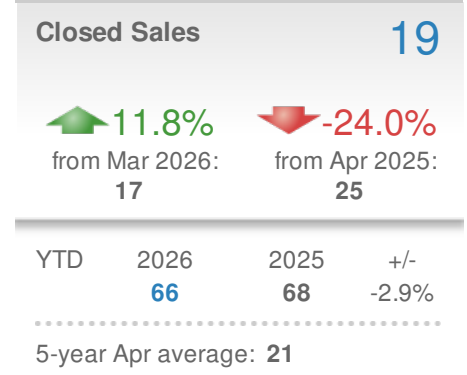
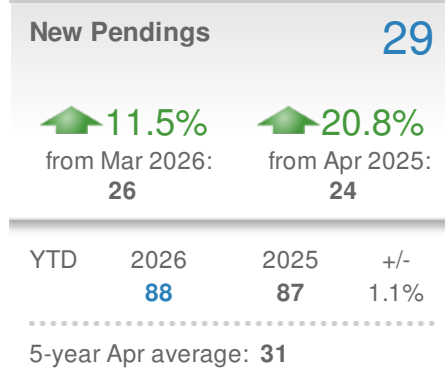
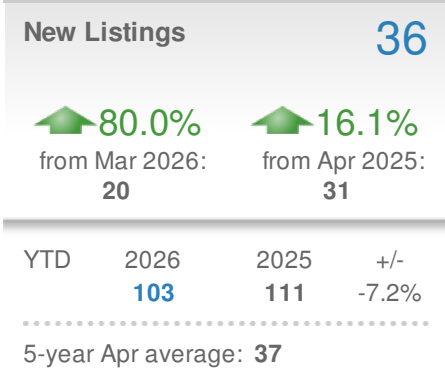
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, down from 2.67 in March and a decrease from 3.00 in April 2025. The Contract Ratio is 46% lower than the 5-year April average of 3.37. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Radnor Township (Delaware, PA)

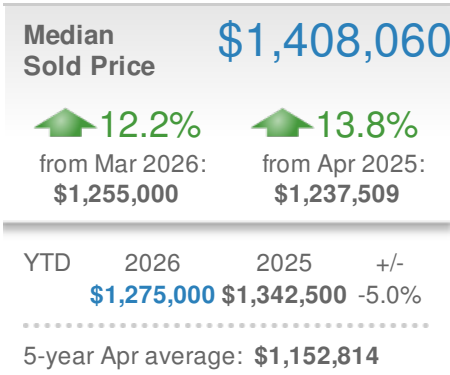
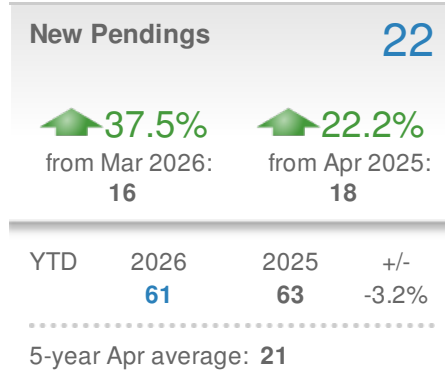
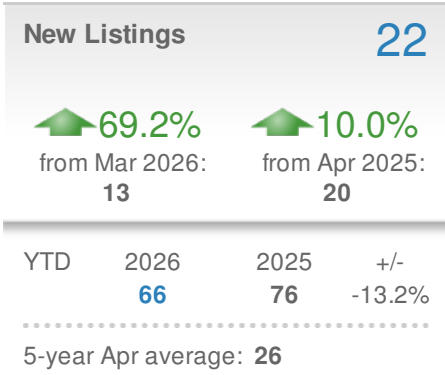
Email: ldavis@tcsr.realtor



**April 2026**

Radnor Township (Delaware, PA) - Detached

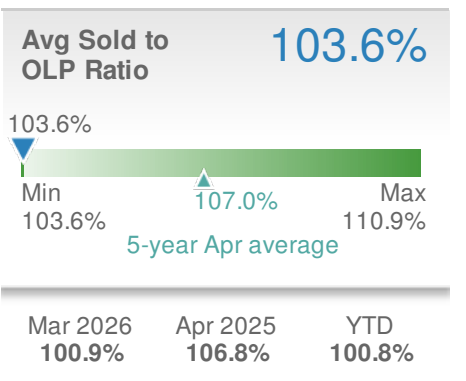
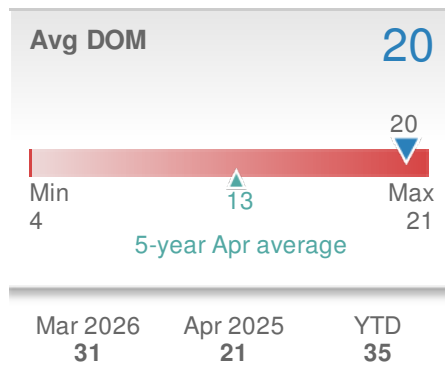
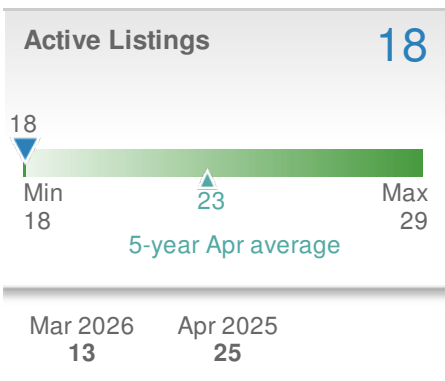
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Radnor Township (Delaware, PA), the median sold price for Detached properties for April was \$1,408,060, representing an increase of 12.2% compared to last month and an increase of 13.8% from Apr 2025. The average days on market for units sold in April was 20 days, 54% above the 5-year April average of 13 days. There was a 37.5% month over month increase in new contract activity with 22 New Pendings; a 55% MoM increase in All Pendings (new contracts + contracts carried over from March) to 31; and a 38.5% increase in supply to 18 active units.

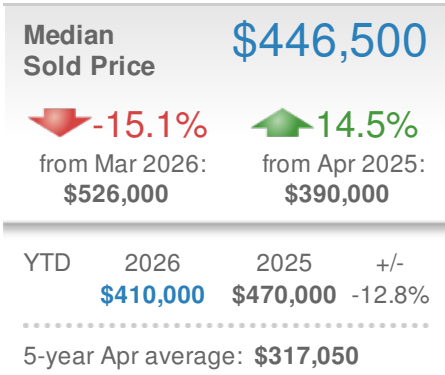
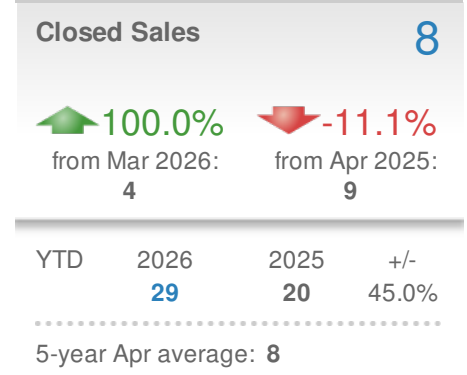
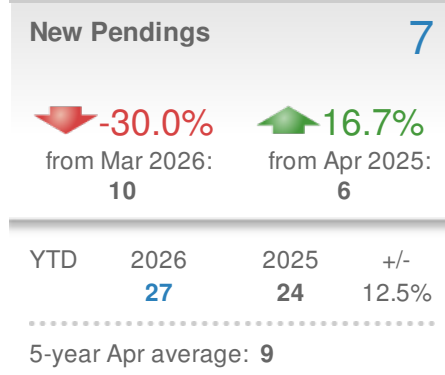
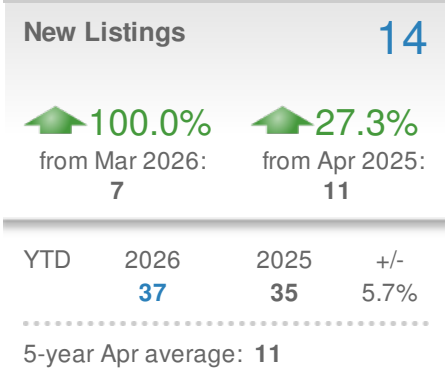
This activity resulted in a Contract Ratio of 1.72 pendings per active listing, up from 1.54 in March and an increase from 1.60 in April 2025. The Contract Ratio is 7% higher than the 5-year April average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Radnor Township (Delaware, PA) - Attached

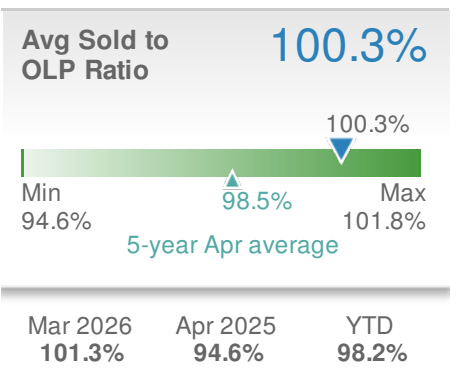
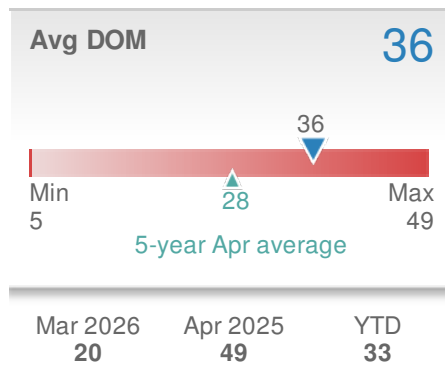
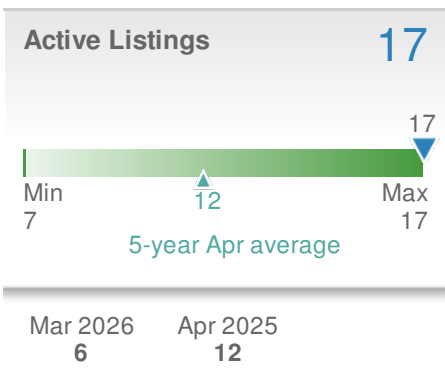
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached properties for April was \$446,500, representing a decrease of 15.1% compared to last month and an increase of 14.5% from Apr 2025. The average days on market for units sold in April was 36 days, 30% above the 5-year April average of 28 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 8; and a 183.3% increase in supply to 17 active units.

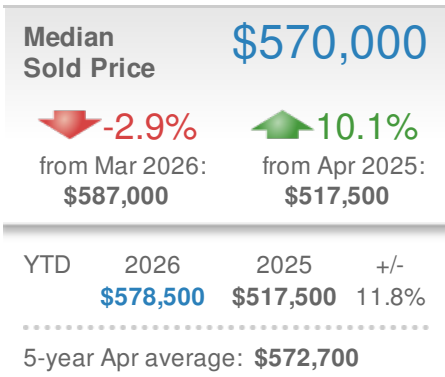
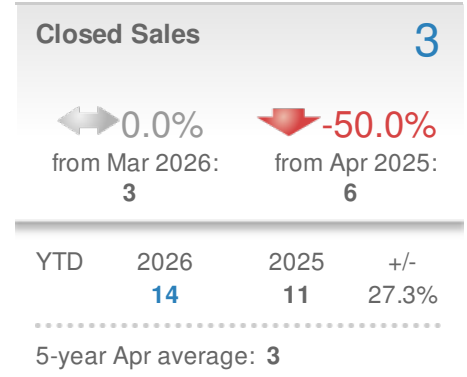
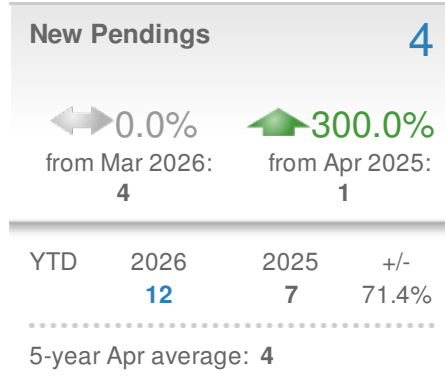
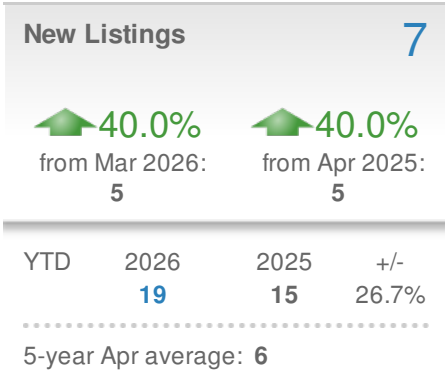
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 1.67 in March and a decrease from 0.83 in April 2025. The Contract Ratio is 71% lower than the 5-year April average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

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

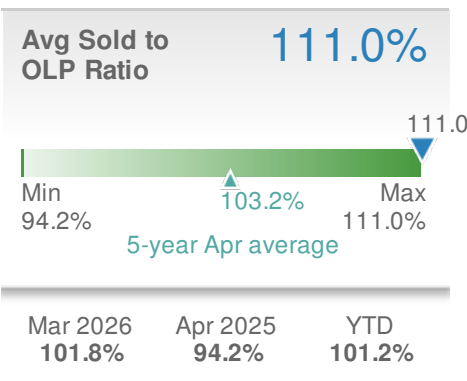
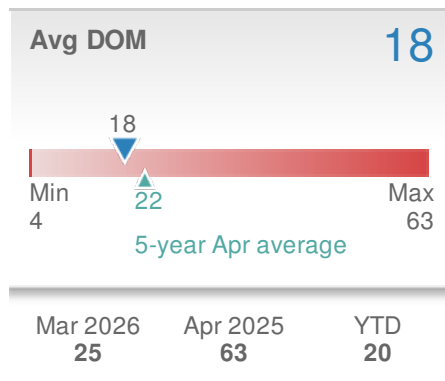
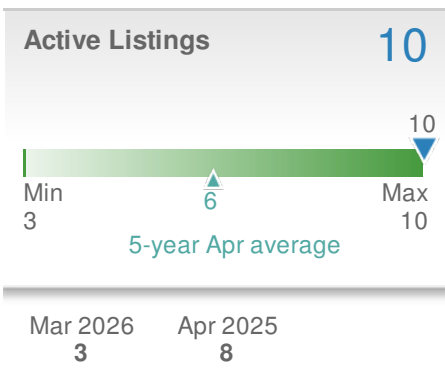
Email: ldavis@tcsr.realtor



**Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$570,000, representing a decrease of 2.9% compared to last month and an increase of 10.1% from Apr 2025. The average days on market for units sold in April was 18 days, 17% below the 5-year April average of 22 days. There was no month over month change in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 4; and a 233.3% increase in supply to 10 active units.

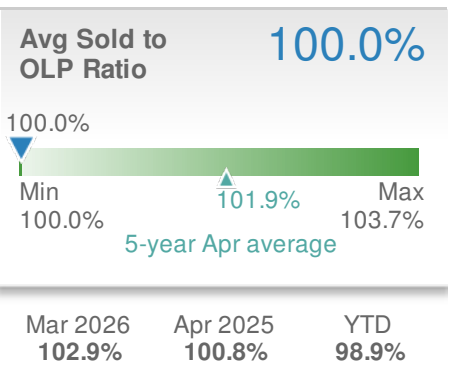
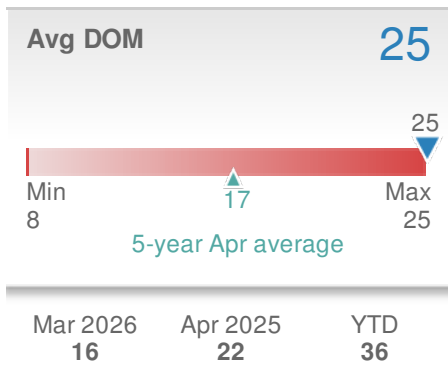
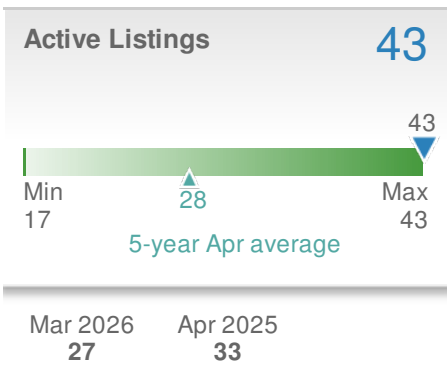
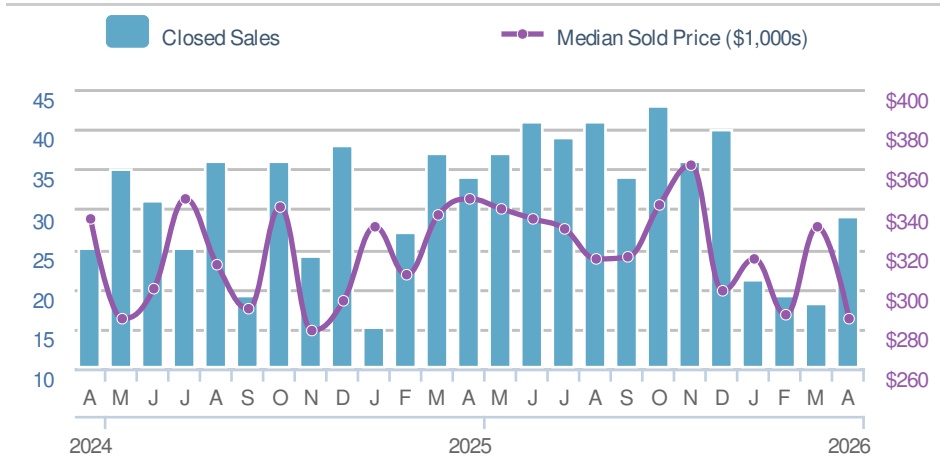
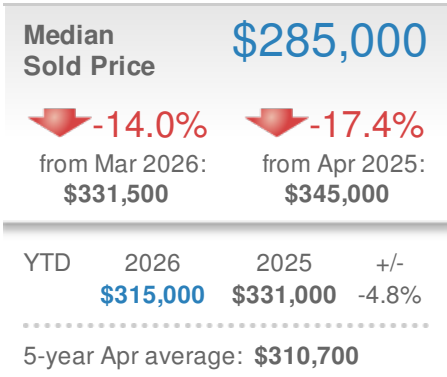
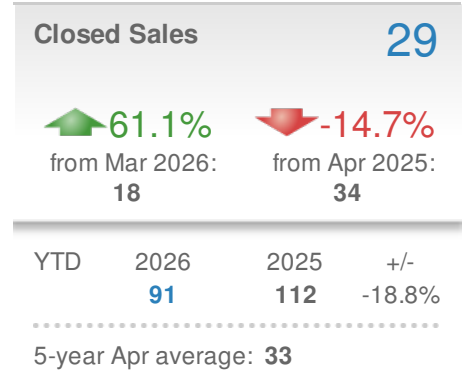
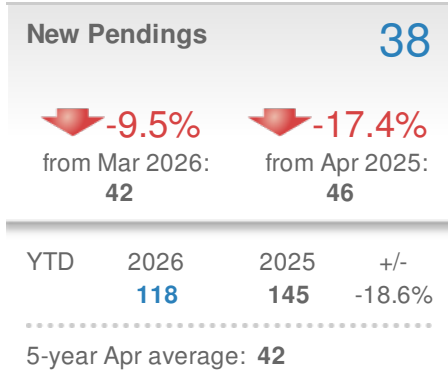
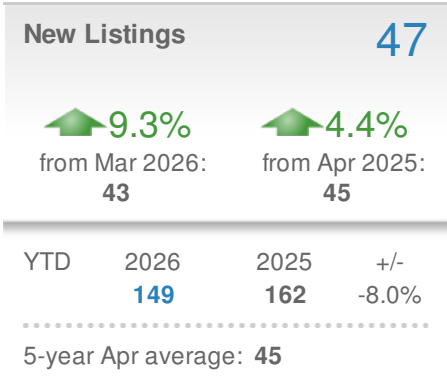
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 1.33 in March and an increase from 0.13 in April 2025. The Contract Ratio is 70% lower than the 5-year April average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## April 2026

Ridley (Delaware, PA)

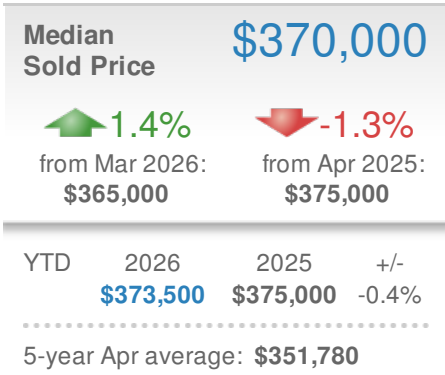
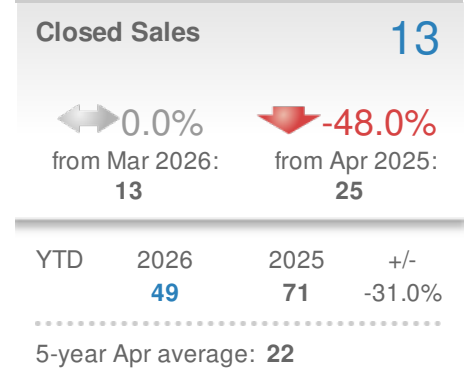
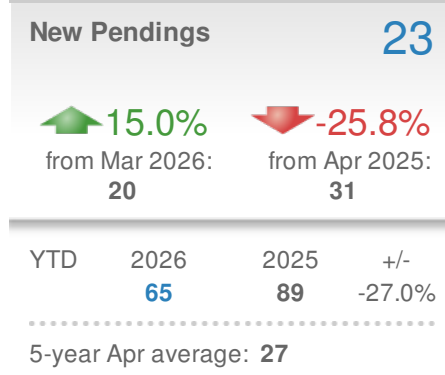
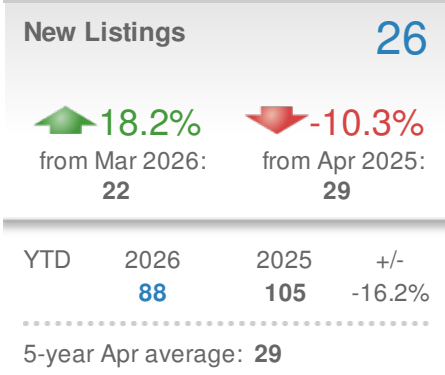
Email: ldavis@tcsr.realtor



**April 2026**

Ridley (Delaware, PA) - Detached

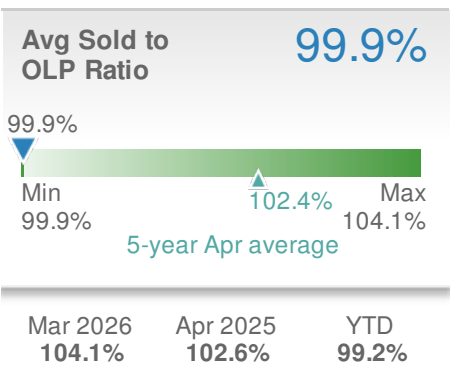
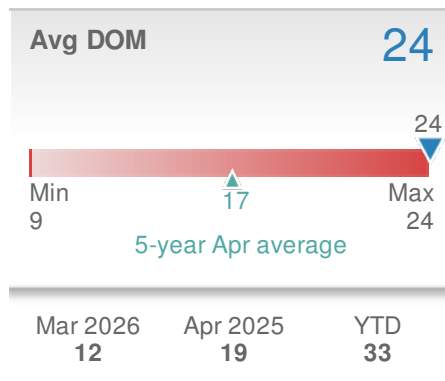
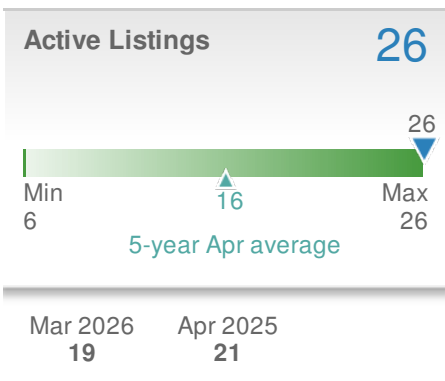
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for April was \$370,000, representing an increase of 1.4% compared to last month and a decrease of 1.3% from Apr 2025. The average days on market for units sold in April was 24 days, 43% above the 5-year April average of 17 days. There was a 15% month over month increase in new contract activity with 23 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 30; and a 36.8% increase in supply to 26 active units.

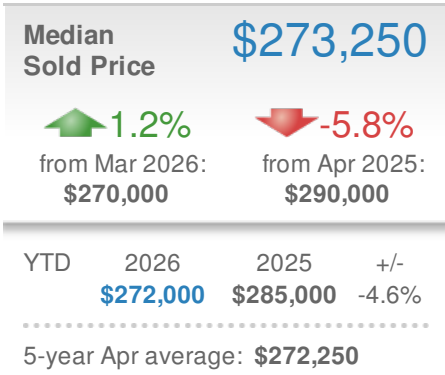
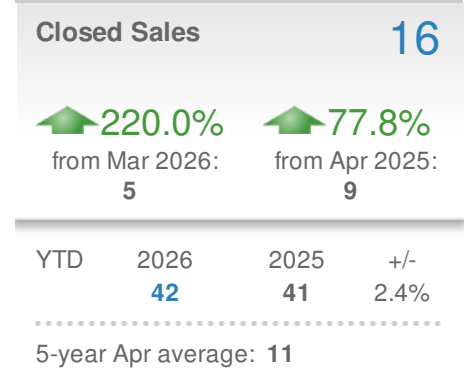
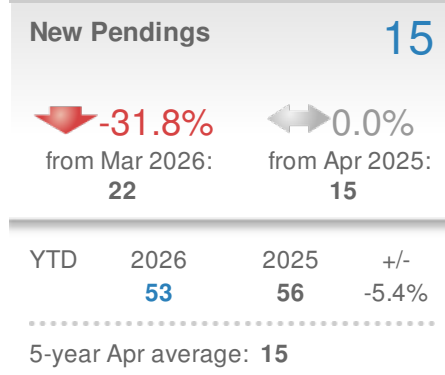
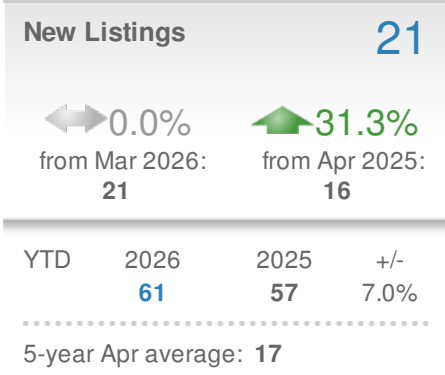
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 1.11 in March and a decrease from 1.62 in April 2025. The Contract Ratio is 59% lower than the 5-year April average of 2.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**April 2026**

Ridley (Delaware, PA) - Attached

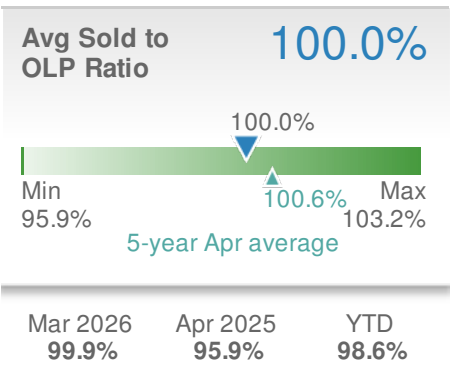
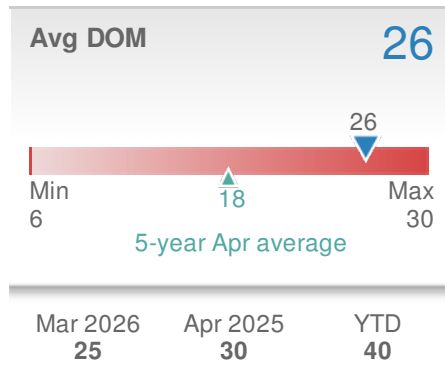
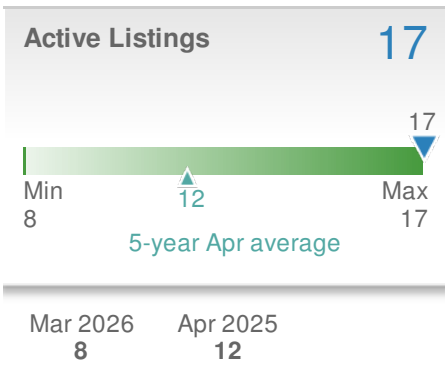
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Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for April was \$273,250, representing an increase of 1.2% compared to last month and a decrease of 5.8% from Apr 2025. The average days on market for units sold in April was 26 days, 43% above the 5-year April average of 18 days. There was a 31.8% month over month decrease in new contract activity with 15 New Pendings; a 4.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 21; and a 112.5% increase in supply to 17 active units.

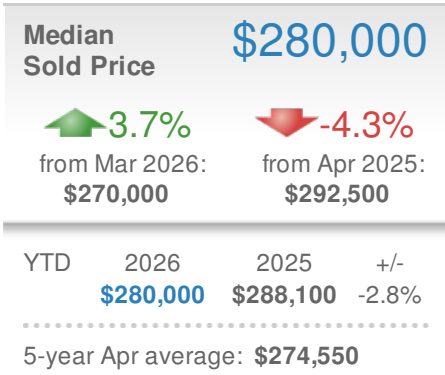
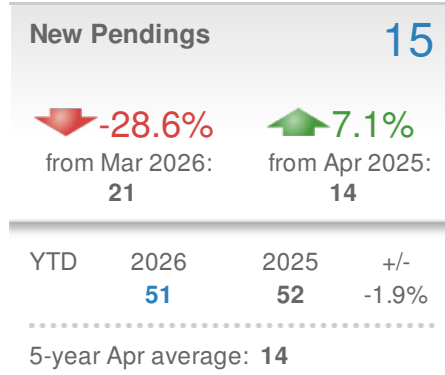
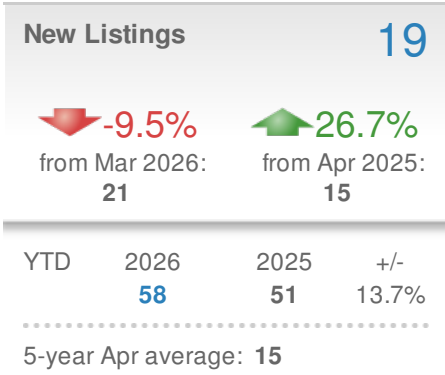
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 2.75 in March and a decrease from 1.50 in April 2025. The Contract Ratio is 26% lower than the 5-year April average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Ridley (Delaware, PA) - Attached/Townhouse

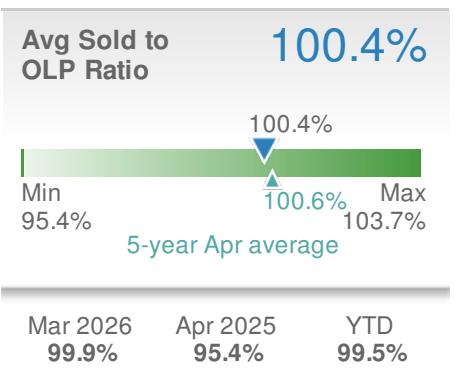
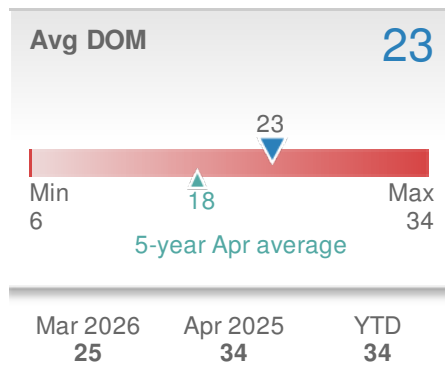
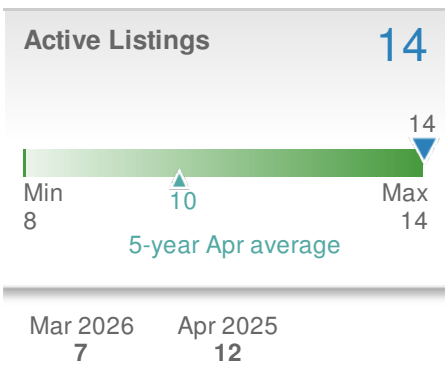
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**Summary**

In Ridley (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$280,000, representing an increase of 3.7% compared to last month and a decrease of 4.3% from Apr 2025. The average days on market for units sold in April was 23 days, 26% above the 5-year April average of 18 days. There was a 28.6% month over month decrease in new contract activity with 15 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 21; and a 100% increase in supply to 14 active units.

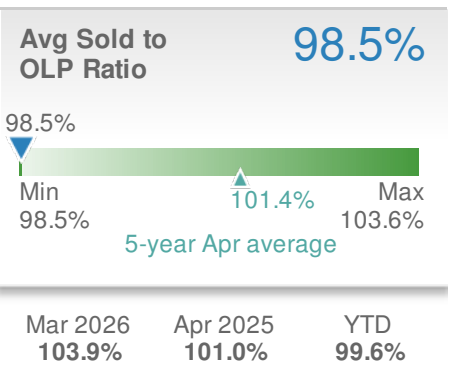
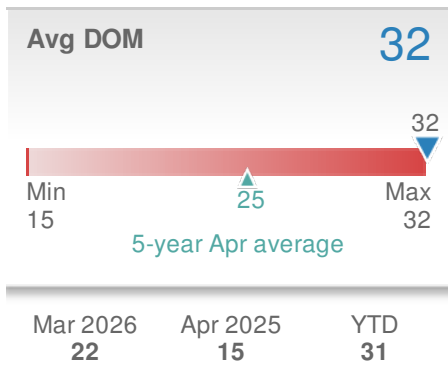
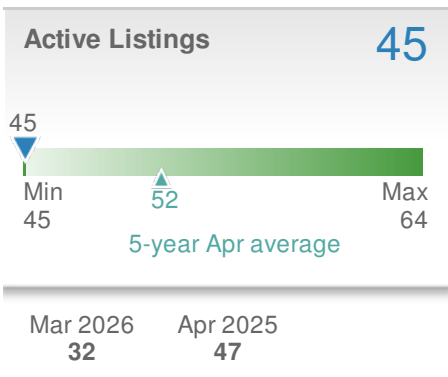
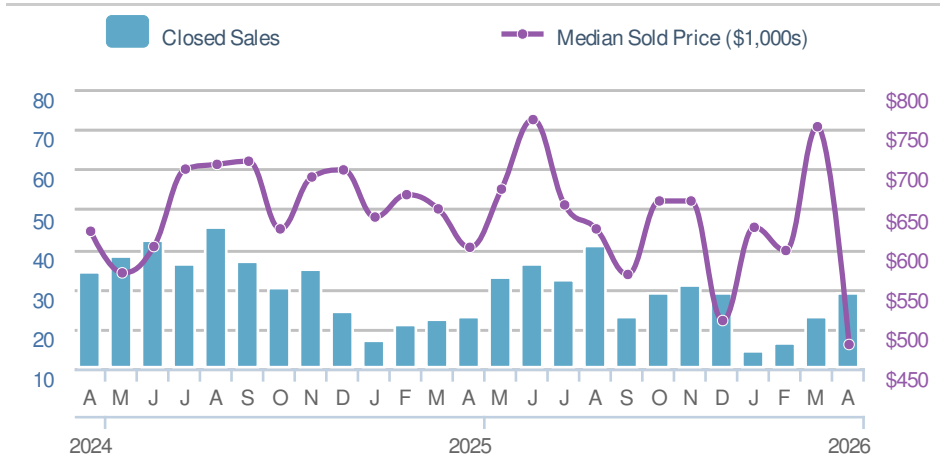
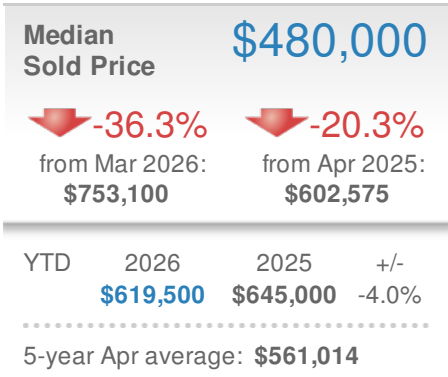
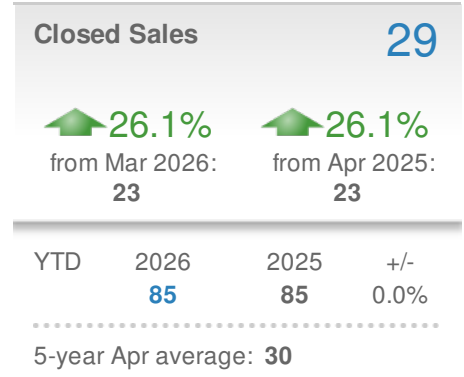
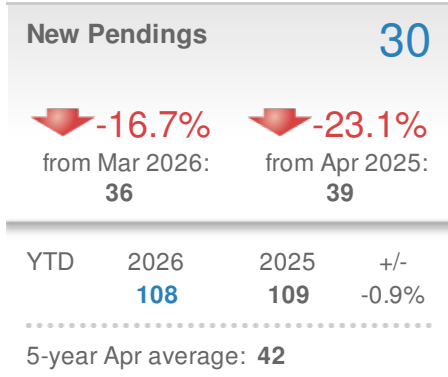
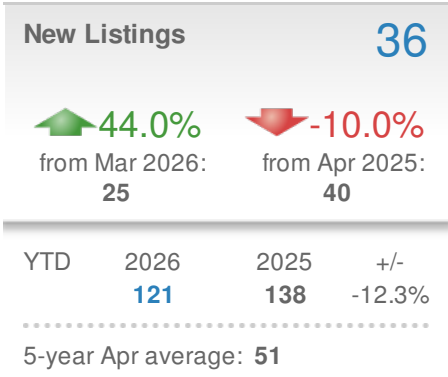
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 3.00 in March and an increase from 1.42 in April 2025. The Contract Ratio is 16% lower than the 5-year April average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Rose Tree Media (Delaware, PA)

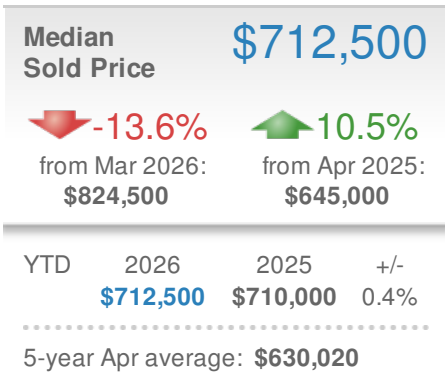
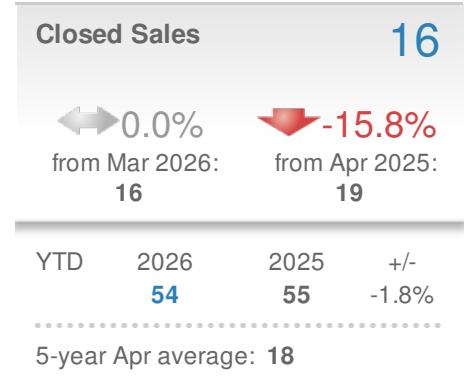
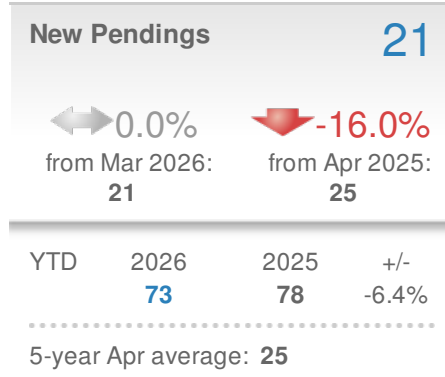
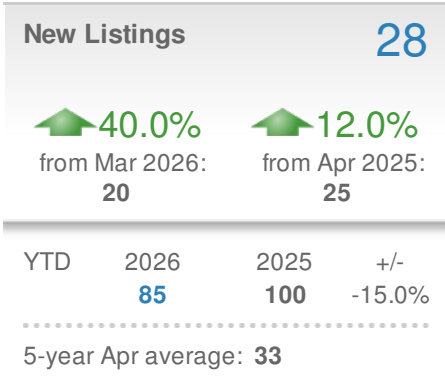
Email: ldavis@tcsr.realtor



**April 2026**

Rose Tree Media (Delaware, PA) - Detached

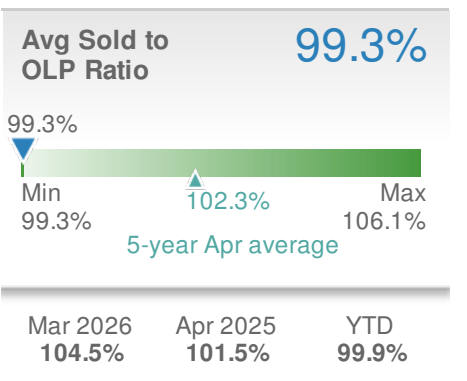
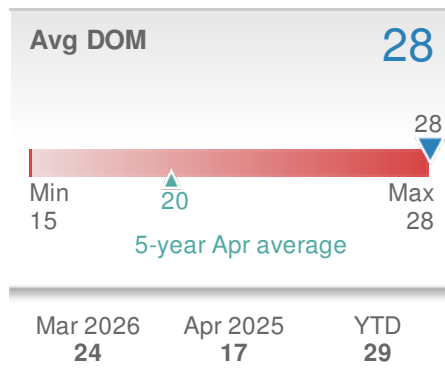
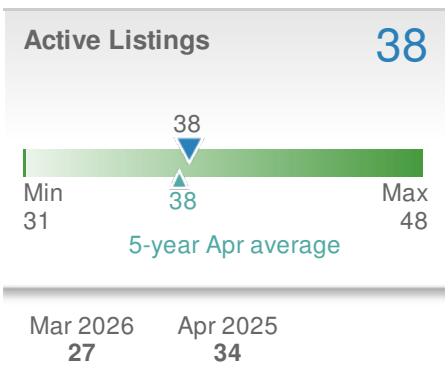
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for April was \$712,500, representing a decrease of 13.6% compared to last month and an increase of 10.5% from Apr 2025. The average days on market for units sold in April was 28 days, 41% above the 5-year April average of 20 days. There was no month over month change in new contract activity with 21 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 38; and a 40.7% increase in supply to 38 active units.

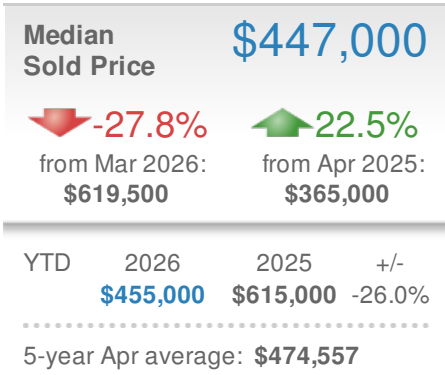
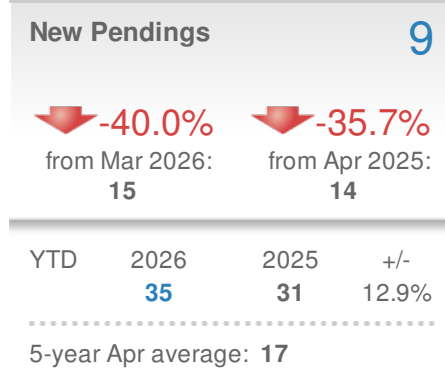
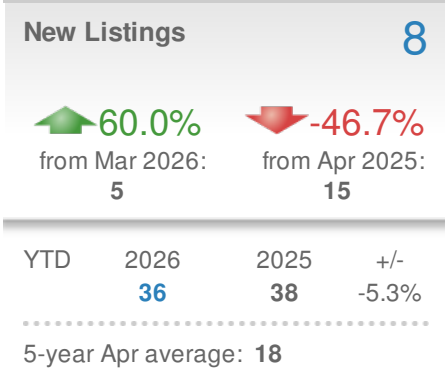
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.26 in March and a decrease from 1.24 in April 2025. The Contract Ratio is 13% lower than the 5-year April average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Rose Tree Media (Delaware, PA) - Attached

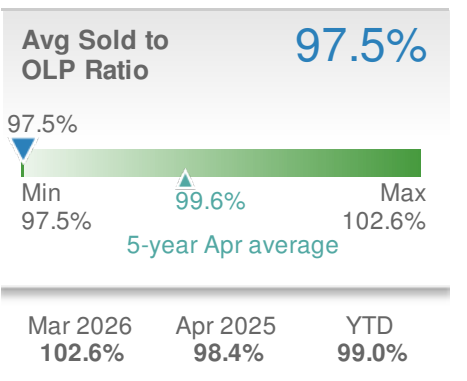
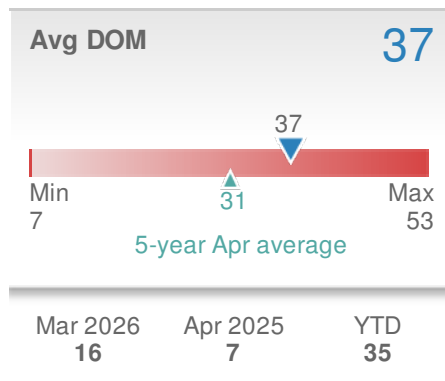
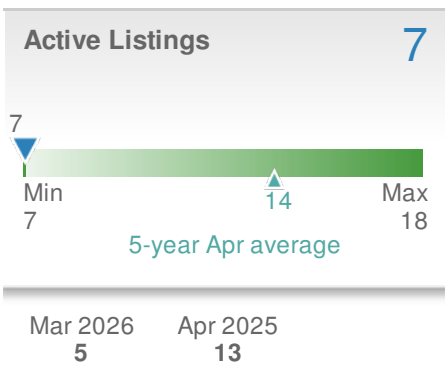
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for April was \$447,000, representing a decrease of 27.8% compared to last month and an increase of 22.5% from Apr 2025. The average days on market for units sold in April was 37 days, 21% above the 5-year April average of 31 days. There was a 40% month over month decrease in new contract activity with 9 New Pendings; a 26.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 11; and a 40% increase in supply to 7 active units.

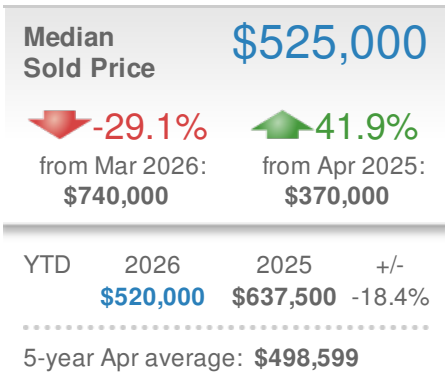
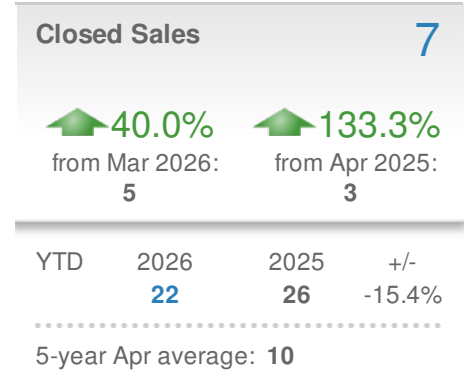
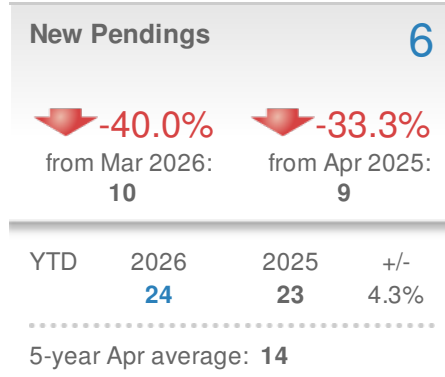
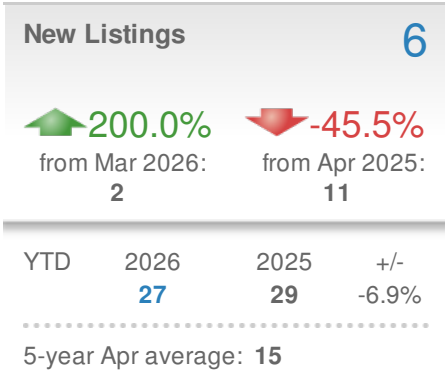
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, down from 3.00 in March and an increase from 1.08 in April 2025. The Contract Ratio is 48% lower than the 5-year April average of 3.02. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

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

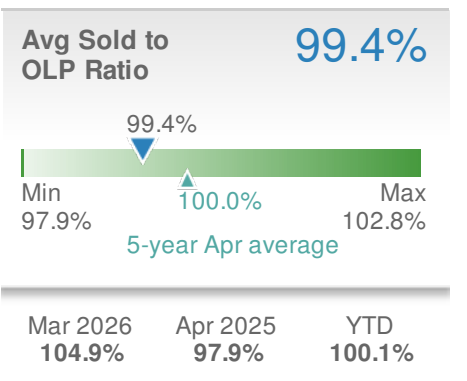
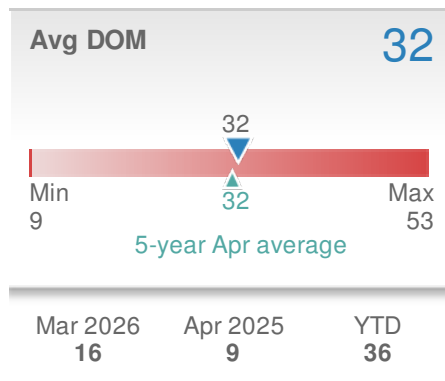
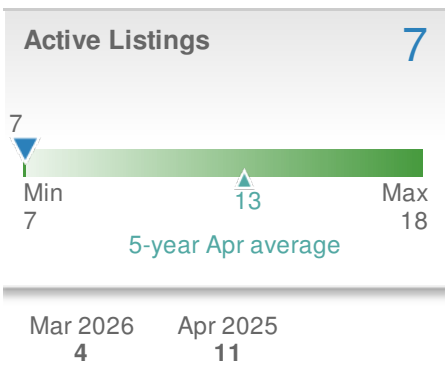
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$525,000, representing a decrease of 29.1% compared to last month and an increase of 41.9% from Apr 2025. The average days on market for units sold in April was 32 days, the same as the 5-year April average of 32 days. There was a 40% month over month decrease in new contract activity with 6 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 7; and a 75% increase in supply to 7 active units.

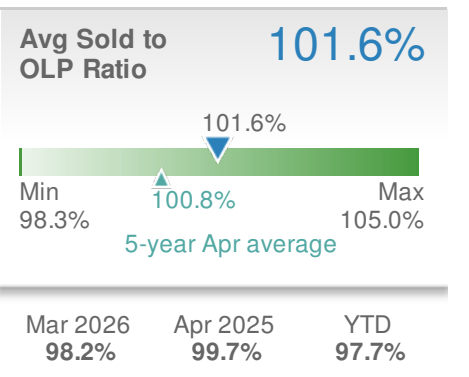
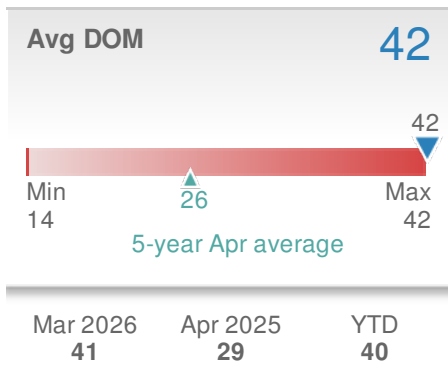
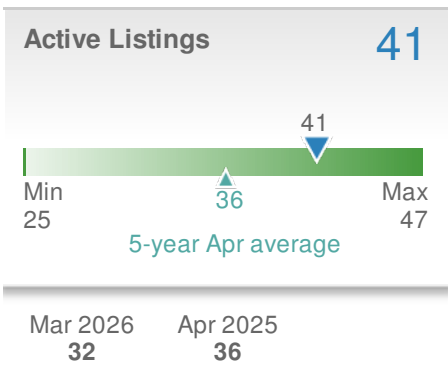
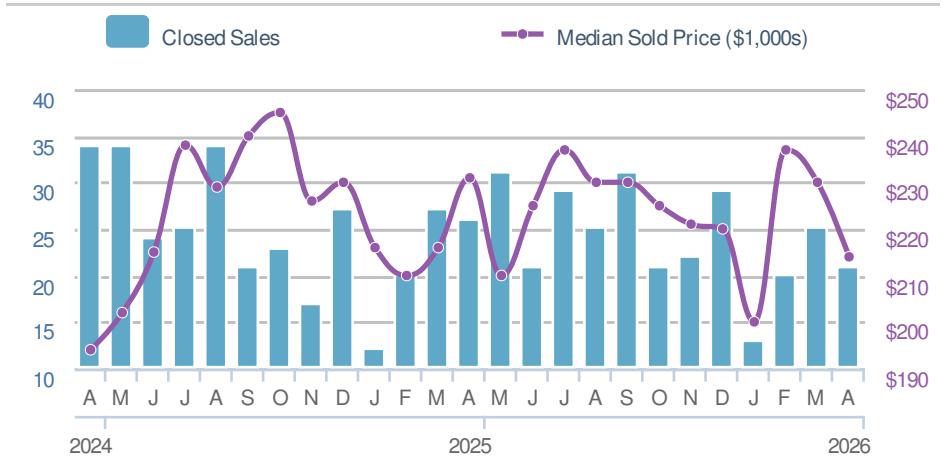
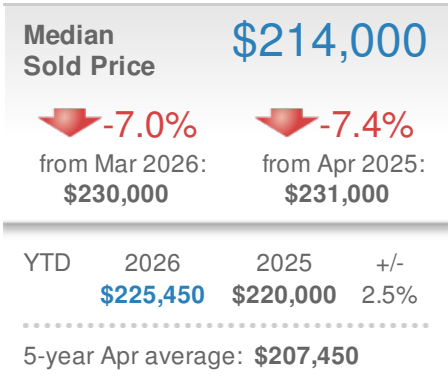
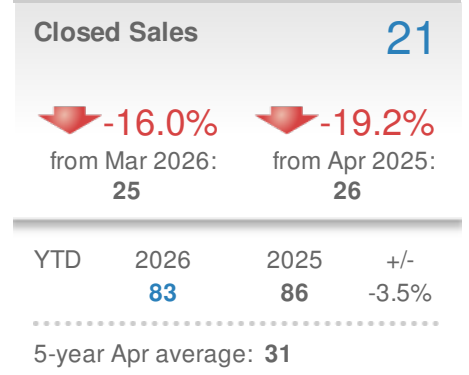
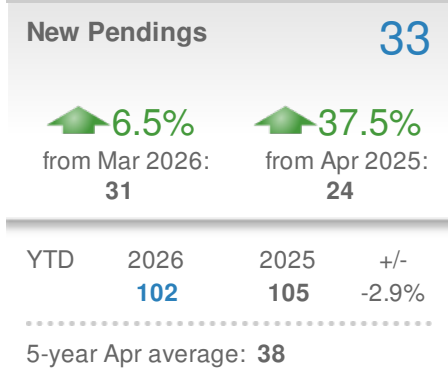
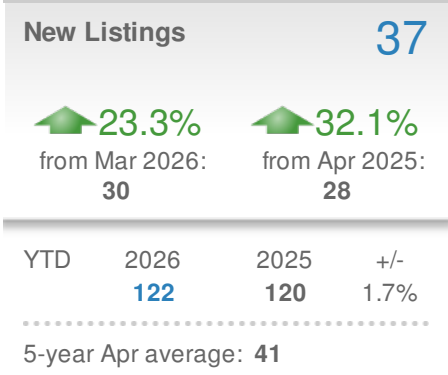
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.25 in March and an increase from 0.91 in April 2025. The Contract Ratio is 66% lower than the 5-year April average of 2.90. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Southeast Delco (Delaware, PA)

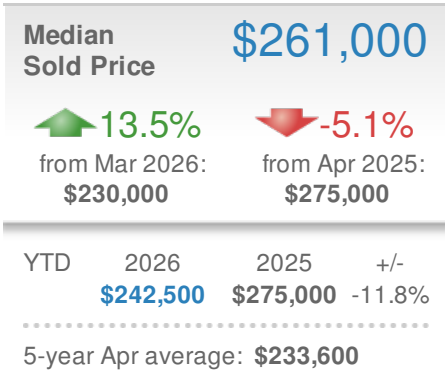
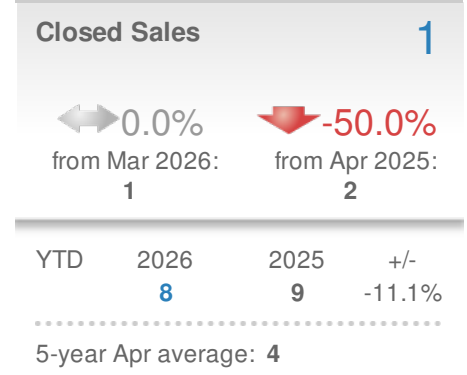
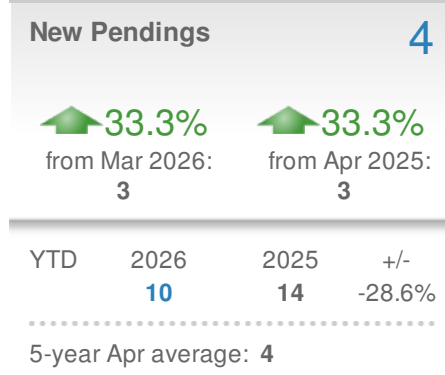
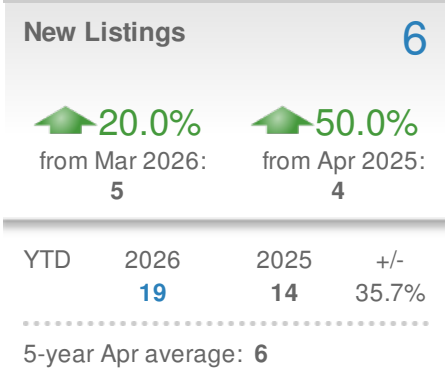
Email: ldavis@tcsr.realtor



**April 2026**

Southeast Delco (Delaware, PA) - Detached

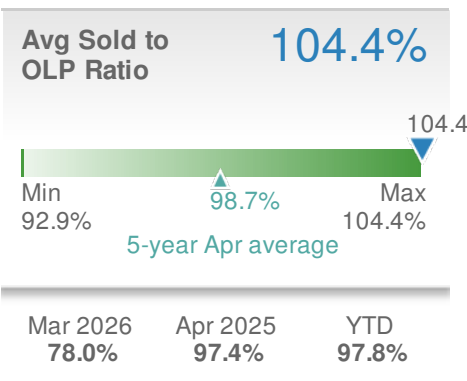
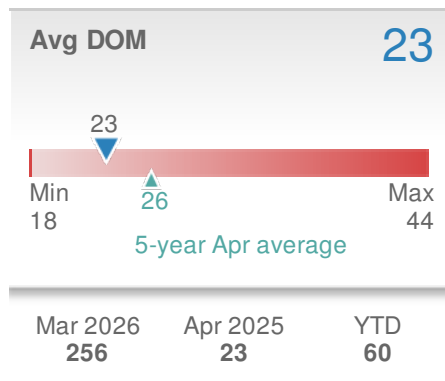
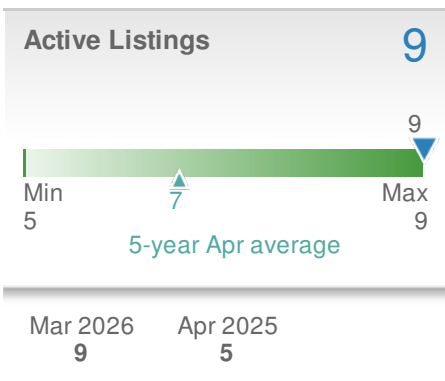
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**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for April was \$261,000, representing an increase of 13.5% compared to last month and a decrease of 5.1% from Apr 2025. The average days on market for units sold in April was 23 days, 12% below the 5-year April average of 26 days. There was a 33.3% 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 March) to 8; and no change in supply with 9 active units.

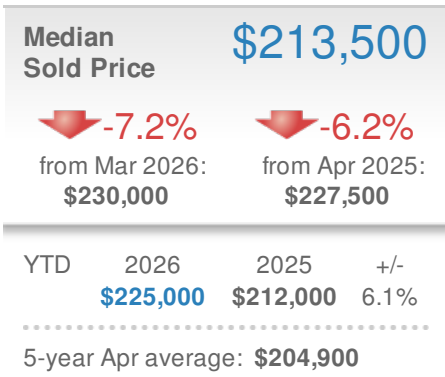
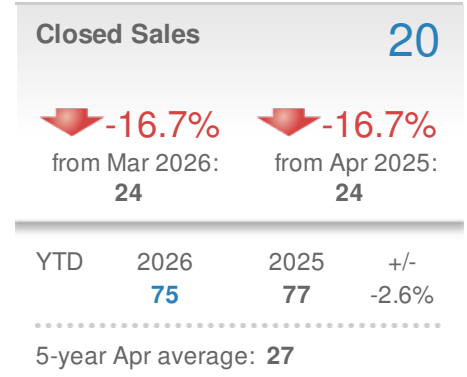
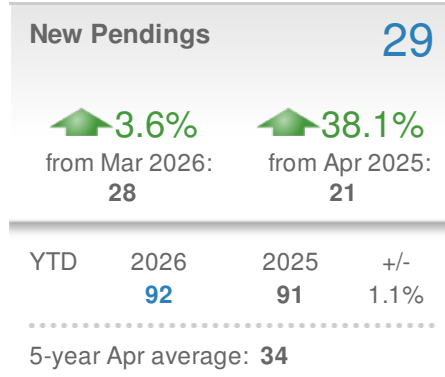
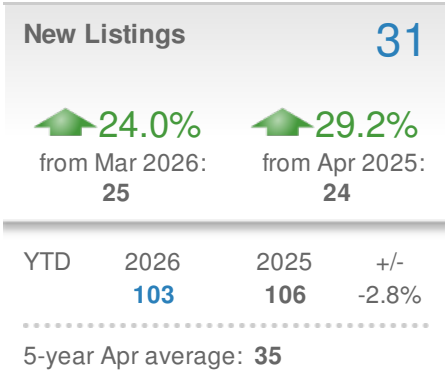
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.44 in March and a decrease from 1.40 in April 2025. The Contract Ratio is 19% lower than the 5-year April average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**April 2026**

Southeast Delco (Delaware, PA) - Attached

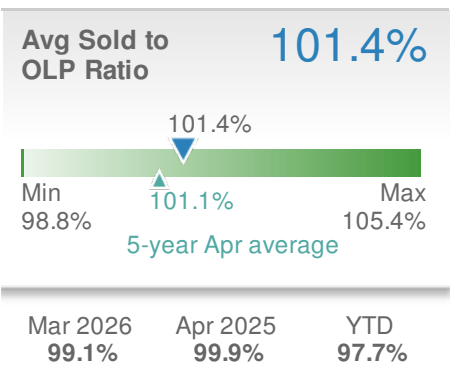
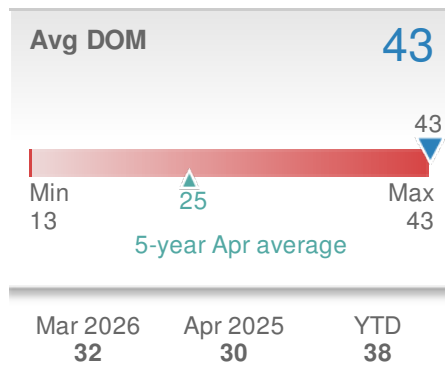
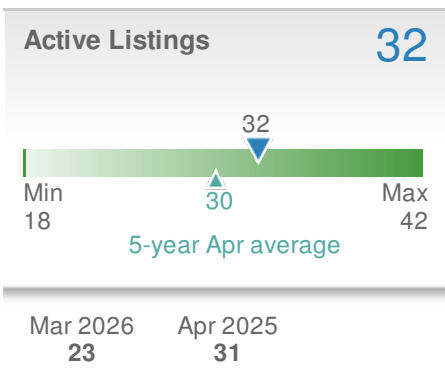
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for April was \$213,500, representing a decrease of 7.2% compared to last month and a decrease of 6.2% from Apr 2025. The average days on market for units sold in April was 43 days, 69% above the 5-year April average of 25 days. There was a 3.6% month over month increase in new contract activity with 29 New Pendings; a 15.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 37; and a 39.1% increase in supply to 32 active units.

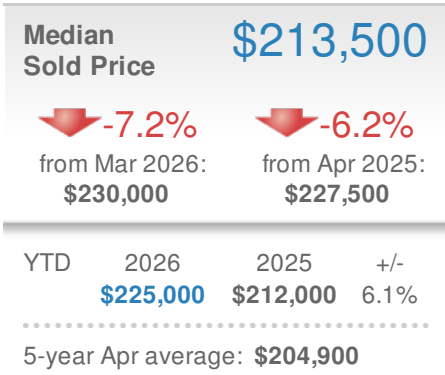
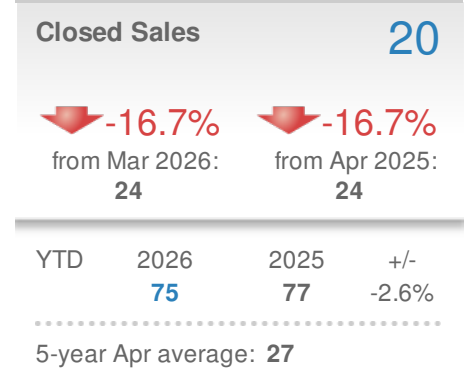
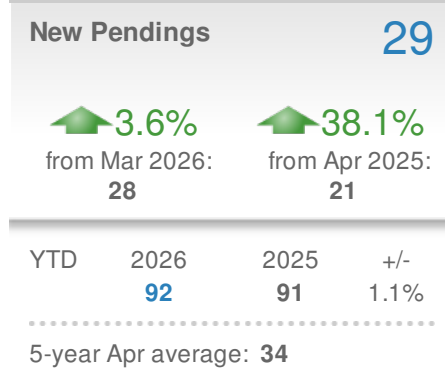
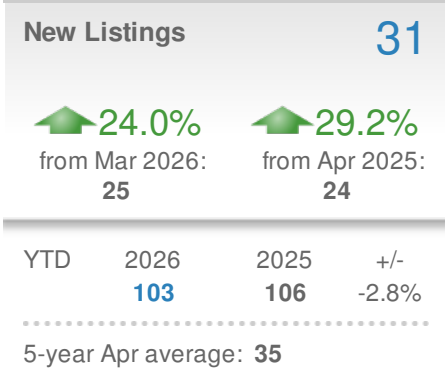
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.39 in March and an increase from 0.97 in April 2025. The Contract Ratio is 32% lower than the 5-year April average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Southeast Delco (Delaware, PA) - Attached/Townhouse

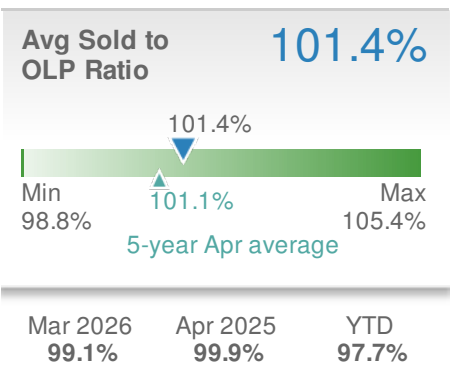
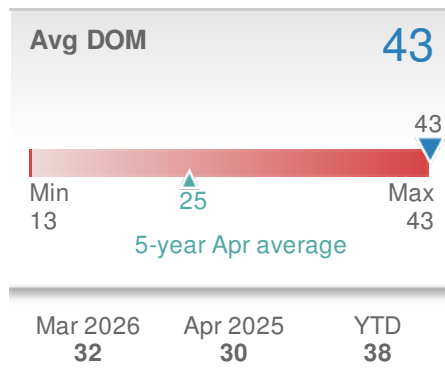
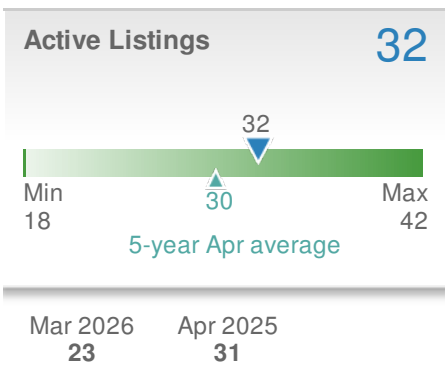
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$213,500, representing a decrease of 7.2% compared to last month and a decrease of 6.2% from Apr 2025. The average days on market for units sold in April was 43 days, 69% above the 5-year April average of 25 days. There was a 3.6% month over month increase in new contract activity with 29 New Pendings; a 15.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 37; and a 39.1% increase in supply to 32 active units.

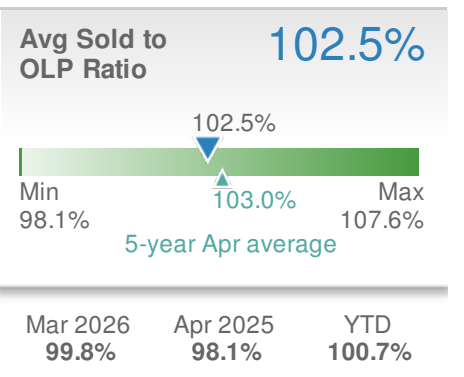
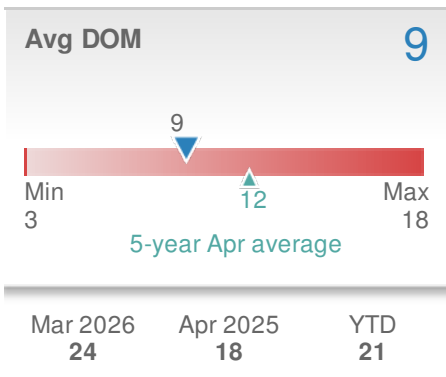
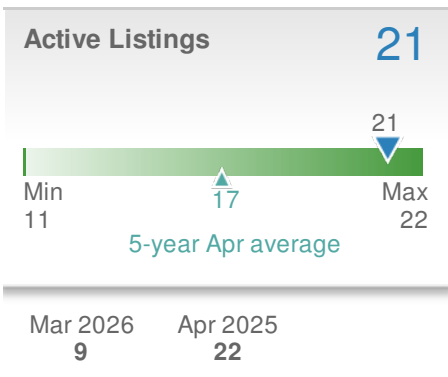
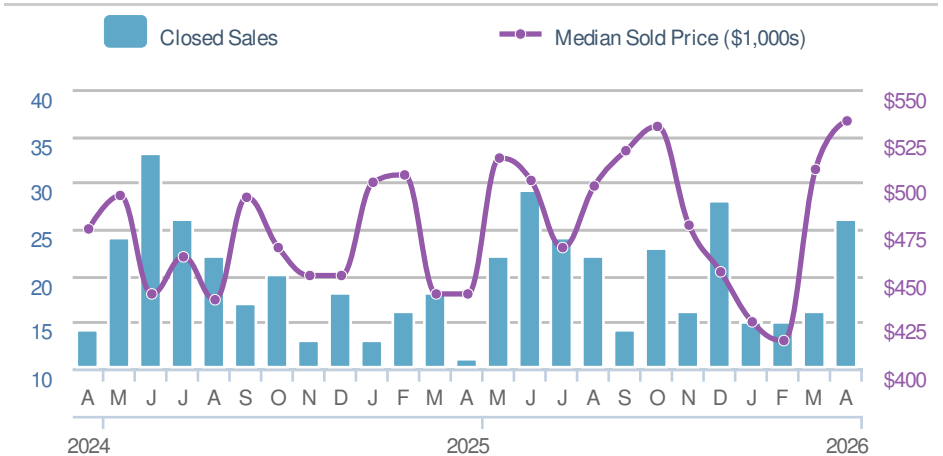
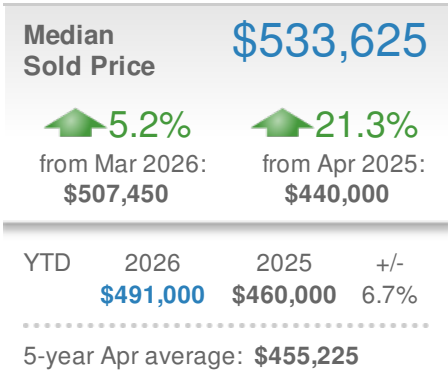
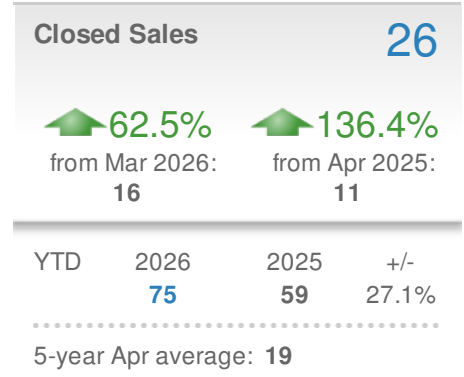
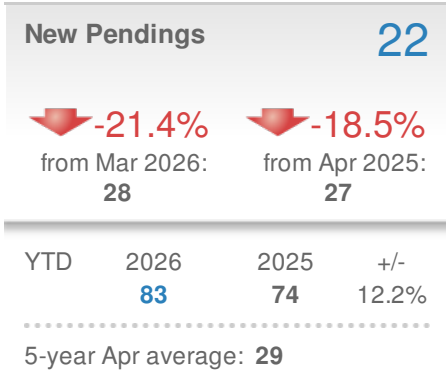
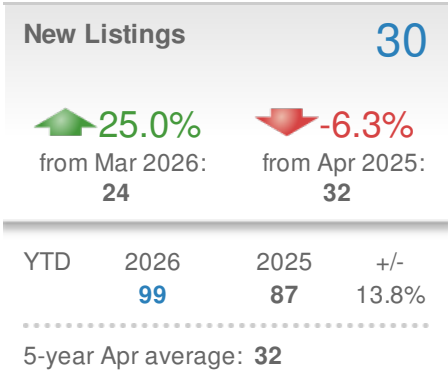
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.39 in March and an increase from 0.97 in April 2025. The Contract Ratio is 32% lower than the 5-year April average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## April 2026

### Springfield (Delaware, PA)

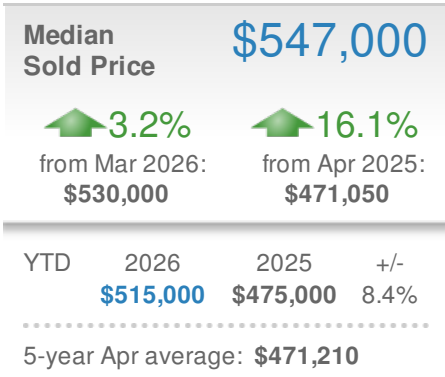
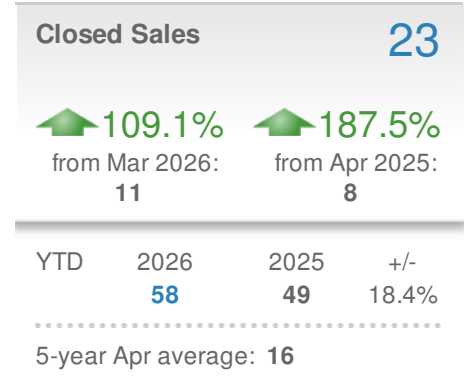
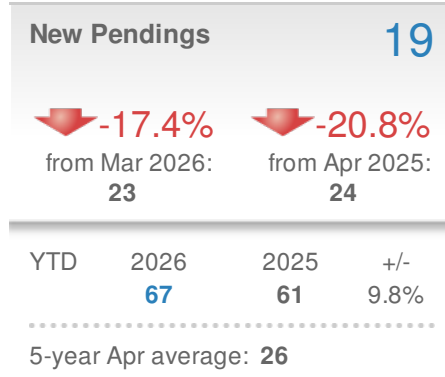
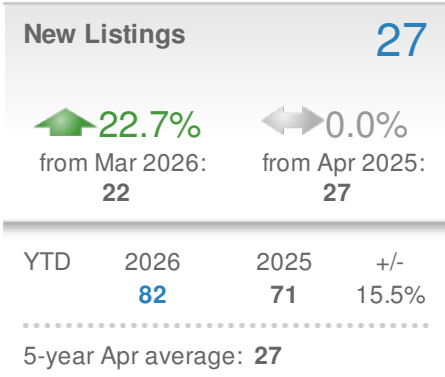
Email: ldavis@tcsr.realtor



**April 2026**

Springfield (Delaware, PA) - Detached

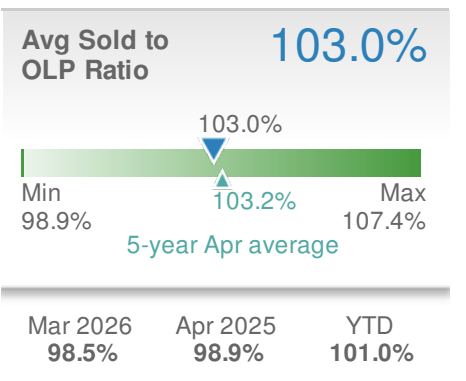
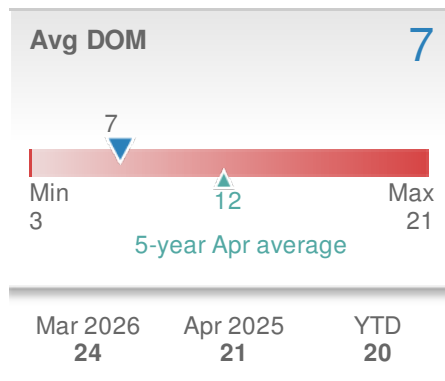
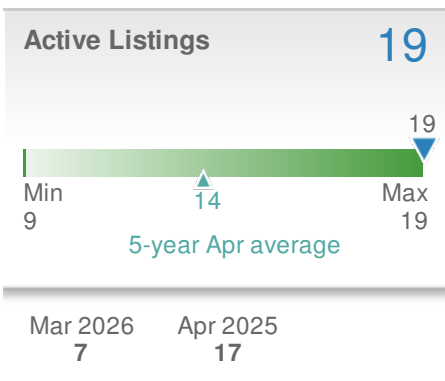
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for April was \$547,000, representing an increase of 3.2% compared to last month and an increase of 16.1% from Apr 2025. The average days on market for units sold in April was 7 days, 42% below the 5-year April average of 12 days. There was a 17.4% month over month decrease in new contract activity with 19 New Pendings; a 14.8% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 23; and a 171.4% increase in supply to 19 active units.

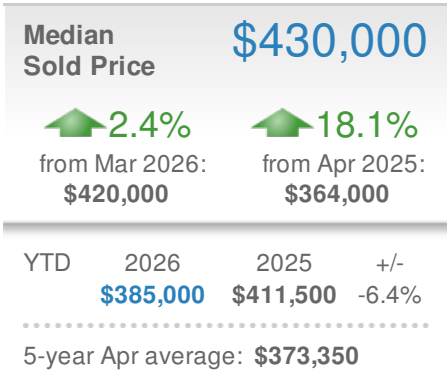
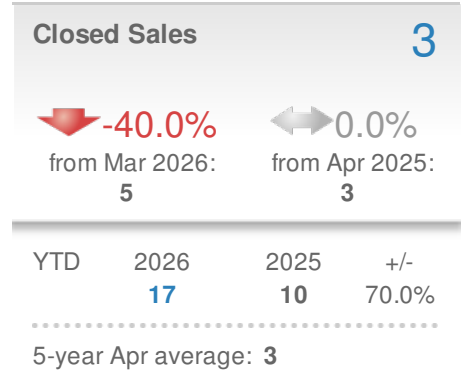
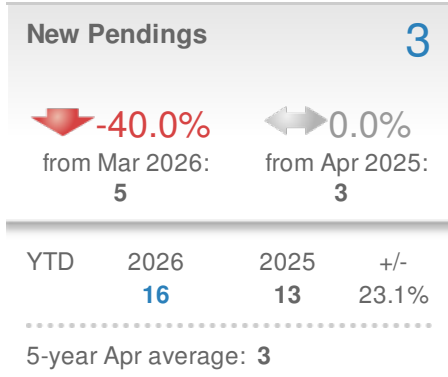
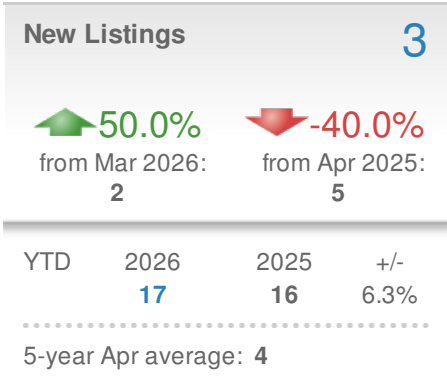
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 3.86 in March and a decrease from 1.59 in April 2025. The Contract Ratio is 54% lower than the 5-year April average of 2.61. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Springfield (Delaware, PA) - Attached

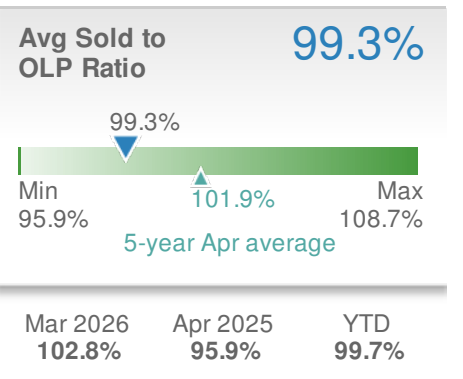
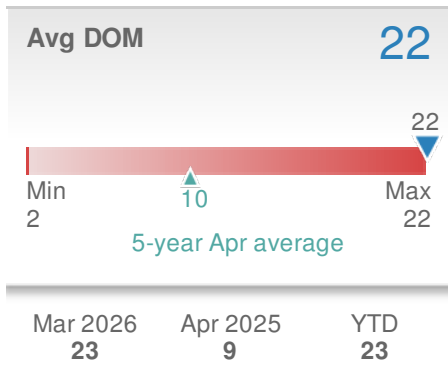
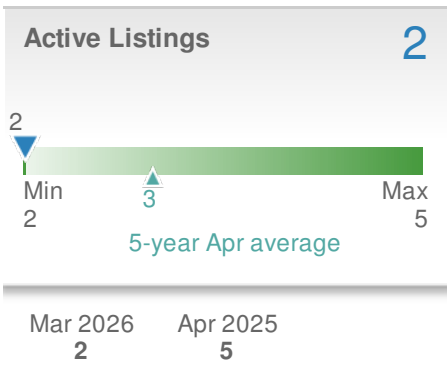
Tri-County Suburban REALTORS  
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**Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for April was \$430,000, representing an increase of 2.4% compared to last month and an increase of 18.1% from Apr 2025. The average days on market for units sold in April was 22 days, 112% above the 5-year April average of 10 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 4; and no change in supply with 2 active units.

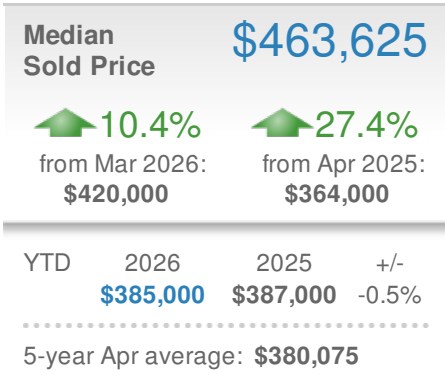
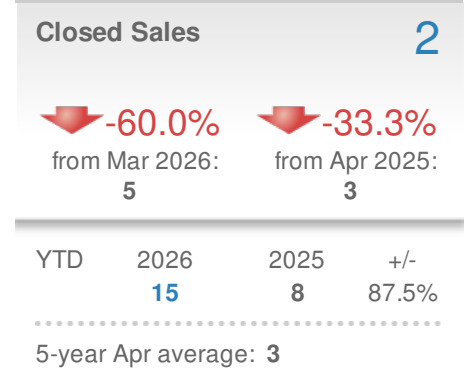
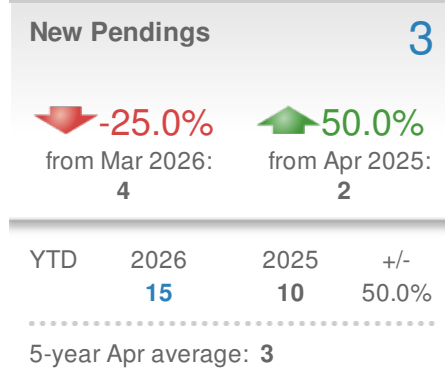
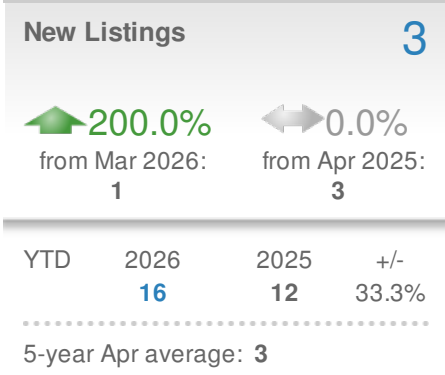
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.50 in March and an increase from 0.80 in April 2025. The Contract Ratio is 16% higher than the 5-year April average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**April 2026**

Springfield (Delaware, PA) - Attached/Townhouse

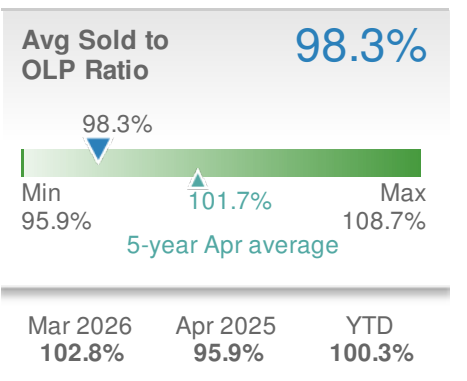
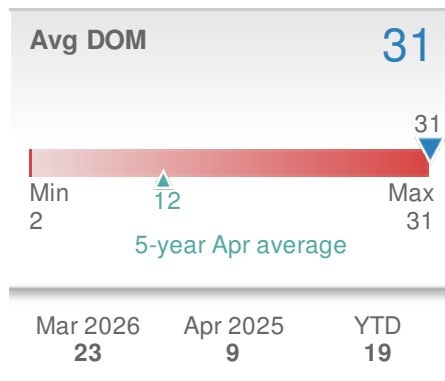
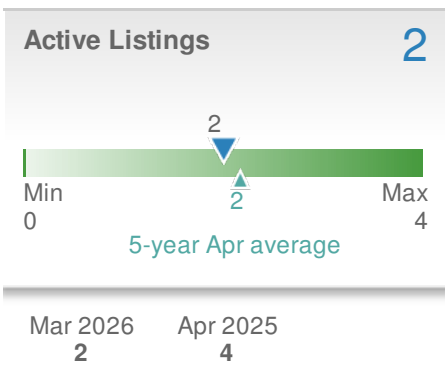
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$463,625, representing an increase of 10.4% compared to last month and an increase of 27.4% from Apr 2025. The average days on market for units sold in April was 31 days, 154% above the 5-year April average of 12 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 4; and no change in supply with 2 active units.

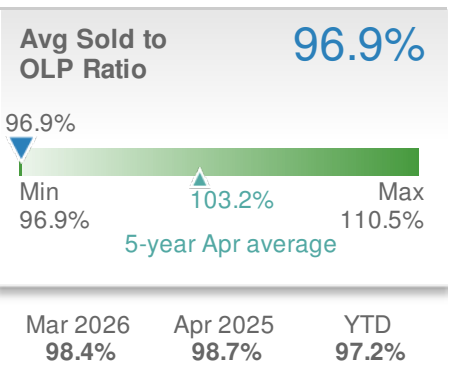
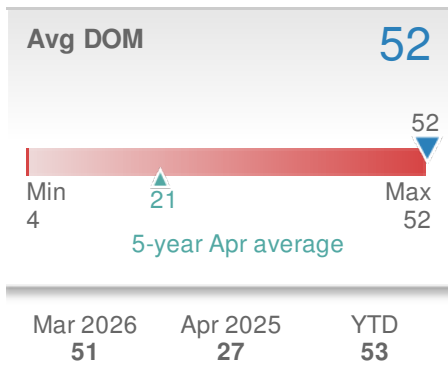
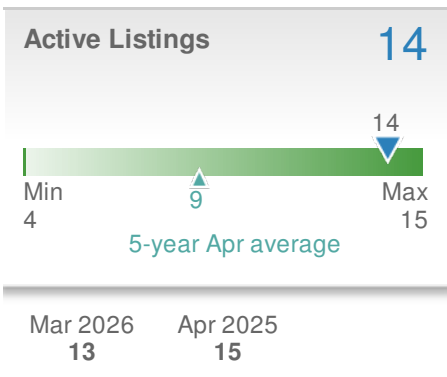
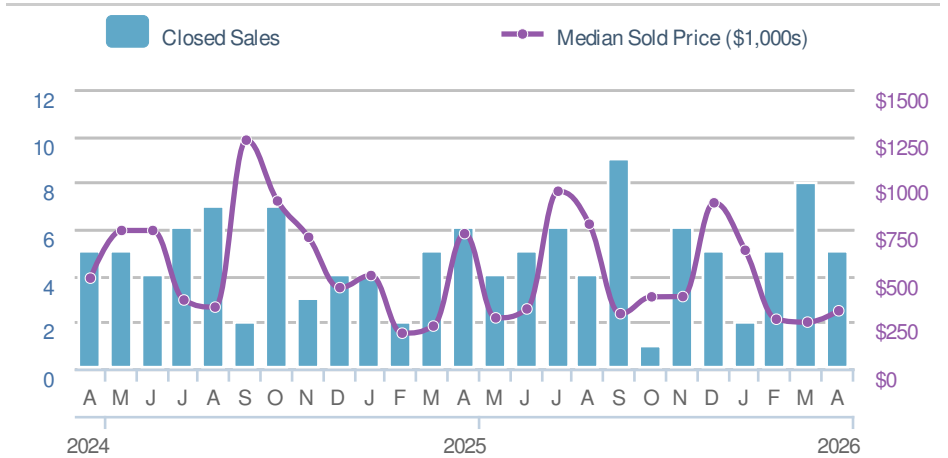
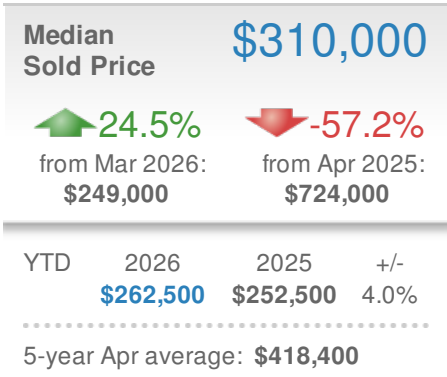
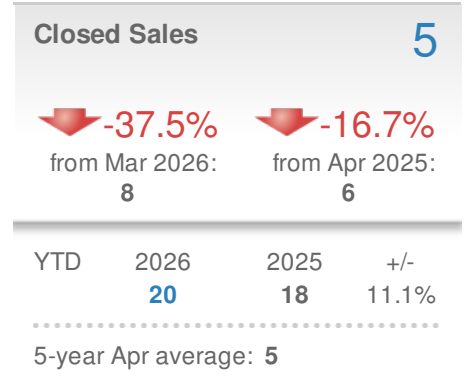
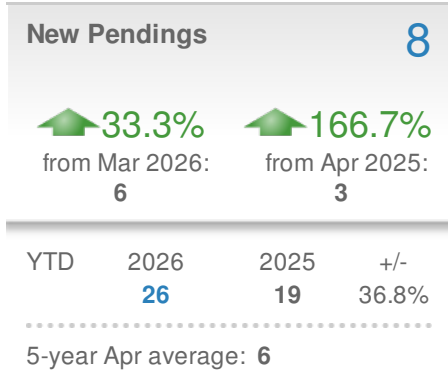
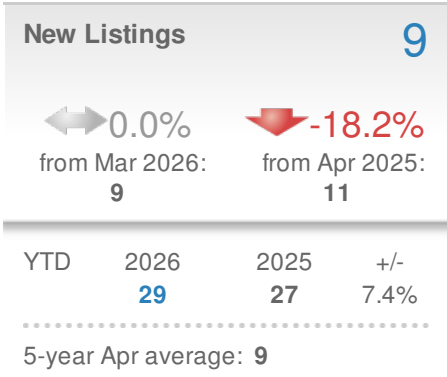
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from March and an increase from 0.75 in April 2025. The Contract Ratio is 56% higher than the 5-year April average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Unionville-Chadds Ford (Delaware, PA)

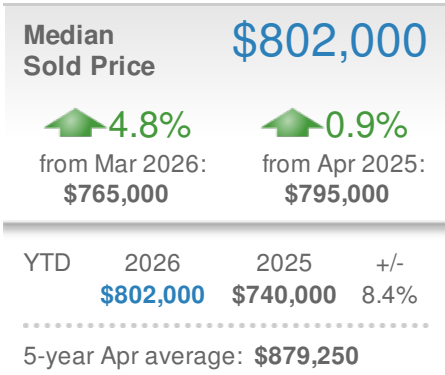
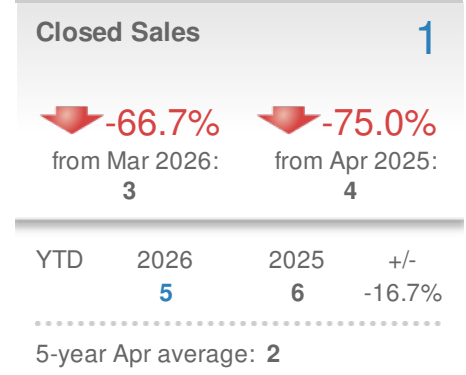
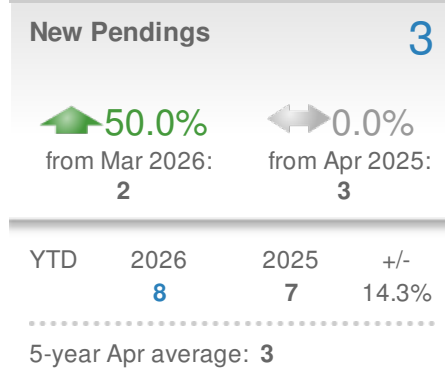
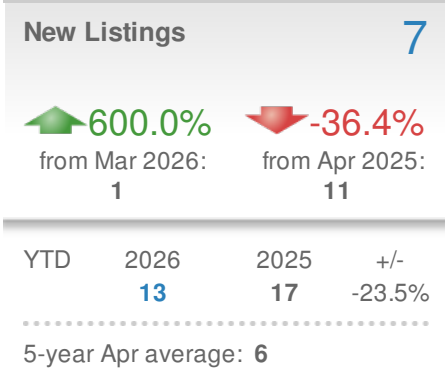
Email: ldavis@tcsr.realtor



**April 2026**

Unionville-Chadds Ford (Delaware, PA) - Detached

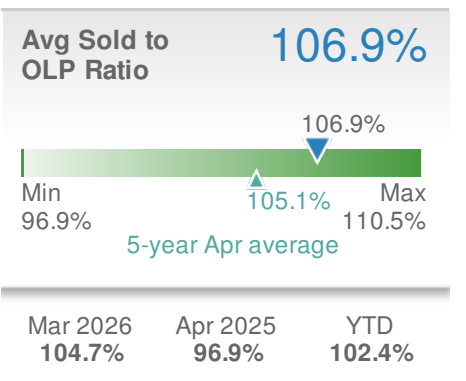
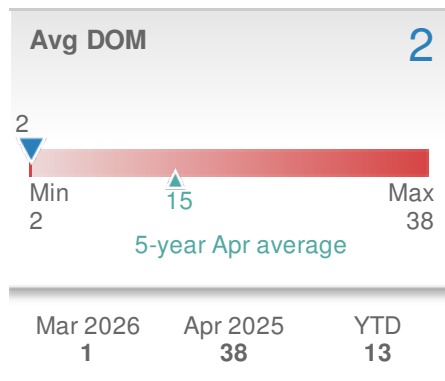
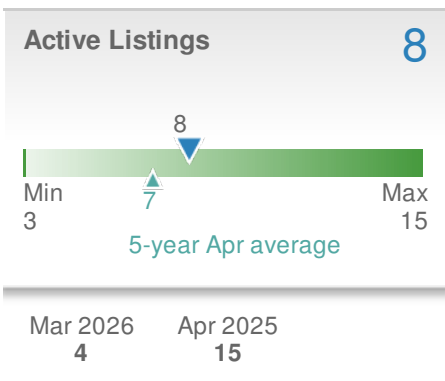
Tri-County Suburban REALTORS  
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**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for April was \$802,000, representing an increase of 4.8% compared to last month and an increase of 0.9% from Apr 2025. The average days on market for units sold in April was 2 days, 87% below the 5-year April average of 15 days. There was a 50% 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 March) to 8; and a 100% increase in supply to 8 active units.

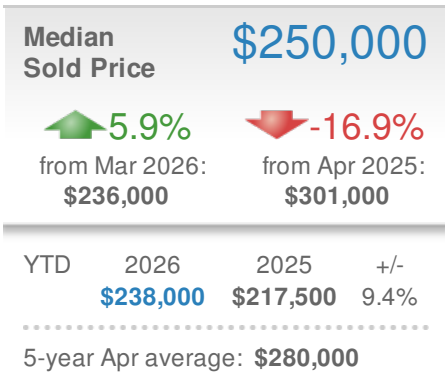
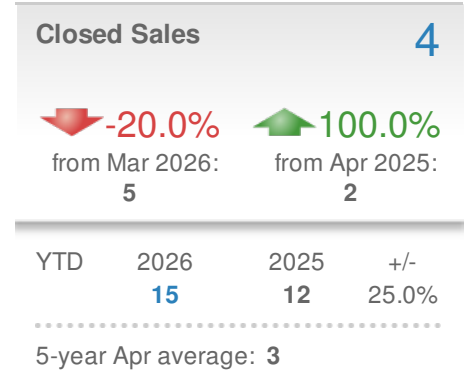
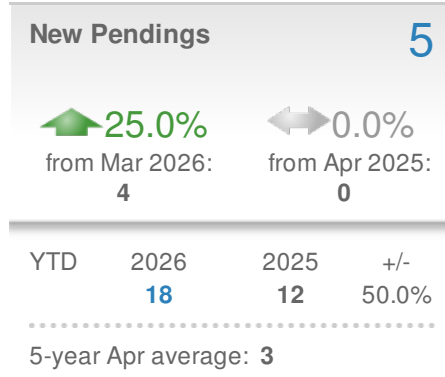
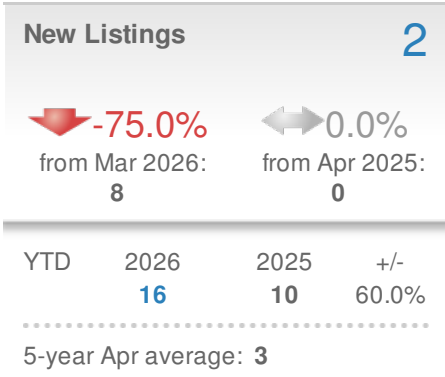
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.50 in March and an increase from 0.20 in April 2025. The Contract Ratio is 37% higher than the 5-year April average of 0.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**April 2026**

Unionville-Chadds Ford (Delaware, PA) - Attached

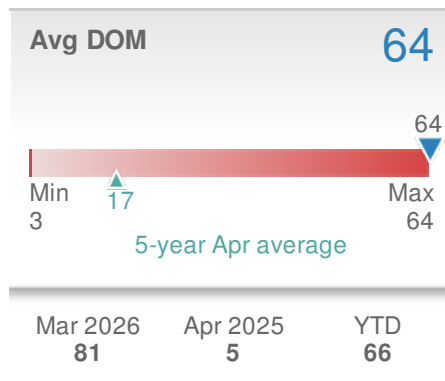
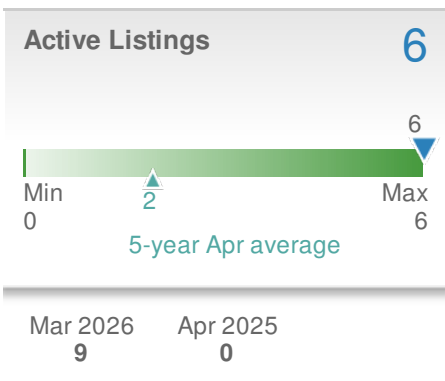
Tri-County Suburban REALTORS  
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**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for April was \$250,000, representing an increase of 5.9% compared to last month and a decrease of 16.9% from Apr 2025. The average days on market for units sold in April was 64 days, 277% above the 5-year April average of 17 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from March) to 5; and a 33.3% decrease in supply to 6 active units.

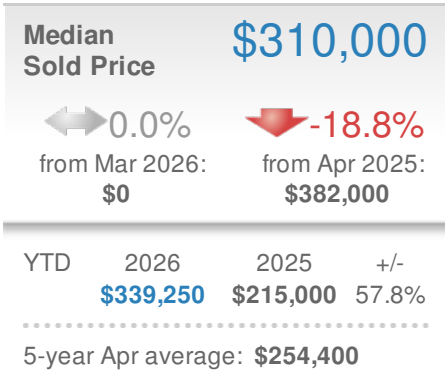
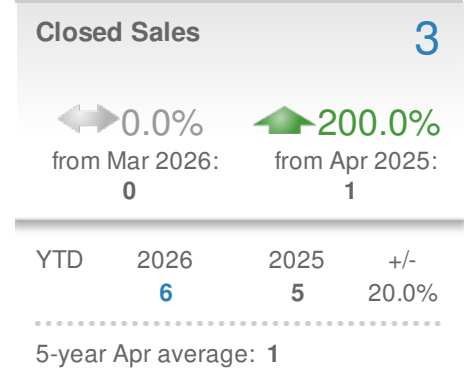
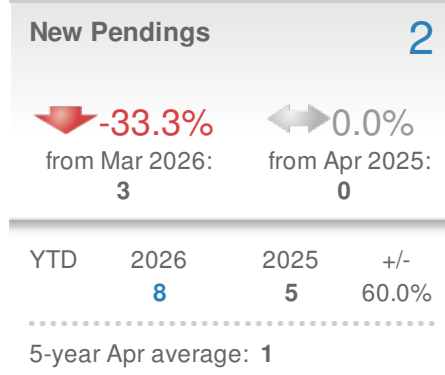
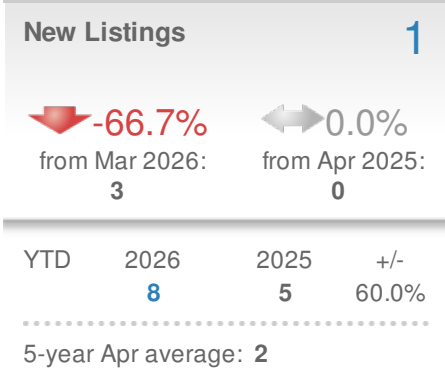
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.44 in March and an increase from 0.00 in April 2025. The Contract Ratio is 53% lower than the 5-year April average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

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

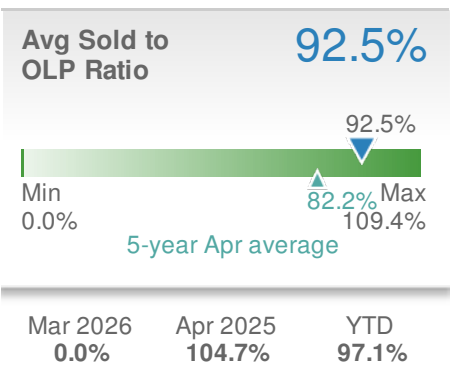
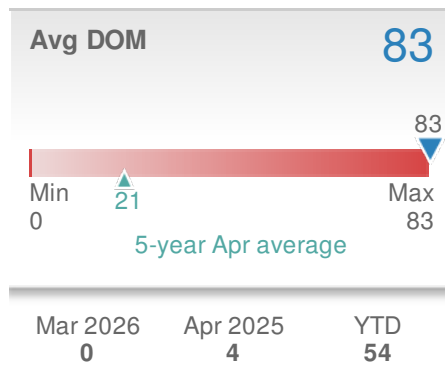
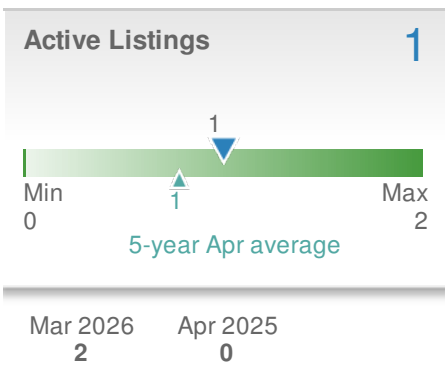
10 County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$310,000, representing an increase of 0% compared to last month and a decrease of 18.8% from Apr 2025. The average days on market for units sold in April was 83 days, 295% above the 5-year April average of 21 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 2; and a 50% decrease in supply to 1 active units.

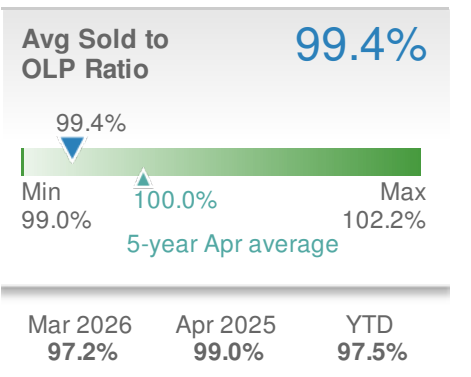
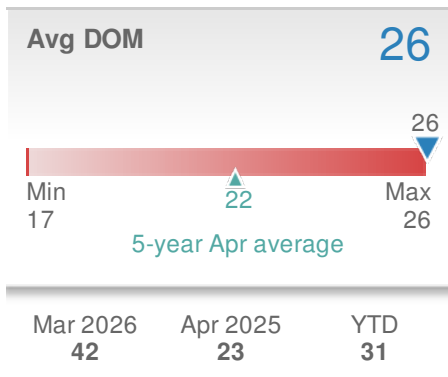
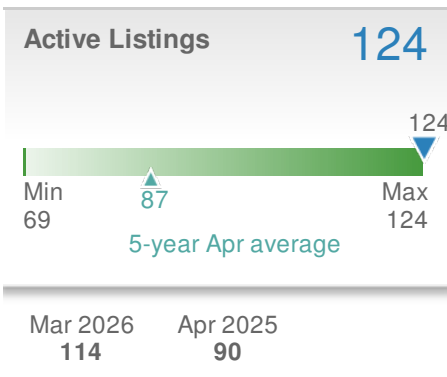
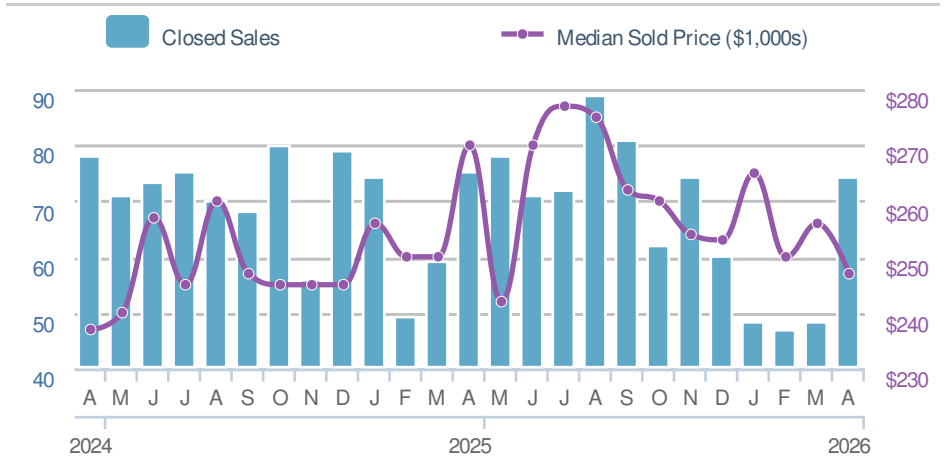
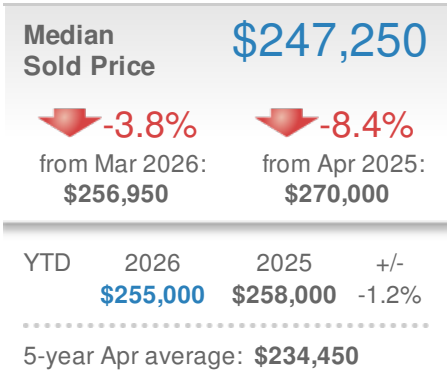
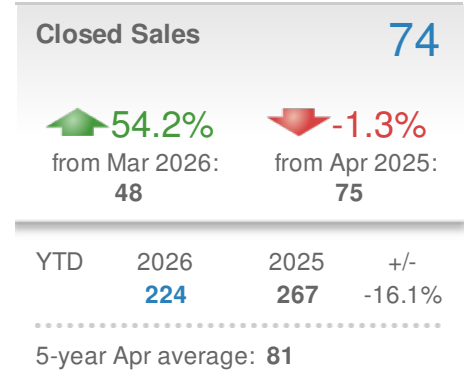
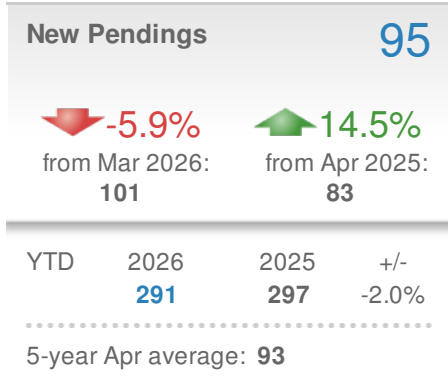
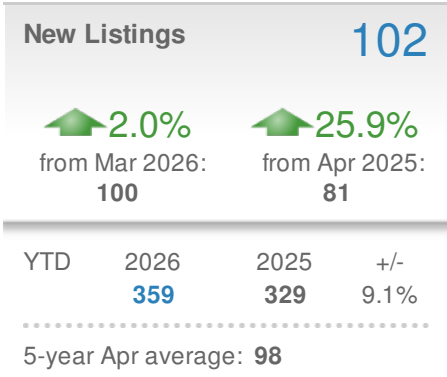
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.50 in March and an increase from 0.00 in April 2025. The Contract Ratio is 67% higher than the 5-year April average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## April 2026

### Upper Darby (Delaware, PA)

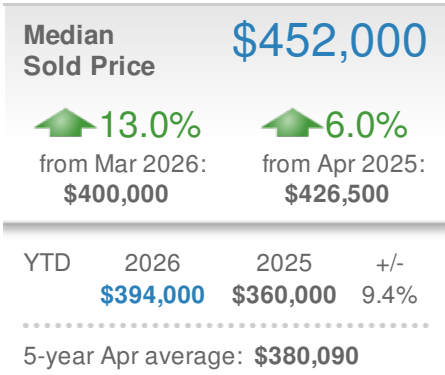
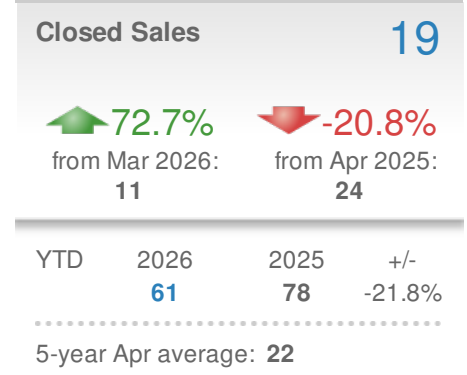
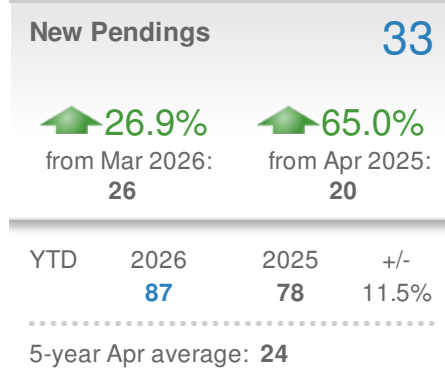
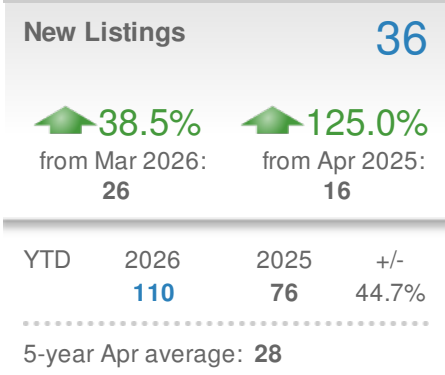
Email: ldavis@tcsr.realtor



**April 2026**

Upper Darby (Delaware, PA) - Detached

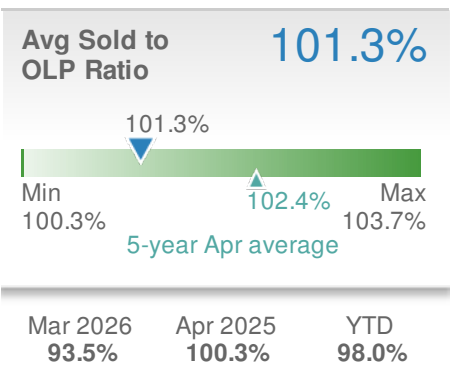
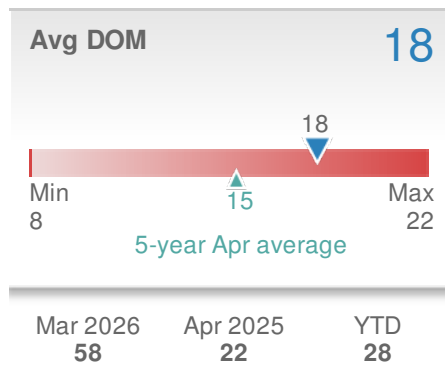
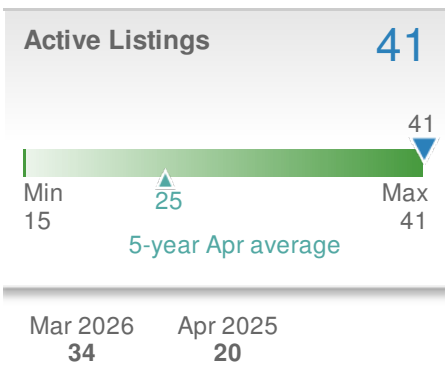
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for April was \$452,000, representing an increase of 13% compared to last month and an increase of 6% from Apr 2025. The average days on market for units sold in April was 18 days, 17% above the 5-year April average of 15 days. There was a 26.9% month over month increase in new contract activity with 33 New Pendings; a 41.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 41; and a 20.6% increase in supply to 41 active units.

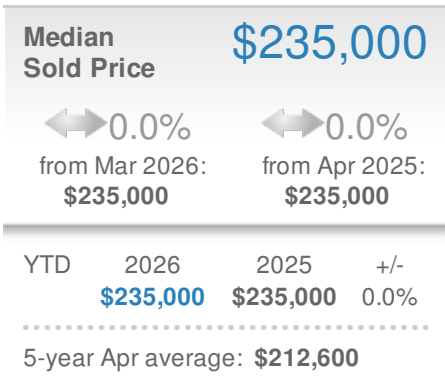
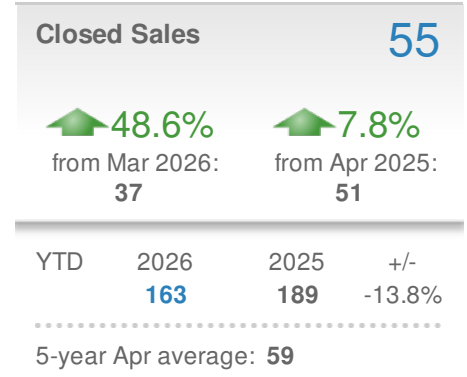
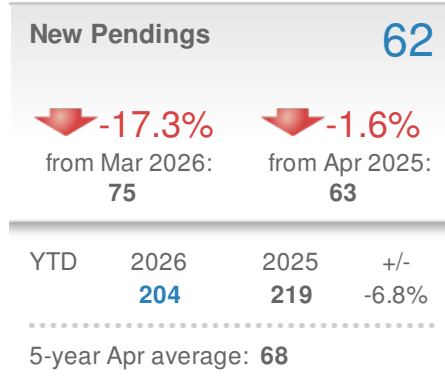
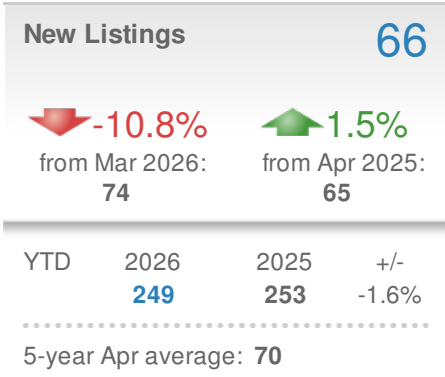
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.85 in March and a decrease from 1.45 in April 2025. The Contract Ratio is 39% lower than the 5-year April average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**April 2026**

Upper Darby (Delaware, PA) - Attached

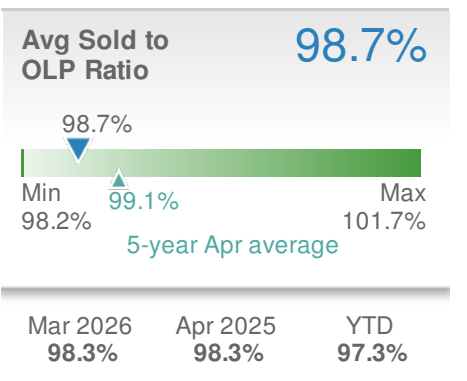
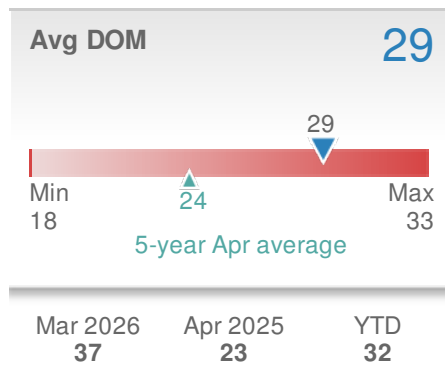
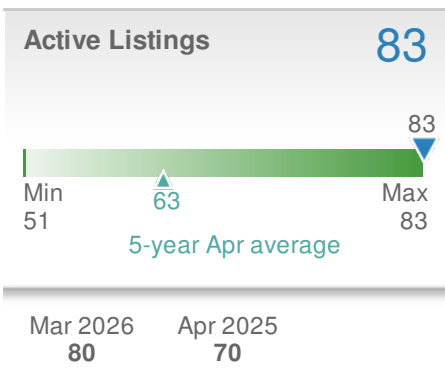
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for April was \$235,000, representing no change compared to last month and no change from Apr 2025. The average days on market for units sold in April was 29 days, 20% above the 5-year April average of 24 days. There was a 17.3% month over month decrease in new contract activity with 62 New Pendings; a 2.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 85; and a 3.8% increase in supply to 83 active units.

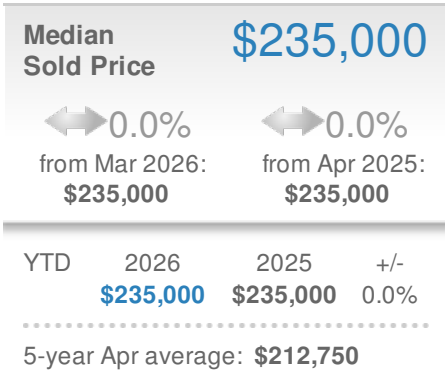
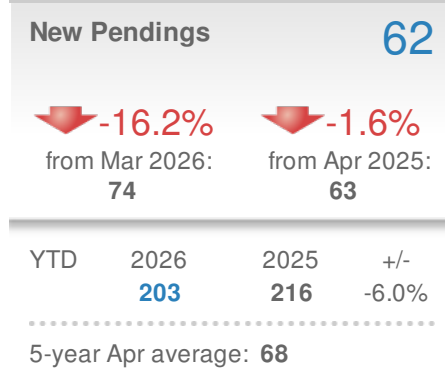
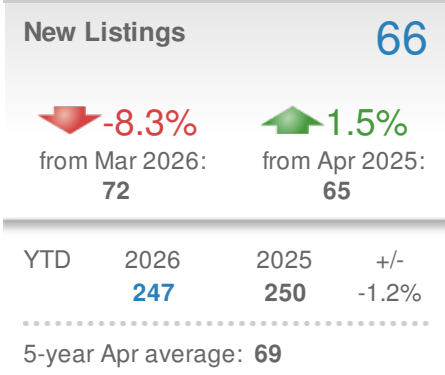
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.04 in March and a decrease from 1.27 in April 2025. The Contract Ratio is 34% lower than the 5-year April average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Upper Darby (Delaware, PA) - Attached/Townhouse

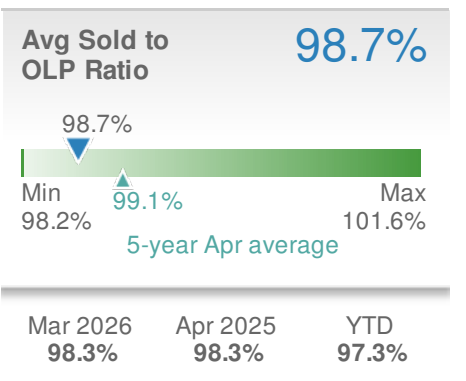
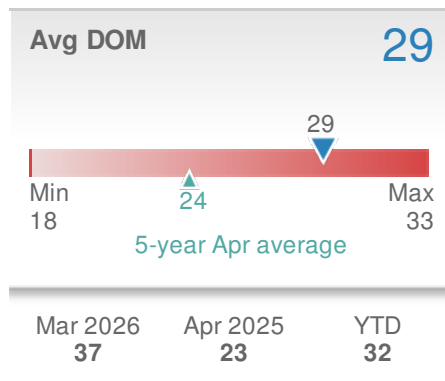
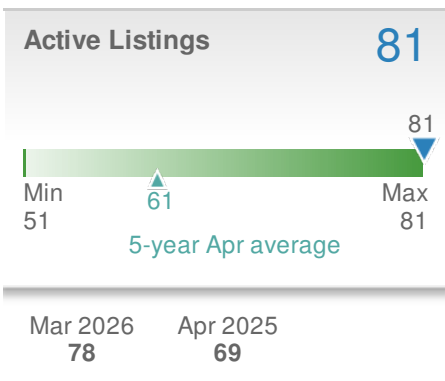
Tri-County Suburban REALTORS  
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**Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$235,000, representing no change compared to last month and no change from Apr 2025. The average days on market for units sold in April was 29 days, 20% above the 5-year April average of 24 days. There was a 16.2% month over month decrease in new contract activity with 62 New Pendings; a 2.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 84; and a 3.8% increase in supply to 81 active units.

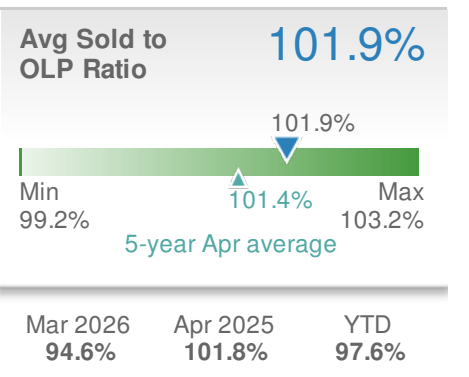
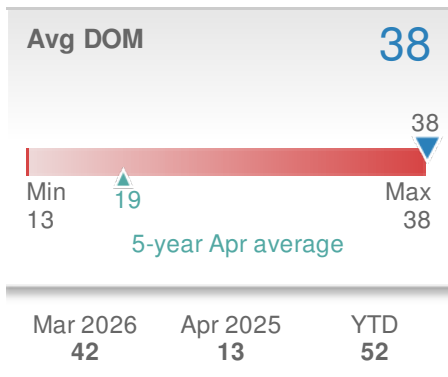
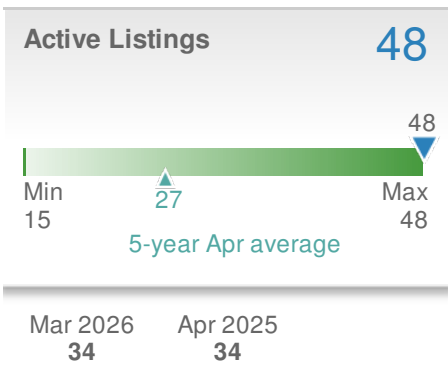
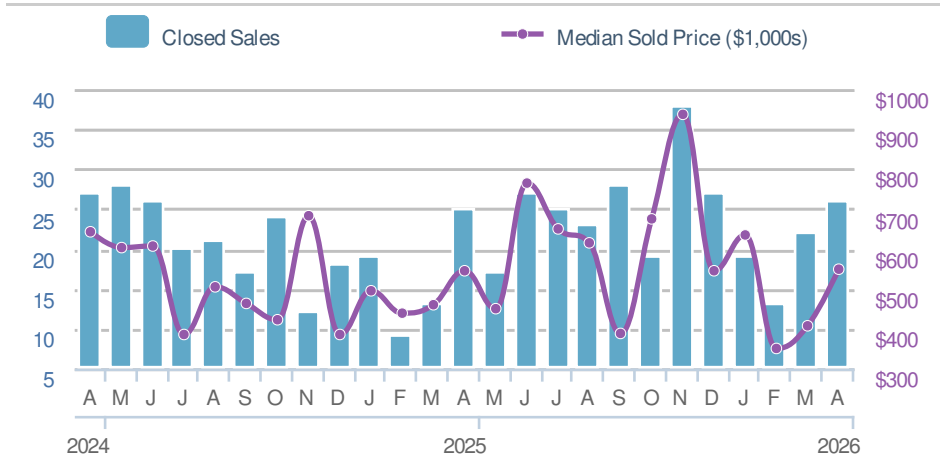
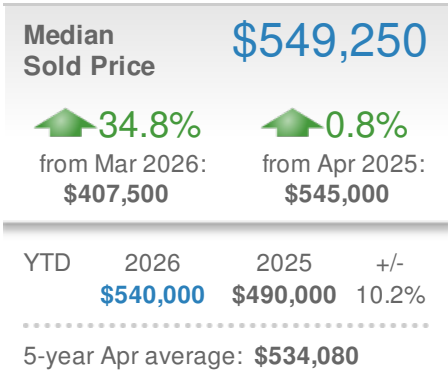
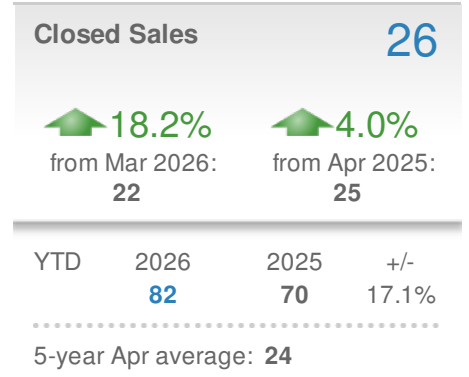
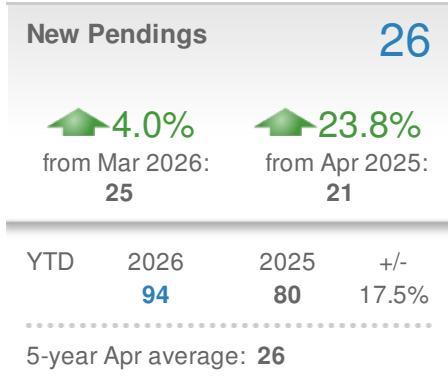
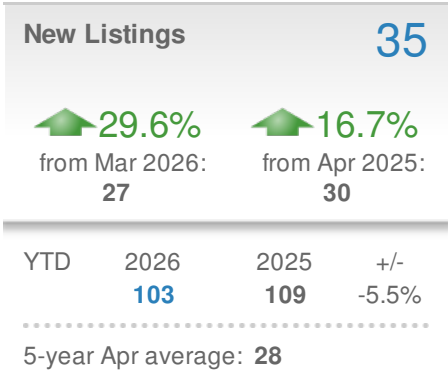
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.05 in March and a decrease from 1.26 in April 2025. The Contract Ratio is 33% lower than the 5-year April average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Wallingford-Swarthmore (Delaware, PA)

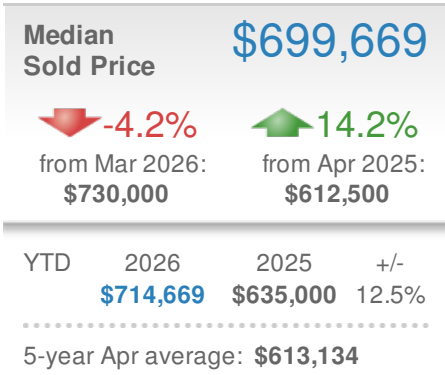
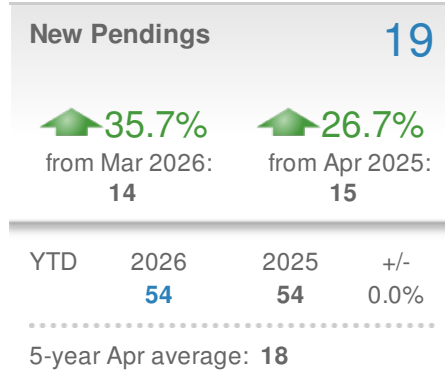
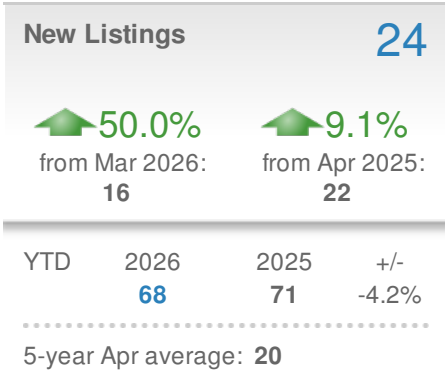
Email: ldavis@tcsr.realtor



**April 2026**

Wallingford-Swarthmore (Delaware, PA) - Detached

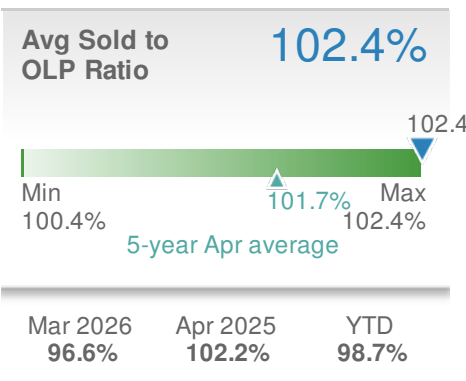
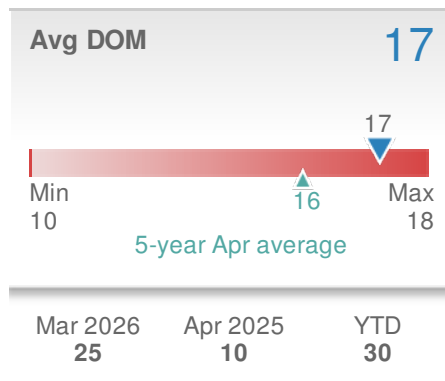
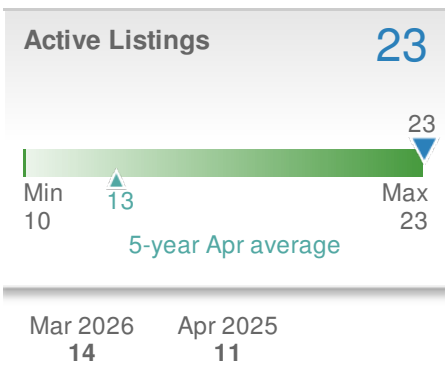
Tri-County Suburban REALTORS  
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**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for April was \$699,669, representing a decrease of 4.2% compared to last month and an increase of 14.2% from Apr 2025. The average days on market for units sold in April was 17 days, 9% above the 5-year April average of 16 days. There was a 35.7% month over month increase in new contract activity with 19 New Pendings; a 15.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 22; and a 64.3% increase in supply to 23 active units.

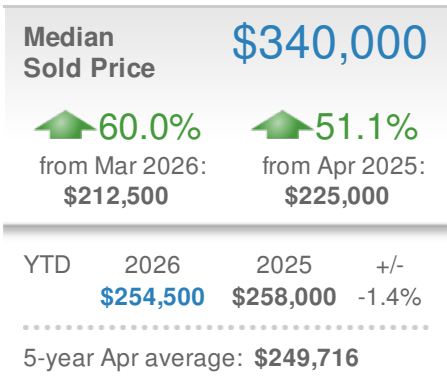
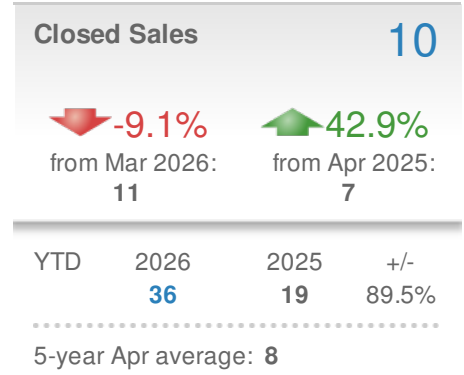
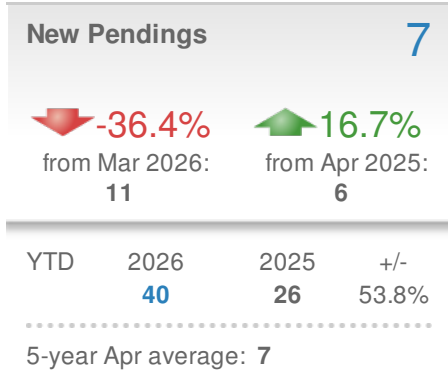
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 1.36 in March and a decrease from 1.73 in April 2025. The Contract Ratio is 55% lower than the 5-year April average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

Wallingford-Swarthmore (Delaware, PA) - Attached

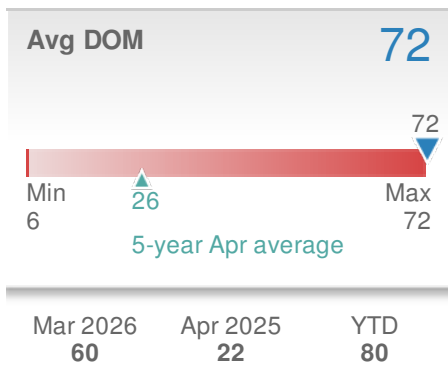
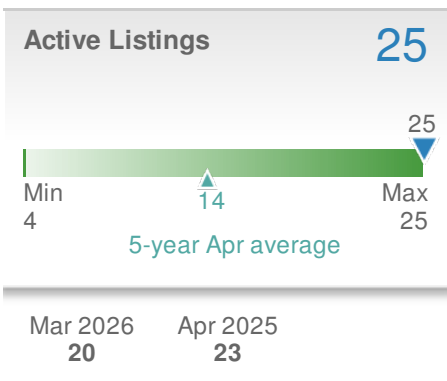
Tri-County Suburban REALTORS  
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**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for April was \$340,000, representing an increase of 60% compared to last month and an increase of 51.1% from Apr 2025. The average days on market for units sold in April was 72 days, 179% above the 5-year April average of 26 days. There was a 36.4% month over month decrease in new contract activity with 7 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 8; and a 25% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.32 pendings per active listing, down from 0.55 in March and a decrease from 1.22 in April 2025. The Contract Ratio is 82% lower than the 5-year April average of 1.82. 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.



**April 2026**

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

The County Suburban REALTORS  
Email: ldavis@tcsr.realtor

**New Listings** 3

↓ -40.0% ↓ -25.0%  
 from Mar 2026: 5 from Apr 2025: 4

YTD	2026	2025	+/-
	17	18	-5.6%

5-year Apr average: 3

**New Pendings** 3

↓ -57.1% ↓ -25.0%  
 from Mar 2026: 7 from Apr 2025: 4

YTD	2026	2025	+/-
	23	14	64.3%

5-year Apr average: 4

**Closed Sales** 4

↓ -42.9% ↑ 33.3%  
 from Mar 2026: 7 from Apr 2025: 3

YTD	2026	2025	+/-
	20	11	81.8%

5-year Apr average: 5

**Median Sold Price** \$340,000

↑ 31.3% ↑ 28.3%  
 from Mar 2026: \$259,000 from Apr 2025: \$265,000

YTD	2026	2025	+/-
	\$262,500	\$265,000	-0.9%

5-year Apr average: \$260,795

**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$340,000, representing an increase of 31.3% compared to last month and an increase of 28.3% from Apr 2025. The average days on market for units sold in April was 7 days, 44% below the 5-year April average of 12 days. There was a 57.1% month over month decrease in new contract activity with 3 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 5; and a 20% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.83 pendencies per active listing, down from 1.20 in March and a decrease from 1.89 in April 2025. The Contract Ratio is 66% lower than the 5-year April average of 2.41. 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** 6

Mar 2026	Apr 2025
5	9

**Avg DOM** 7

Mar 2026	Apr 2025	YTD
35	6	34

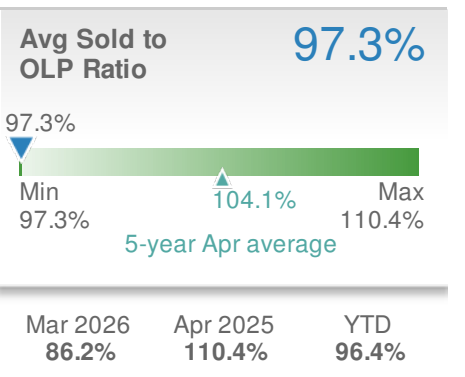
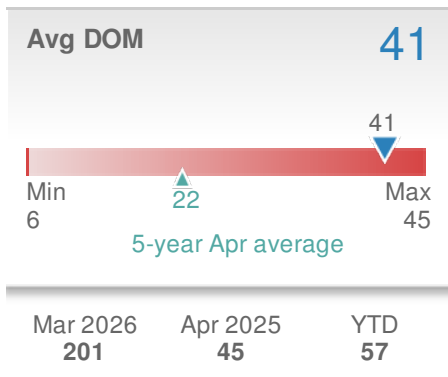
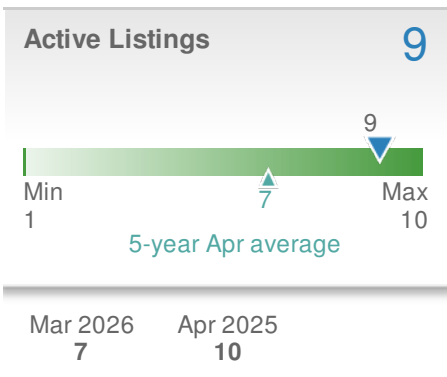
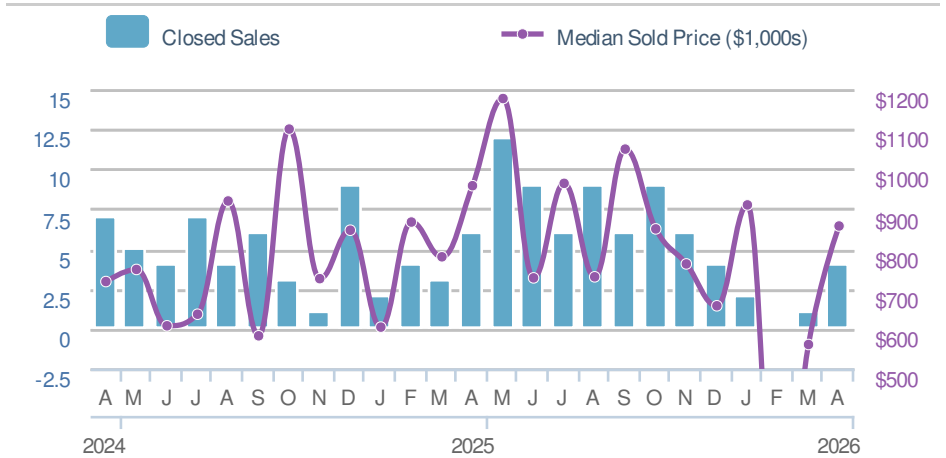
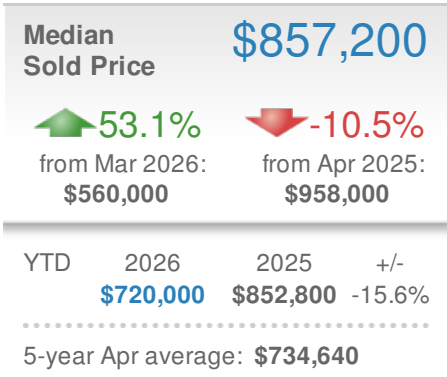
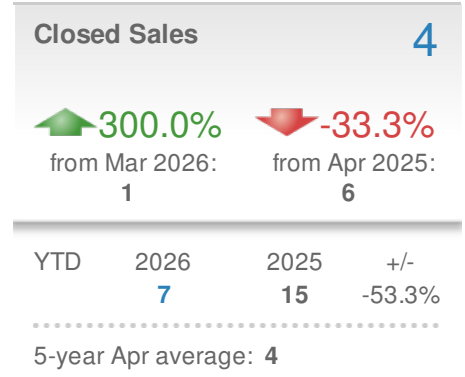
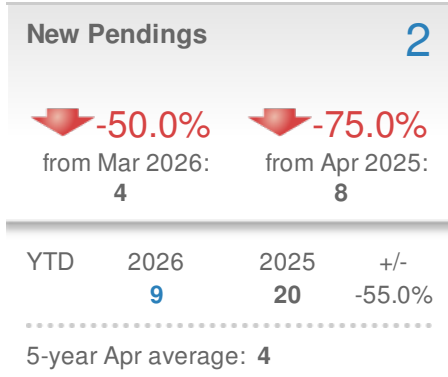
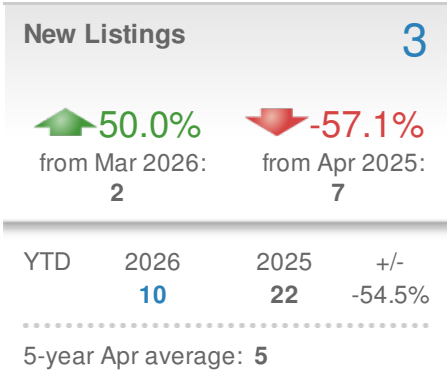
**Avg Sold to OLP Ratio** 100.7%

Mar 2026	Apr 2025	YTD
98.3%	102.2%	98.5%

**April 2026**

West Chester Area (Delaware, PA)

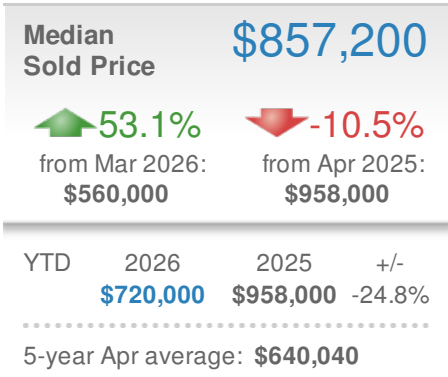
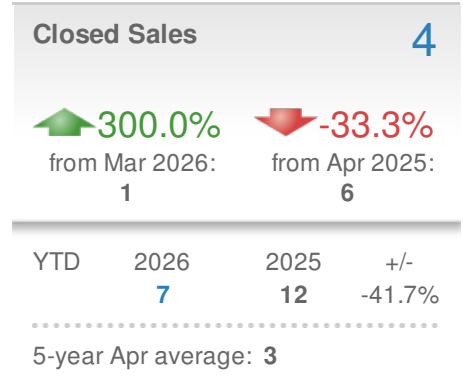
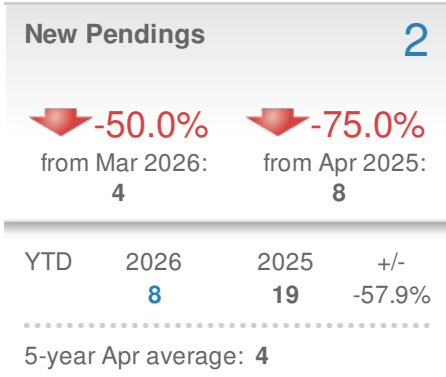
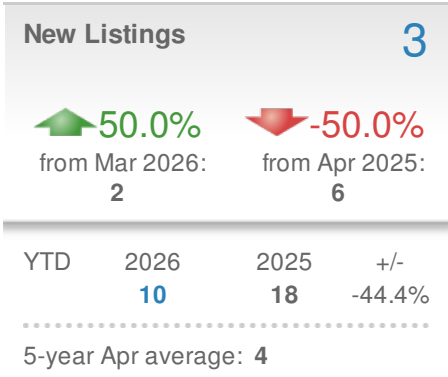
Email: ldavis@tcsr.realtor



**April 2026**

West Chester Area (Delaware, PA) - Detached

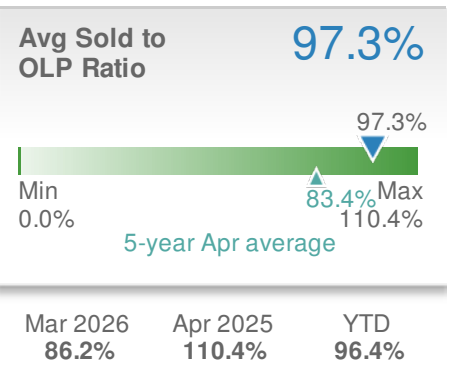
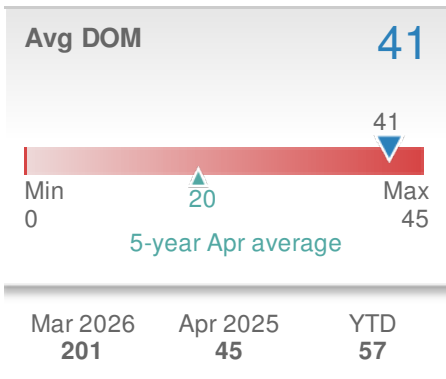
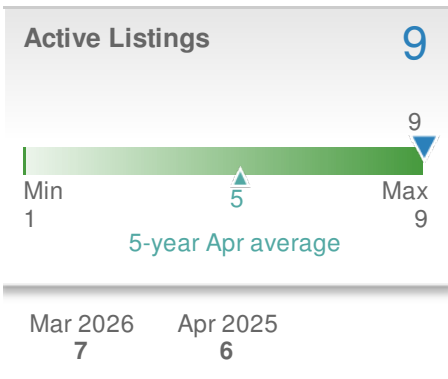
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for April was \$857,200, representing an increase of 53.1% compared to last month and a decrease of 10.5% from Apr 2025. The average days on market for units sold in April was 41 days, 103% above the 5-year April average of 20 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 4; and a 28.6% increase in supply to 9 active units.

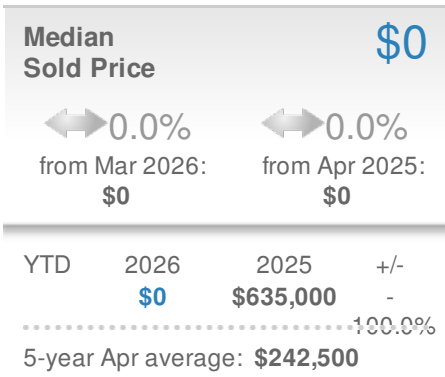
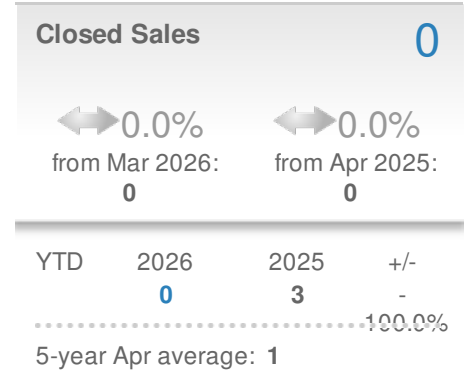
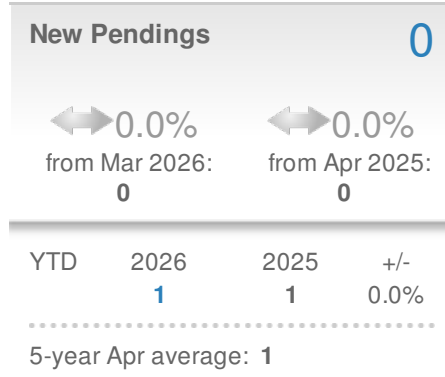
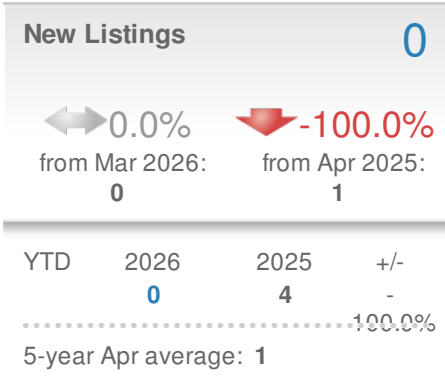
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.86 in March and a decrease from 2.17 in April 2025. The Contract Ratio is 83% lower than the 5-year April average of 2.56. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

West Chester Area (Delaware, PA) - Attached

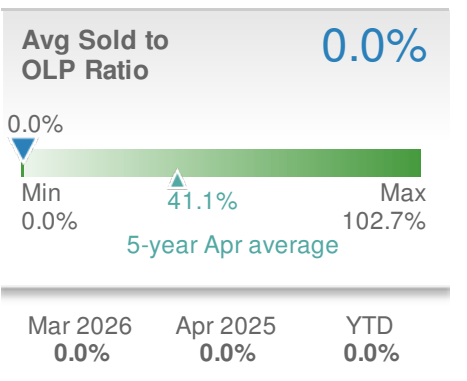
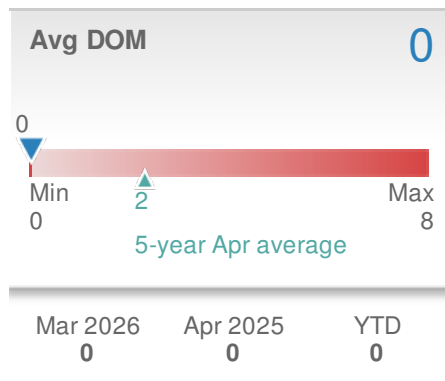
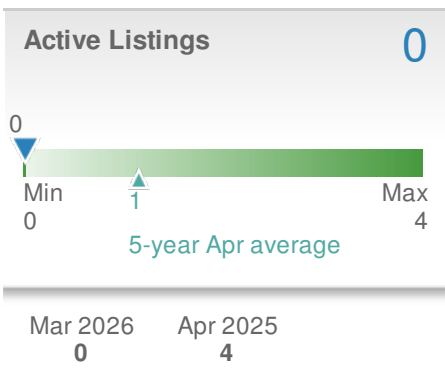
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for April was \$0, representing no change compared to last month and no change from Apr 2025. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 2 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 1; and no change in supply with 0 active units.

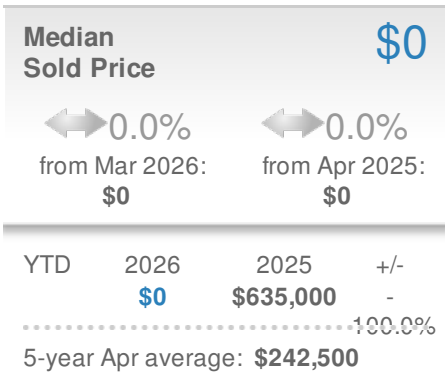
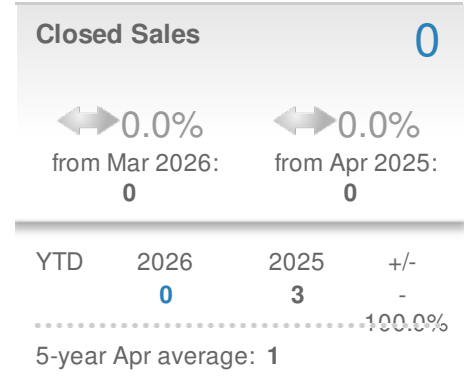
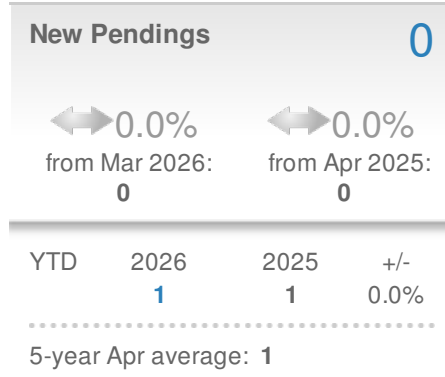
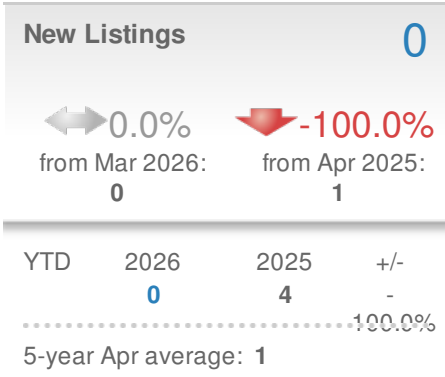
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2025. The Contract Ratio is 100% lower than the 5-year April average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



**April 2026**

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

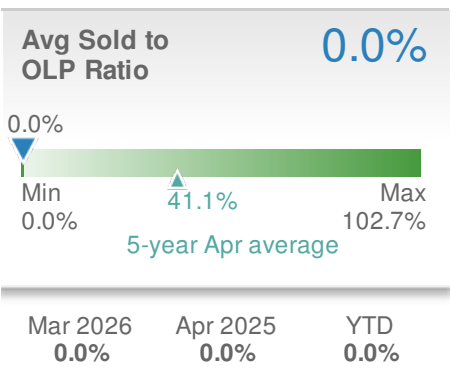
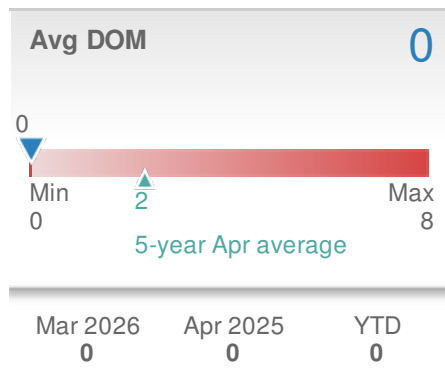
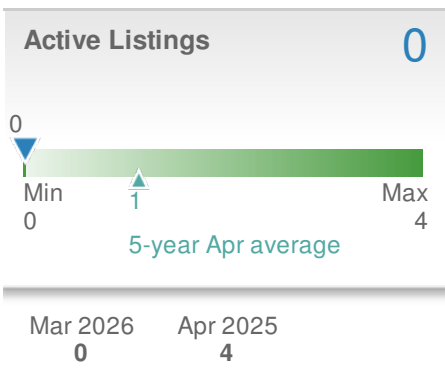
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for April was \$0, representing no change compared to last month and no change from Apr 2025. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 2 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 1; and no change in supply with 0 active units.

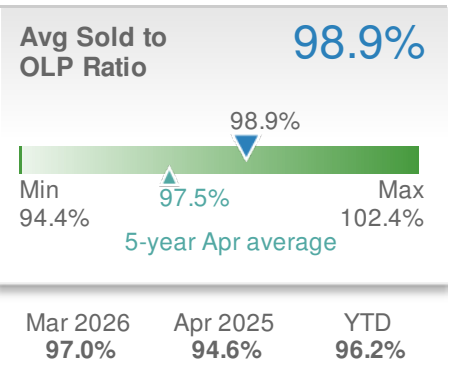
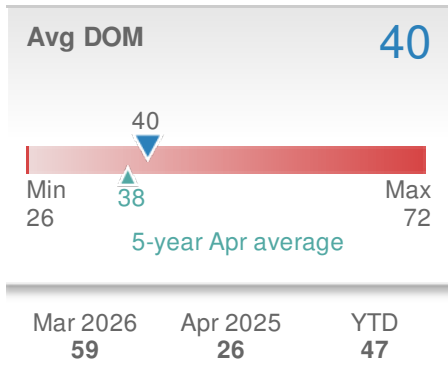
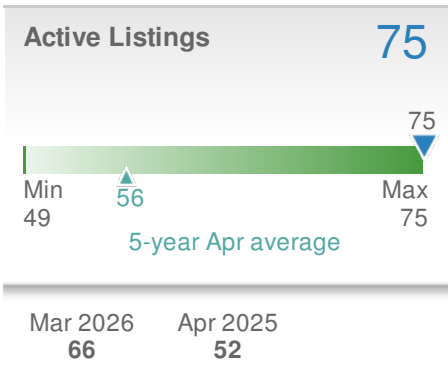
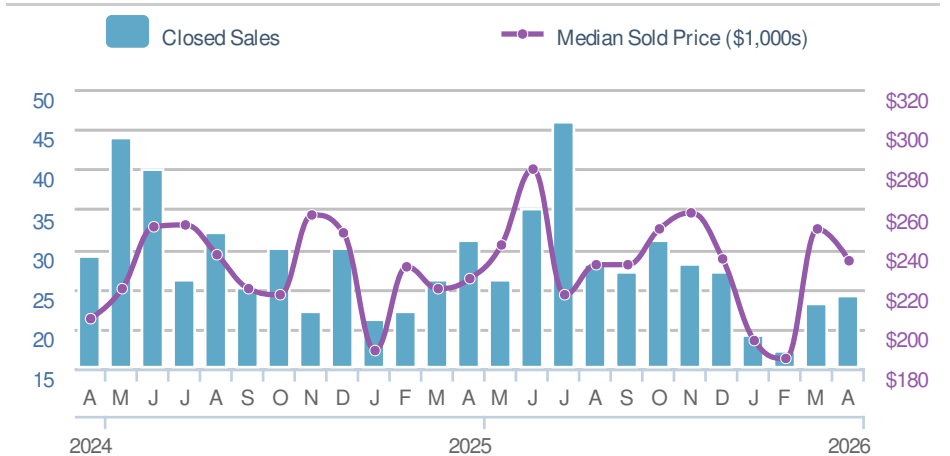
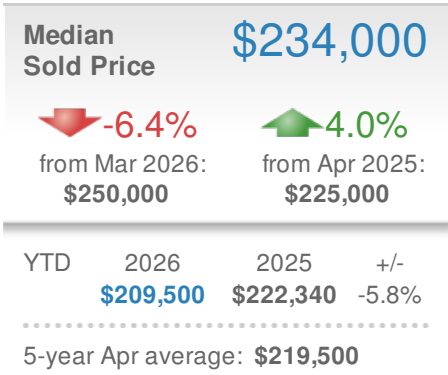
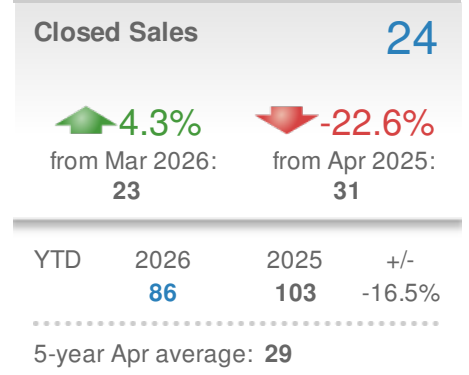
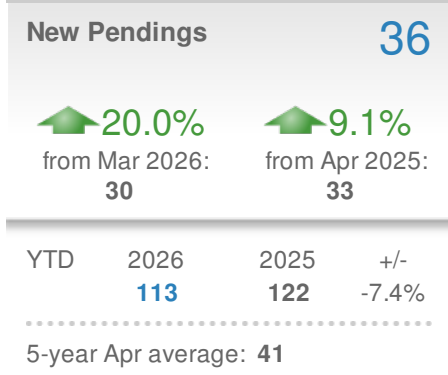
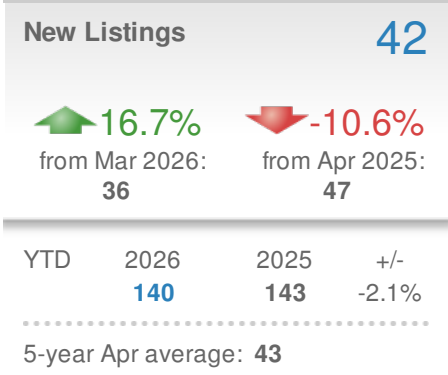
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2025. The Contract Ratio is 100% lower than the 5-year April average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



**April 2026**

William Penn (Delaware, PA)

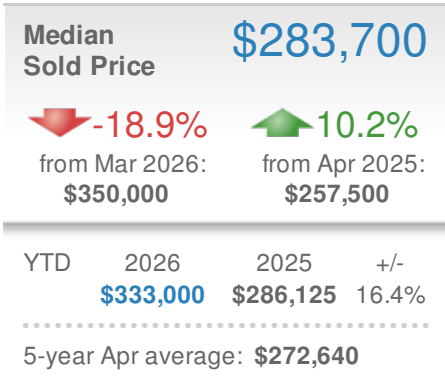
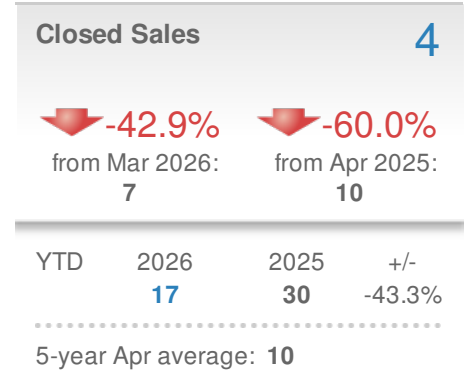
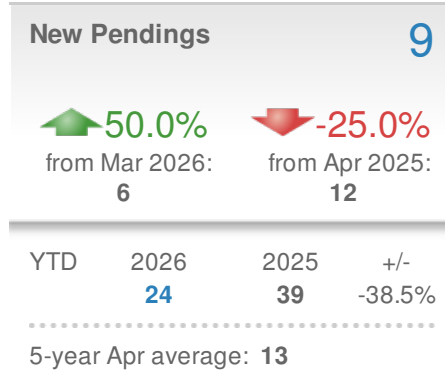
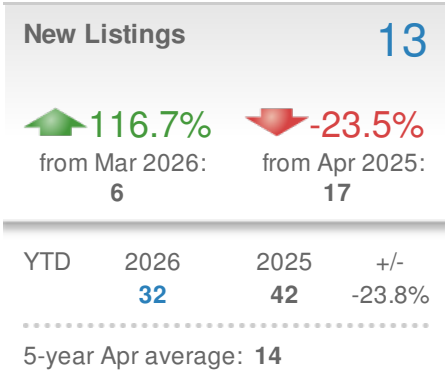
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**April 2026**

William Penn (Delaware, PA) - Detached

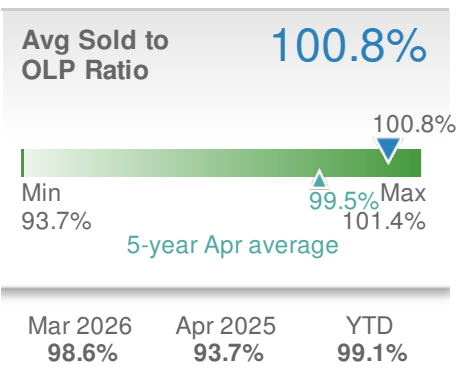
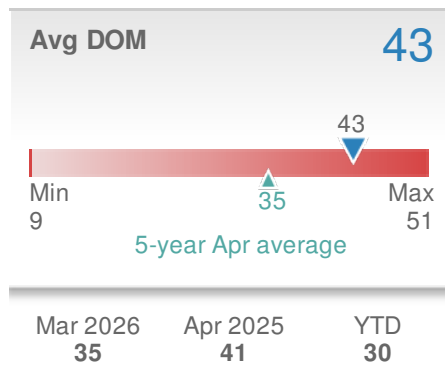
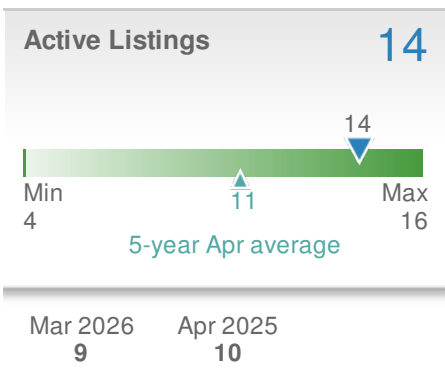
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**Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for April was \$283,700, representing a decrease of 18.9% compared to last month and an increase of 10.2% from Apr 2025. The average days on market for units sold in April was 43 days, 24% above the 5-year April average of 35 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from March) to 9; and a 55.6% increase in supply to 14 active units.

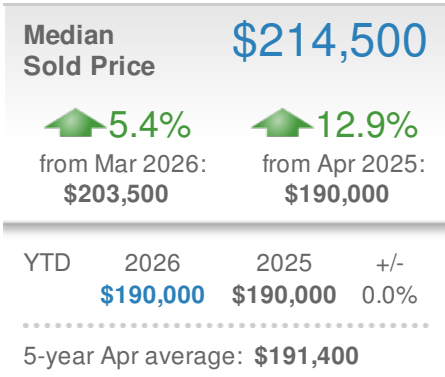
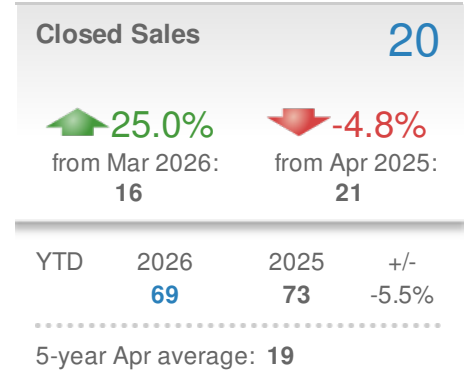
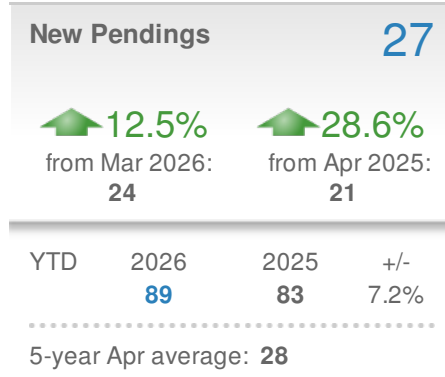
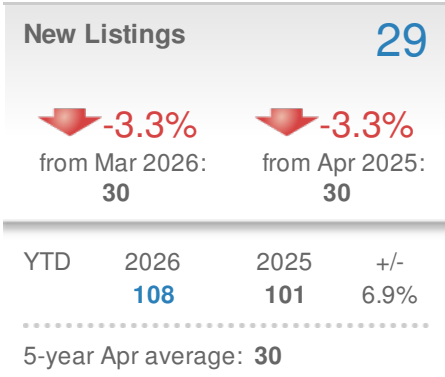
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.67 in March and a decrease from 1.70 in April 2025. The Contract Ratio is 72% lower than the 5-year April average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2026**

William Penn (Delaware, PA) - Attached

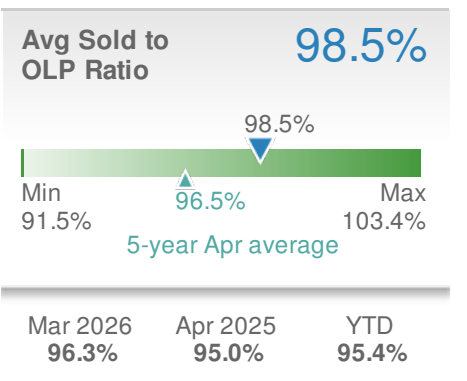
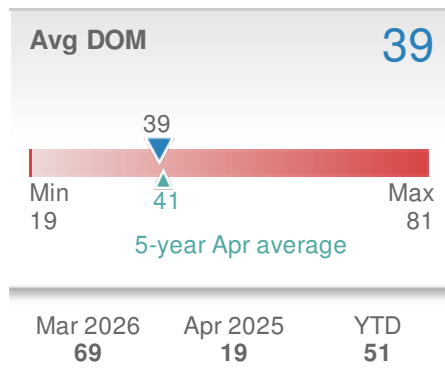
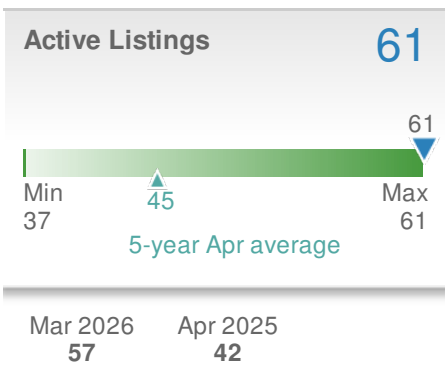
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**Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for April was \$214,500, representing an increase of 5.4% compared to last month and an increase of 12.9% from Apr 2025. The average days on market for units sold in April was 39 days, 4% below the 5-year April average of 41 days. There was a 12.5% month over month increase in new contract activity with 27 New Pendings; a 2.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 39; and a 7% increase in supply to 61 active units.

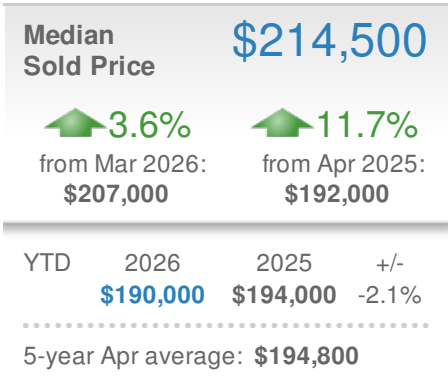
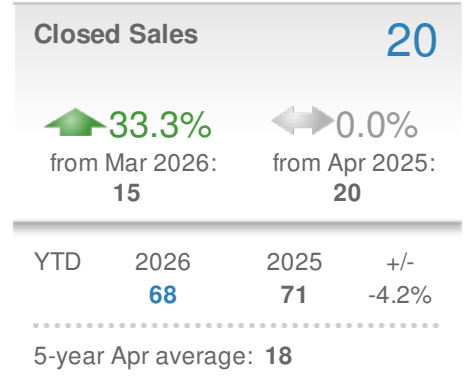
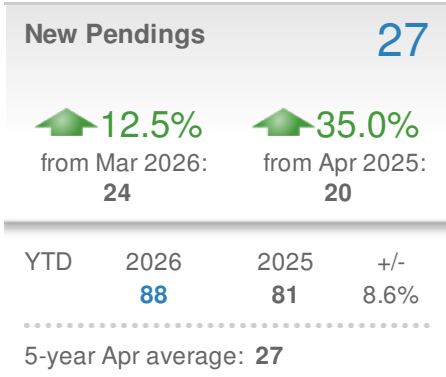
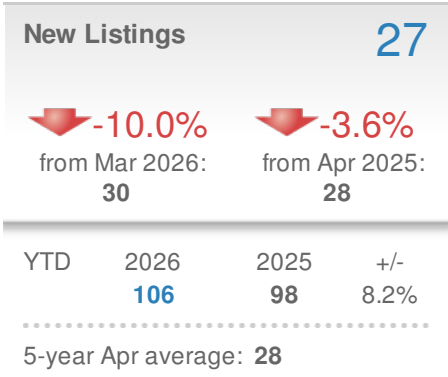
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.67 in March and a decrease from 0.69 in April 2025. The Contract Ratio is 35% lower than the 5-year April average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 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 April was \$214,500, representing an increase of 3.6% compared to last month and an increase of 11.7% from Apr 2025. The average days on market for units sold in April was 39 days, 6% below the 5-year April average of 42 days. There was a 12.5% month over month increase in new contract activity with 27 New Pendings; a 2.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 39; and a 5.4% increase in supply to 59 active units.

This activity resulted in a Contract Ratio of 0.66 pendings per active listing, down from 0.68 in March and a decrease from 0.67 in April 2025. The Contract Ratio is 31% lower than the 5-year April average of 0.96. 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.

