

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

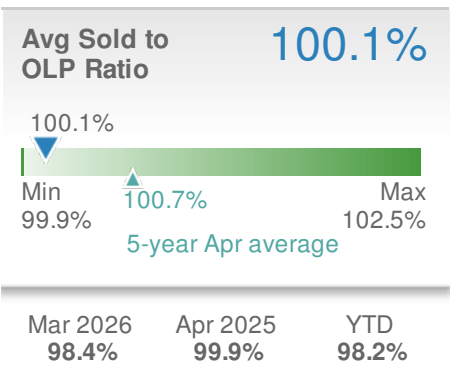
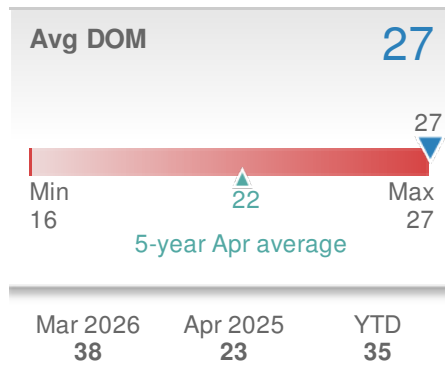
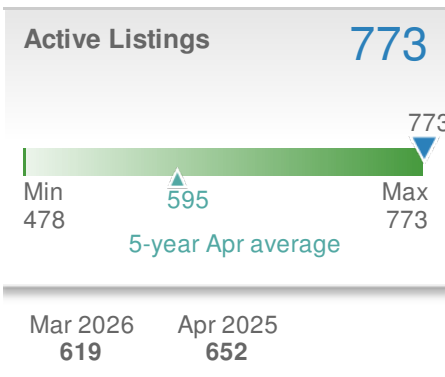
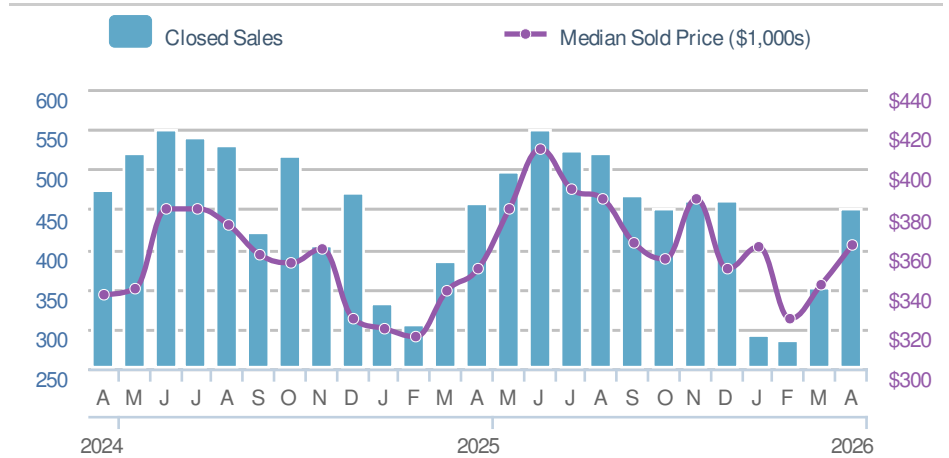
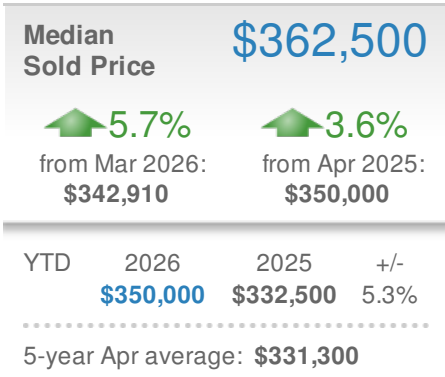
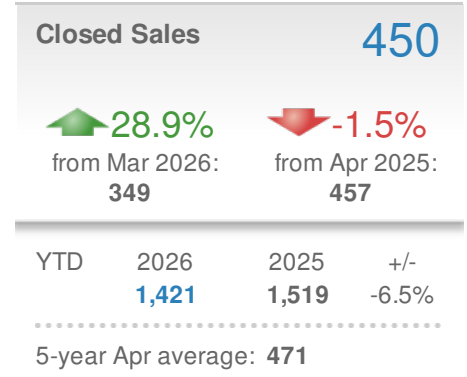
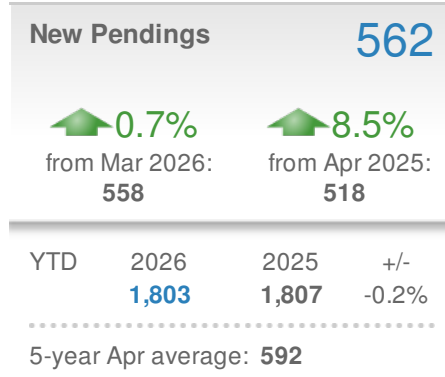
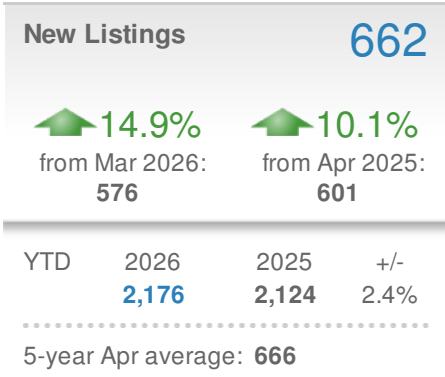
Local Market Insight

Delaware County, PA

April 2026

Delaware County, PA

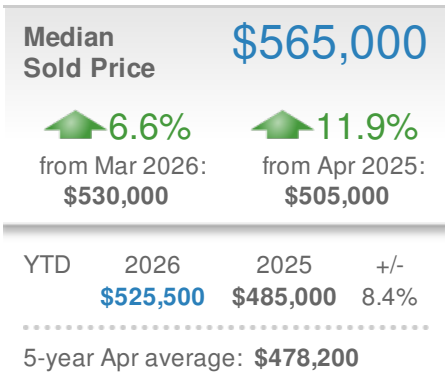
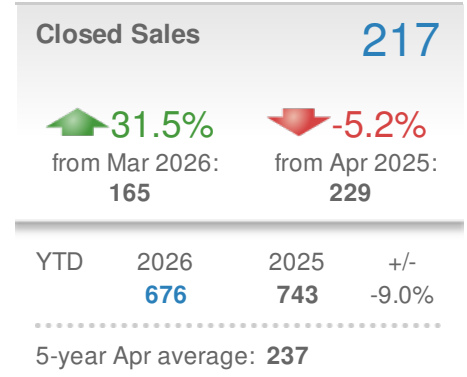
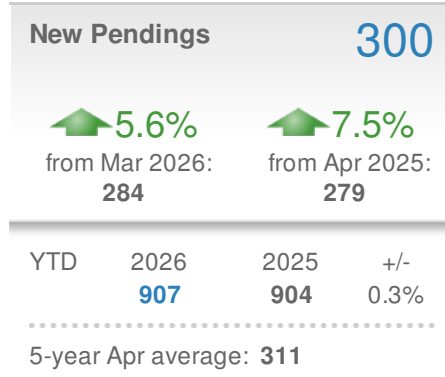
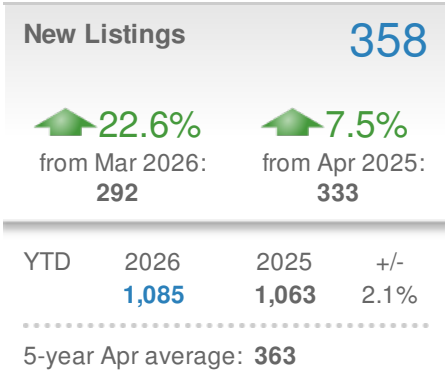
Email: ldavis@tcsr.realtor



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Delaware County, PA - Detached

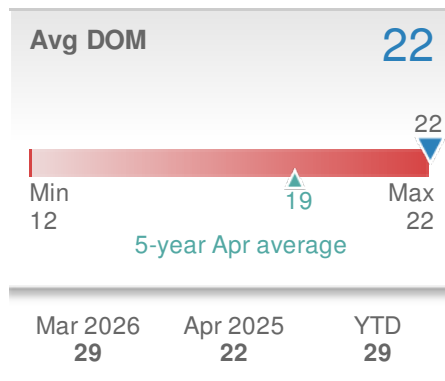
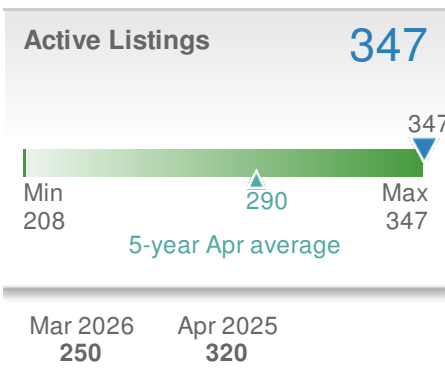
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

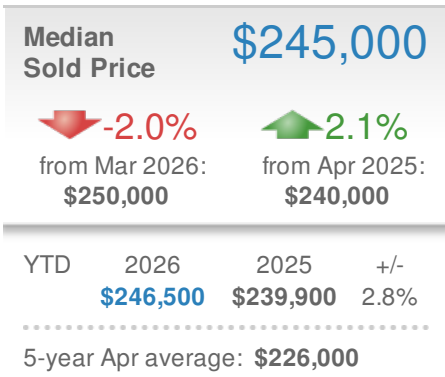
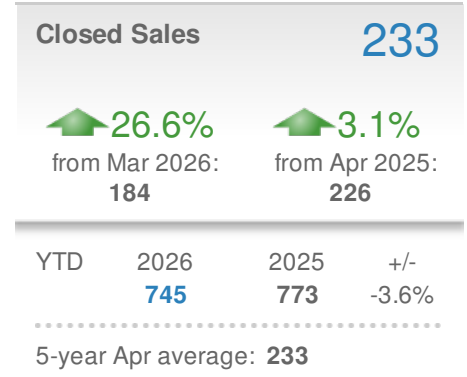
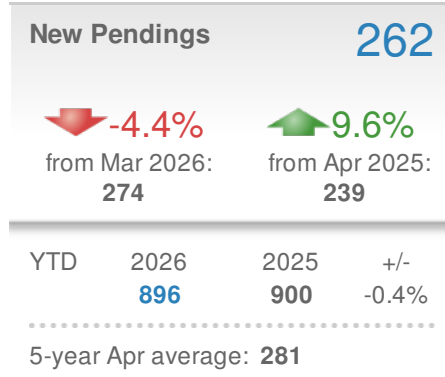
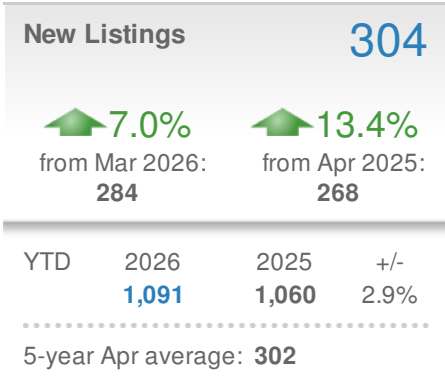
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.49 in March and a decrease from 1.33 in April 2025. The Contract Ratio is 22% lower than the 5-year April average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to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

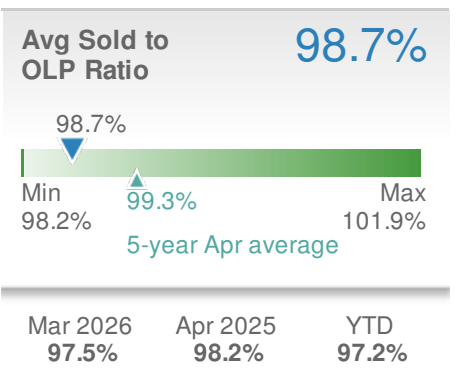
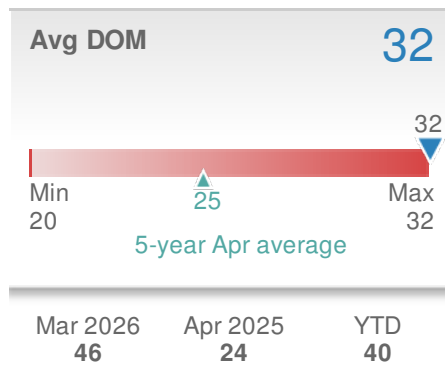
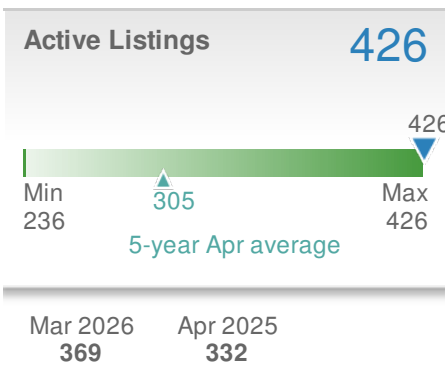
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Email: ldavis@tcsr.realtor



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.

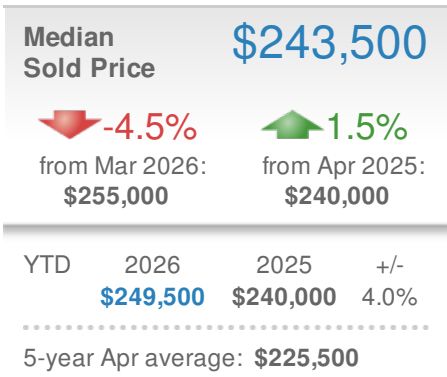
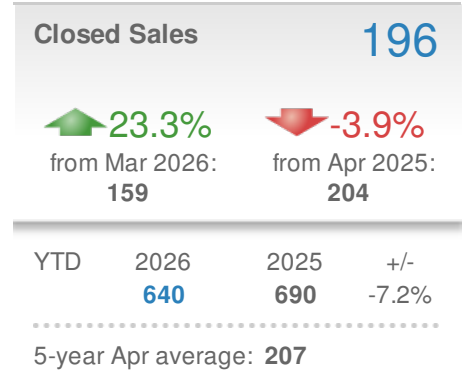
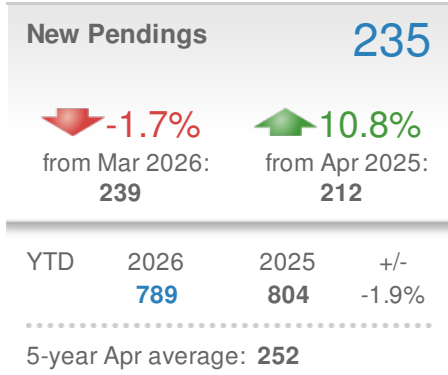
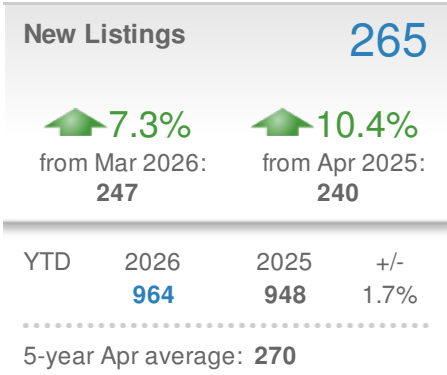
This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 0.91 in March and a decrease from 1.08 in April 2025. The Contract Ratio is 46% lower than the 5-year April average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared to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

